

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Harbour South Community Development District was held on **Tuesday, March 3, 2015 at 4:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Michelle Patterson	Board Supervisor, Chairman
Richard Lane	Board Supervisor, Vice Chairman
George Mosinskis	Board Supervisor, Asst. Secretary
Tad Parker	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson & Cohen
Rick Schappacher	District Engineer; Schappacher Engineering

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no questions or comments from the audience.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Meeting Held Feb. 3, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on February 3, 2015 to the Board for consideration. The Board discussed and agreed that they do not want extra documents handed out at meetings to be attached as exhibits to minutes. Mr. Cohen provided amendments to the minutes which the Board approved.

On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held February 3, 2015 as amended for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures**

Mr. Cox presented the January 2015 Operation & Maintenance expenditures totaling \$28,900.28 to the Board for ratification. He explained that the invoices had been paid in the month of January and addressed questions from the Board.

On a Motion by Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the January 2015 Operation & Maintenance Expenditures for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Stoneybrook HOA board president Tom Bakalar described how the process for seeking bids for the landscape and irrigation contract was proceeding and noted that he anticipates having bids by the end of March and potentially a new contract in place by the end of April. He addressed the pressure washing topic and asked for information on the contractor the District was using as a possible source for residents to utilize for having their driveways, sidewalks and roofs cleaned at discounted rates.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

Leah Burton of Lighthouse Cove HOA counsel Kevin Wells' office spoke to the Board and confirmed the Association's objection to the assessment methodology as it is currently written, specifically regarding the lakes and wetlands area.

SEVENTH ORDER OF BUSINESS

Golf Course Update

There was no update provided from the golf course staff.

EIGHTH ORDER OF BUSINESS

**Discussion of CDD – Master Association
Maintenance Agreement**

Mr. Cox introduced David Negip of Lennar Homes and Dan Arens of ICON Management who were present on behalf of the Master Association. Mr. Cox provided a brief history of the status of the inter-local agreement for maintenance of the District-owned areas outside of Stoneybrook and Lighthouse Cove. Mr. Cohen explained that he and Mr. Cox had conducted a telephone conference call with Mr. Negip and Mr. Arens on February 25th to discuss the formulation of the new agreement. Mr. Negip informed the Board that he was in possession of the draft

agreement that was provided and that his staff was formulating a few changes to present. He indicated his goal is to have the document completed by the end of March for presentation to the Board for consideration at its April meeting. The Board members expressed their appreciation for Mr. Negip and Mr. Arens attending the meeting.

Brief discussion ensued regarding the need for pressure washing the curbs leading into the District from Highway 64 as well as the need for roadway restriping. Mr. Negip indicated he would look at those issues and the associated budget.

NINTH ORDER OF BUSINESS

Discussion of Assessment Methodology

Ms. Patterson advised that when the assessment methodology was presented and reviewed by Rizzetta Vice President Pete Williams at the previous Board meeting, the Board did not have the ability at that time to decide in what direction they wished to proceed. Ms. Patterson explained her concerns regarding the costs associated with developing a new methodology and how Mr. Williams had noted that the current methodology is accurate. The Board discussed their positions regarding the current methodology and expressed that staff should be able to demonstrate how the assessment tables change in relation to the introduction of changes to the proposed budget. At the Board's direction Mr. Cox indicated he would work to clear as much from the May 2015 meeting agenda as possible so that the Board could concentrate on the proposed budget in a workshop mode. The Board took no action to direct staff to initiate any changes to the assessment methodology.

TENTH ORDER OF BUSINESS

Discussion of Pressure Washing Project

Mr. Cox advised the Board that the approved proposal for pressure washing common area sidewalks and the curbing in Stoneybrook and Lighthouse Cove had been executed and work would soon begin. He also advised that street sweeping is to be completed on March 6th.

Ms. Patterson indicated her opinion that the District should work towards having the respective HOAs be responsible for cleaning of curbs and sidewalks and that the District should focus its efforts on roadways, ponds and wetlands.

Mr. Mosinskis added his concern that the portion of villas homeowners who had had their curbs cleaned previously should not be left out of the project as they had paid for the service. Mr. Schappacher noted that if those areas of curbing were added, the cost would be approximately \$800.00 but since those areas were relatively clean, contracted vendor Gorilla Kleen might be able to do the work at a lower rate. The Board discussed the pros and cons of adding on the areas. Mr. Lane expressed his objection to cleaning curbs that don't require it just for the sake of saying they were included.

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with three in favor and one (Mr. Lane) opposed, the Board of Supervisors approved the addition of the remaining areas of curbing in the Villas to the pressure washing project for the Heritage Harbour South Community Development District.

Mr. Schappacher provided some rate estimates from Gorilla Kleen for pressure washing of driveways, roofs and sidewalks.

ELEVENTH ORDER OF BUSINESS

Discussion of District Engineer Roadway Assessments

Mr. Schappacher presented an assessment report of the roadways in Heritage Harbour to the Board and reviewed it for them. He noted locations in need of attention relatively soon, particularly the area in front of the Stoneybrook entrance gate where vehicles come to an abrupt stop, causing stress on the road surface base. The Board discussed the findings in the report and Mr. Schappacher responded to the Board's questions. Mr. Lane indicated he felt a "strawman" plan should be put together by District Management for repairs based on the information in Mr. Schappacher's report.

TWELFTH ORDER OF BUSINESS

Consideration of Pond Testing Proposal

Aquatic Systems account manager Josh McGarry provided the Board with an update of ongoing aquatic service issues. He explained the status of a resident's complaint about bank clearing on lake #7 and how the work is currently being done by golf course maintenance crews. Mr. McGarry also provided an explanation of his company's proposal to perform an in-depth assessment of lakes #20, #24, and #39 to determine what might be causing issues of undesirable vegetation growth on those particular waterways.

On a Motion by Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board of Supervisors accepted the proposal from Aquatic Systems in the amount of \$1,680.00 to perform in-depth assessments on lakes #20, #24, and #39 for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Valve Maintenance Proposal

Mr. Cox presented a proposal to conduct irrigation system valve maintenance to the Board for consideration.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board of Supervisors accepted the proposal for irrigation system valve maintenance in the amount of \$825.00 for the Heritage Harbour South Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion of MCSO Performance

Mr. Cox introduced the topic of whether or not the Board wished to continue utilizing the services of off-duty MCSO deputies. After discussion the Board took no action to change the level of service, indicating that it should continue as is.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update of the status of Lennar Homes' intention to convert areas within District boundaries from commercial property into townhome development. The Board asked staff to inquire if there will be zoning hearings held.

B. District Engineer

i. Traffic Monitoring Reports

Mr. Schappacher provided a review of the latest radar speed detection sign data reports for the Board. Mr. Mosinskis asked if the signs would be relocated.

C. District Manager

Mr. Cox informed the Board that the next regular meeting is scheduled to be held on April 7, 2015 at 4:00 p.m.


i. Financial Update

Mr. Cox provided a review of the financial status and summary report as of January 31, 2015 for the Board. Ms. Patterson requested that Mr. Cox contact District bond underwriter MBS Capital Markets to reassess the status of Lighthouse Cove bond refinancing now that the commercial area is being redeveloped into townhomes.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board of Supervisors' meeting was adjourned at 6:01 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman