

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, May 5, 2015 at 4:01 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
Joyce Sandy	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 March 3, 2015

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on March 3, 2015 to the Board for consideration.

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 March 3, 2015 as presented for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held April 7, 2015

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on April 7, 2015 to the Board for consideration. Mr. Cox noted that the minutes had been amended based on comments from Mr. Cohen. Mr. Mosinskis noted two misspellings which were amended.

On a Motion by Ms. Sandy, seconded by Mr. Parker, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held April 7, 2015 as amended for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for March 2015

Mr. Cox presented the March 2015 Operation & Maintenance expenditures totaling \$15,734.25 to the Board for ratification. Ms. Sandy requested information related to the District Engineer billings to which Mr. Schappacher responded.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board of Supervisors ratified the March 2015 Operation & Maintenance Expenditures for \$15,734.25 for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Updates

Mr. Tom Bakalar with the Stoneybrook HOA provided an update regarding the HOA's work towards bidding out the landscape contract and indicated a new contract was projected to be in place by late May, 2015.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no representation for Lighthouse Cove present. Ms. Patterson informed the Board of the extensive amount of communication that had taken place between Mr. Ramsey, Mr. Cox and Mr. Williams with Rizzetta. She noted that Mr. Ramsey was still not satisfied with the changes made within the assessment methodology. She requested that if other Board members had communicated with Mr. Ramsey on this matter that they update the Board. Mr. Parker and Mr. Mosinskis both indicated that they agreed with the current methodology and the changes in it's application that had been made. Ms. Patterson commended Mr. Williams with his efforts with the response document he had prepared.

EIGHTH ORDER OF BUSINESS

Golf Course Update

Mr. Chris Brandt with the Stoneybrook Golf Club thanked the Board and staff for the on-going efforts which have resulted in progress and improved cooperation between the CDD and the Golf Club for the resolution of issues.

NINTH ORDER OF BUSINESS

Discussion of Re-Funding of Series 2003 Bond

Mr. Cox informed the Board that MBS Capital Markets is still in the credit report process and has nothing more to report at this meeting. He noted that they hope to have more information by the June meeting.

TENTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2015-2016 Proposed Budget

Prior to the presentation of the Fiscal Year 2015-2016 proposed budget, Mr. Cox explained the budget process and issues associated with the timing of the approval of the proposed budget, the issuance of the County TRIM notice and the final budget adoption. Mr. Cox next presented the proposed budget to the Board and explained the changes from the previous fiscal year. As part of the presentation, Mr. Cox provided a visual presentation of how the changes to the proposed budget line items changed the assessment levels for the various areas within the District. Mr. Cox explained that the assessment methodology had been adjusted to remove a portion of the shared cost for Lighthouse Cove as had been recommended and approved at the previous meeting. He explained that the result was that the residents of Stoneybrook would see an increase in their annual assessment while the Golf Course and Lighthouse Cove residents would see a corresponding decrease.

Ms. Sandy questioned why the trustee fees had increased so dramatically. The Board members discussed the budget items and made several changes to the line items while observing how the changes affected the assessment levels. Once the changes to the line items in the proposed budget were changed, the Board tabled the consideration of the topic until the June meeting to allow the Board to consider the amended budget documents.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-03; Approving the Proposed Budget and Setting a Public Hearing

This item was postponed until the June meeting.

TWELFTH ORDER OF BUSINESS

Aquatic Service Report

Mr. Josh McGarry with Aquatic Systems presented his aquatic service report to the Board and addressed questions regarding the status of the wetlands. He noted the on-going efforts on L5, L7, L24 and L39.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Sidewalk Repair Bid Tabulation

Mr. Schappacher presented the Board with a summary of the bids he had collected for the needed repairs on the District sidewalks, curbs and storm water inlets. He noted that the lowest bid came from ANJ Excavating and he recommended Board approval of the ANJ Excavating Proposal for \$4,205.00.

On a Motion by Mr. Lane, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved the sidewalk, curb and storm water system repair proposal from ANJ Excavating in the amount of \$4,205.00 for the Heritage Harbour South Community Development District.

Mr. Schappacher informed the Board of the results of the inspection of the irrigation system valves and that there were some valves that were not properly working and some not found. He noted that he was still gathering proposals for the work to be done on the valves

FOURTEENTH ORDER OF BUSINESS

**Consideration of the Golf Course
Maintenance Agreement**

Mr. Cox presented the contract between the District and the Golf Club for the maintenance of the designated pond bank areas that had been approved by the Board. Mr. Cox explained that the initial Board approval was for a designated number of maintenance events and that this agreement would continue this scope of work. Mr. Cox explained that the topic needed to be postponed to make some corrections needed. Mr. Mosinskis asked staff to examine the distances of the areas being maintained as he noted some discrepancies in that one document referenced a distance of 755 feet while another had the same area as 915 feet in length.

FIFTEENTH ORDER OF BUSINESS

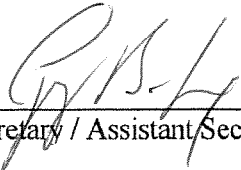
Presentation of Registered Voter Count

Mr. Cox informed the Board as of April 15, 2015 there were 1,893 registered voters in the Heritage Harbour South Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board of Supervisors' meeting was adjourned at 6:00 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman