

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Tuesday, August 1, 2023 at 5:00 p.m.

Meeting to be held at:

**Stoneybrook Recreation Center
200 Golden Harbour Trail
Bradenton, FL 34212**



2654 Cypress Ridge Blvd. Suite101
Wesley Chapel, FL 33544
(813) 652-2454

Heritage Harbour South Development District

Board of Supervisors

Philip Frankel, Chair

Robin Spencer, Vice Chair

Mike Neville, Assistant Secretary

Eric Hallberg, Assistant Secretary

Staff:

Angel Montagna, District Manager

Andrew Cohen, District Counsel

Rick Schappacher, District Engineer

Second Revised Meeting Agenda Tuesday, August 1, 2023 – 5:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Audience Comments – Three- (3) Minute Time Limit**
 - 3. Special Business Items**
 - A. Consideration of Resumes for Vacant Seat 4 Page 3
 - 4. Consent Agenda**
 - A. Consideration of Meeting Minutes from July 11, 2023 Page 11
 - 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 6. New Business Items**
 - A. Public Hearing on FY 2024 Budget..... Page 16
 1. Consideration of Resolution 2023-09, Adopting FY 2024 Budget Page 33
 - B. Public Hearing on Levying O&M Assessments
 1. Consideration of Resolution 2023-10, Levying O&M Assessments..... Page 37
 - C. Consideration of Resolution 2023-11, Setting FY 24 Meeting Schedule..... Page 41
 - D. Discussion regarding the pole/barrier next to the resident gate Page 43
 - E. Discussion regarding cutout on Haven Harbour, near the basketball court and pickleball area..... Page 52
 - F. Discussion regarding Street Sign Audit
 - G. Discussion regarding Zoom Access for meetings
 - H. Discussion regarding purchasing a Smart TV for the Recreational Center
 - I. Discussion regarding potential changes to assessments due to Hotel and Villas
 - J. Discussion regarding Rizzetta Technology Contract
 - 7. Old Business Items**
 - A. Discussion regarding Speed Bump on Stone Harbor Loop..... Page 56
 - B. Discussion regarding Monument and Waterfall status
 - C. Discussion regarding Heritage Roadway Flooding..... Page 62
 - D. Discussion regarding Golf Course Neglect..... Page 70
 - E. Review of Stoneybrook Fence Proposal..... Page 75
 1. Review of Stoneybrook Fence damage Page 76
 - 8. HOA updates**
 - A. Heritage Harbour Master HOA
 - B. Stoneybrook HOA
 1. Correspondence from Stoneybrook HOA President..... Page 86
 - C. Lighthouse Cove HOA
 - D. Golf Course update
 - 9. Supervisor Requests**
 - 10. Adjournment**

The next meeting is scheduled for Tuesday, September 5, 2023, at 5:00 p.m.

District Office:

313 Campus Street

Celebration FL 34747

407-566-1935

<https://www.heritageharboursouthcdd.org/>

Meeting Location:

Stoneybrook Recreation Center

200 Golden Harbour Trail

Bradenton, FL 34212

Alberto Roig

8773 Monterey Bay Loop

Bradenton, Florida 34212

908-347-6704

Alberto.roig321@gmail.com

Brief bio for submission for the supervisory position of the CDD

I have been a resident of Stoney Brook for over 6 years and live here with my wife Liliana. I graduated from Columbia College in 1974 and from the University of Pennsylvania Law School in 1977. Upon graduating I started as an Assistant District Attorney at the Manhattan District Attorney's Office. I worked there for 33 years handling homicides and major cases. Subsequently in 2010 I went to work at the N.Y.P.D. as an Executive Agency Counsel and then as Assistant Counsel to the Police Commissioner until my retirement in 2015.

As for community involvement for approximately 10 years in the 1990's I worked as a volunteer for my church, St. Helen's, in the youth ministry. We had 8 to 10 adults who would take 25 to 30 kids in the summer for 2 weeks to Appalachia in West Virginia, Washington D.C. or Albuquerque, New Mexico where we made repairs, made improvements or helped built houses. Additionally, I was a member of my parish counsel in Westfield, New Jersey. I was also at one time active in the legal community and a regional president of the Hispanic National Bar Association.

Darnell Bacon, MBA, CPCU, ARM

8812 Stone Harbour Loop, Bradenton, FL 34212

(732) 718-0328 darnellbacon@comcast.net

Skills Profile Risk Management; Property Casualty Insurance; Worker's Casualty Insurance; Strategic Marketing & Selling; Strategic Planning/Analysis; Product Development; Analytical & Quantitative Skills; Total Quality Management

Experience Insurance Producer/Consultant

Hub International/Hale Brokerage, Monroe Twp, NJ

April 2012 – April 2016

As part of a buy-sell agreement served in selling and servicing commercial customer's insurance and risk management needs.

President

Commercial Insurance Solutions Brokerage, East Brunswick, NJ

October 1992 – April 2012

Organization's strategic planning, marketing & sale of commercial property casualty & employee benefits Insurance and risk management services.

Region Account Manager

Progressive Insurance Companies

July 1987 – October 1992

Northeast territory marketing and sale of transportation & commercial insurance and risk management services.

Product Manager/Senior Business Analyst/ Marketing Representative/Sales Engineer

Westinghouse Electric Corporation, Pittsburgh, PA

May 1974 – July 1987

Various duties in multiple positions with the Power Systems Business Unit which served the electric utility industry.

Education Master of Business Administration (1978), Bachelor of Electrical Engineering (1974)

University of Detroit, Detroit, MI

From: Jane Giannaula <giannaula.j@gmail.com>

Sent: Tuesday, July 25, 2023 4:51 PM

To: Montagna, Angel <Angel.montagna@inframark.com>; PHILIP FRANKEL <pfrankel1@verizon.net>

Subject: Jane Brion Giannaula Application for HH S CDD Open Seat

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Good afternoon, Angel and Phil!

I will not be able to attend the August 1st meeting of the CDD, but wanted to restate my interest in applying for the open seat on the CDD Board.

I am available to join via Zoom if my online attendance would be helpful.

Please let me know if there is anything additional you need from me.

I look forward to hearing from you!

Regards,

Jane Giannaula

JANE BRION GIANNAULA

215.237.2200 · giannaula.j@gmail.com

Management and leadership experience over a broad range of industries. Success in working remotely while leading effective strategies to maximize success, foster relationships, and work independently to meet and exceed set benchmarks.

SKILLS

- Excellent problem solving and people skills
- Highly organized with strong attention to detail
- Proficient knowledge of computer/office systems, database management
- Ability to multi-task and prioritize
- Skilled in staff development, coaching, and motivation

PROFESSIONAL EXPERIENCE

ADJUNCT PROFESSOR / GRADUATE SCHOOL OF EDUCATION

2012-2021

Gwynedd Mercy University - Gwynedd Valley, PA

Worked as an adjunct professor in the online Master Teacher program. Develop instruction and curriculum in course topics and teach most program courses. Communicate remotely with all students, faculty, and administration to provide support and promote academic communication. Develop lectures and present in "Staff Development Day" break-out workshops. Write articles for university-wide publication as requested.

SUBJECT MATTER EXPERT / COURSE DEVELOPER

2013-2020

Synergis Education, Inc. – Mesa, AZ

Served as a knowledge expert consultant for course development in conjunction with university responsibilities. Create course structure, assignments, and all functions of online courses. Ensure that course content aligns with course learning outcomes and program objectives. Maintain academic quality and instructional integrity. Connect via online and phone meetings with representatives and technical team to implement course to university web platform.

SENIOR RECRUITER / TEAM LEADER

2004-2020

MedStaff / Cross Country Healthcare - Newtown Square, PA

Responsible for recruitment, maintenance and management of working healthcare professionals. Consistently ranked in the top 10% of company sales throughout employment. Took on leadership role as team leader / senior consultant in a pool of 76 recruiters and strived to motivate, support, and monitor team members and sales. Maintained and updated database of over 3000 candidate files. Served as the single point of contact for working clients which included monitoring travel, housing, benefits, payroll, and resolving any associated problems. Participated in company growth meetings and database system development.

OFFICE MANAGER / PRINCIPAL ASSISTANT

2003-2004

MJ Test Prep - Newtown Square, PA

Managed all front-line communication, including sales/marketing to new clients, continued correspondence and support of existing clients. Developed long-term relationships with schools. Oversaw all office operations including teachers' and office scheduling, client accounts, student records, payroll. Developed all forms, documents, and management tools for growing company. Designed marketing materials, databases, and spreadsheets.

OFFICE MANAGER / PRINCIPALS ASSISTANT

1997-2003

Cannon Group Enterprises, Inc. - Spring House, PA

Oversaw office operations including scheduling, inventory, bill collection. Managed all front-line public relations communication between corporate clients and departments. Assisted principals in communications, corporate contacts, research, project set-up and output. Designed marketing material, RFP formatting, databases, and spreadsheets.

DIRECTOR OF HUMAN RESOURCES / MARKETING SPECIALIST

1993-1997

Montgomery Investment Technology, Inc. - Radnor, PA

Oversaw office operations, sales staff, internal relations, personnel, scheduling, office meetings, recruiting and hiring, bill collection, and bookkeeping. Designed office floor plan and purchased furnishings. Designed marketing materials and contracted for advertising space. Maintained public relations between schools, editors, customers, businesses. Set up alliances with local colleges / universities for internship program. Coordinated trade show travel, set-up, and presentations.

EDUCATION

Master of Science in Education

Gwynedd Mercy University; Gwynedd Valley, PA

Bachelor of Arts in Psychology

Moravian College; Bethlehem, PA

CERTIFICATIONS

Postsecondary On-line Curriculum Development Certification, On-line Instruction Certification, PA Elementary Education Certification, Data Security & Privacy Certification, Building a Supportive Community Certification, Preventing Harassment & Sexual Violence Certifications.

I am interested in being considered for a position on the Heritage Harbour South CDD. I applied for the position in recent history and appeared before the board, but was not selected. They should all remember me and should have a current copy of my resume. I am attaching it again for your convenience.

I will not be able to appear at the meeting on July 11th as I will be visiting family in CA at that time. However, I have been interviewed by the board previously and have received a breakdown of the guidelines and responsibilities of the position.

Qualifying Information/Strengths

- I moved to the community 2.5 years ago
- Retired and able to be more involved, have time to commit to the position
- Have lived in numerous HOA Communities; interested in real estate, community development and management; have been part of several HOA committees (water rights, tree removal, access, road and water access, building permits)
- Work history in multiple settings: education, business, management
- Mother of six, able to multitask, very detail-oriented and organized
- Strong verbal, writing, and computer skills

Please let me know if there is anything additional that you need from me. I look forward to hearing from you!

Kevin Kruckeberg
330 Fairway Isles Lane
Bradenton, FL 34212
Cell 224-588-0918
kkruckeberg999@gmail.com

PROFESSIONAL EXPERIENCE:

2018 to 2022

DIRECTOR OF OPERATIONS for Large School District (15,000 students)

Managed all custodial and maintenance staff (130 persons)

2012 to 2018

DISTRICT CONSTRUCTION MANAGER

Managed all construction and represented the school district in all matters regarding the construction of over \$40 Million in new construction and remodeling.

Represented the District in the planning for the re-use of the EPA Superfund Landfill Project

Responsible for all of the district's health and life safety corrections.

1998 to 2012

Two major construction companies in Northern Illinois

SENIOR PROJECT MANAGER, LEED AP

Served as Senior Manager and Project Executive for over \$100 Million in construction projects including institutional & health care construction, schools, police stations and retail mass land development.

EDUCATION AND TRAINING:

United States Green Building Council, Washington DC - LEED Accreditation

The University of Illinois at Urbana-Champaign, Illinois -Bachelor of Science in Architectural Studies

COMMUNITY SERVICE:

Village Trustee - Lake Villa IL

Chairman of Planning, Property and Parks (8 years)

Chairman of Roads and Streets (3 years)

Vestry Advisory Membership - St. Ignatius Episcopal Church, Antioch, IL

Senior Warden (one year)

Vestry Member (three years)

North Shore on Deep Lake Homeowners Association, Lake Villa, IL

President (four years)

Director (four years)

TECHNICAL SKILL SETS:

Architectural - Design degree from a top-five program in the country. Personally responsible for the design-build product of over \$45 million work.

Management - Experienced in working independently and in a team-oriented, collaborative environment. I can easily conform to shifting priorities, demands, and timelines. I can elicit cooperation from a wide variety of sources, including upper management, clients, and other departments.

I motivate and encourage staff, resolve conflicts, and bring projects to successful completion through political sensitivity.

Information Sheet:

Kirk Lawler

353 Beacon Harbour Loop

Bradenton, FL 34212

7/3/2023

Hello,

Please allow me to help our community by appointing me to the Heritage Harbour South CDD Board of Supervisors. My family moved into the Heritage Harbour community almost 4 years ago, renting in River Strand and we felt at home soon after. At the end of 2020 we bought a house in Lighthouse Cove to put down roots and raise our children. We are very happy in this neighborhood, and I want to help cultivate the community by helping to keep it moving in the right direction. I believe I can assist with issues, proposals, the needs of the community and the duties of the Heritage Harbour South CDD Board of Supervisors by participating with the other supervisor members in finding the best solutions to achieve our goals.

I have been participating on the Lighthouse Cove HOA Board of Directors for 1.5 years and enjoy helping our community to keep moving in a positive direction. I have also started working with the ARC committee in the past 2 months to help ensure the aesthetics of our neighborhood stay within the guidelines of our HOA By-Laws.

Thank you for your consideration,

Kirk Lawler

NEAL R. BECKER M.S.

EDUCATOR(RETIRED) – SCIENCE K-12

EXPERIENCE:

SCIENCE TEACHER – FCPS, FAIRFAX , VA

August 1, 1999 – June 30, 2015 (RETIRED)

Taught HS Earth/Space Sciences and Math. Coached JV girls' soccer, softball and tennis.

SCIENCE TEACHER – NCPS, CALLAHAN, FL

August 1995 – June 30, 1999

Taught SpED Science and History. Coached Football, Soccer, Softball and Tennis.

OWNER – BECKER ENTERPRISES LLC. MFGRS. REP.

June 1975 – June 1995

Sales and service of new products, building new outlets, maintenance and distribution of products to existing customers. Inventory, promotions, and general marketing and sales.

Email: Beckerscience1948@gmail.com

Address: 412 Golden Harbour Trail
Bradenton, Florida 34212

Phone: (703) 798-4498

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 Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on **Tuesday, July 11, 2023, at 5:01 p.m.** at the **Stoneybrook Rec Center located at 200 Golden Harbour Trail, Bradenton, FL 34214.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Philip Frankel	Board Supervisor, Chair
Robin Spencer	Board Supervisor, Vice Chair
Eric Hallberg	Board Supervisor, Asst. Secretary
Mike Neville	Board Supervisor, Asst. Secretary

Also present were:

Angel Montagna	District Manager, Inframark
Jennifer Goldyn	District Manager, Inframark
Rick Schappacher	District Engineer, Schappacher Engineering
Mike Fisher	Representative, MHOA
Shawn Durie	Chair, Stoneybrook HOA
Andrew Cohen	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order at 5:01 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

The following issue was raised by an audience member who claimed that the speed bump on Stone Harbor Loop is dangerous, and in violation of the Florida Department of Transportation's Greenbook Rules, and should not be allowed.

In response, the Chair denied moving up the Eleventh Order of Business on the Agenda in order to address the issue. The Chair explained that the FDOT controls the main thoroughfares in the State and exempts roads that are owned and controlled by a

CDD. Thus, the Greenbook Rules are not applicable here but only serve as a guide. The CDD recognized that the speed hump situation on Stone Harbour Loop is unsatisfactory and looked into how it came about. The CDD granted the Golf Course a right to put in the crosswalk with certain provisions. Before any work was to be done the Golf Course's contractor was supposed to work in conjunction with the CDD's District Engineer for both the height and the signage. That was not done. The Chair explained that he had conversations with Mark Bruce at the golf course who has arranged to have his contractor grind down the speed hump within the next two weeks.

In further discussion with the audience, it was affirmed that the Golf Course needs to be more responsive to the Stoneybrook Community.

THIRD ORDER OF BUSINESS

Consideration of Meeting Minutes from June 6, 2023

Ms. Montagna presented the Meeting Minutes from June 6, 2023, to the Board.

On a Motion from Mr. Neville seconded by Mr. Hallberg, with all in favor, the Board approved the Meeting Minutes from June 6, 2023, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

1. District Counsel

Mr. Cohen reported on the Easement with the signage for Sarasota Memorial Hospital. Mr. Cohen will coordinate with Inframark on the letter allowing for the sign permit.

2. District Manager

Ms. Montagna informed the Board that she received the electronic files from Rizzetta on June 30, 2023, and they were uploaded into the system on July 5, 2023. As a result, it was not possible to have the financial records available for this meeting. The finances should be available for the next meeting.

Ms. Montagna informed the Board that she would review the management fees and the paving line item in the budget for accuracy.

Ms. Montagna informed the Board that the training will be scheduled for the Avid Exchange program as Inframark is waiting for the completion of the financial records to be entered into the system.

3. District Engineer

Mr. Schappacher informed the Board on the sidewalk repairs are completed and are satisfactory. Mr. Schappacher set the parameters on the speed radar detectors and will give the Board a report monthly. Mr. Schappacher will also receive emails from those going over 50 mph.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2023-08, Resetting Public Hearing
for FY 2024 Budget**

Mr. Cohen and Ms. Montagna went through the Resolution with the Board.

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, the Board adopted Resolution 2023-08, Resetting Public Hearing on August 1, 2023, time change from 4:00 p.m. to 5:00 p.m. for FY 2024 Budget, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion regarding the Procedure
of Collection, Scheduling Interviews
and Reviewing Resumes for Vacant
Seat**

The Board has received four applications so far to fill the vacancy. Two of the resident applicants were present and were asked to give a statement of their interest in being on the board. Since there was no formal announcement of the application deadline, it was decided to schedule all applications to be submitted before the August 1, 2023, meeting. The Board requested that Staff post on the website about the Vacant Seat and where interested candidates can send their resumes. The selection will be on August 1, 2023.

SEVENTH ORDER OF BUSINESS

**Discussion regarding Pond 31
Erosion**

Mr. Schappacher informed the Board of the erosion at Pond 31. The Master Association sent a proposed bill to the CDD to contribute to the payment of the remediation of the erosion of Pond 31. It was noted by Mike Neville that he observed the erosion issue and the neighbors have complained that the erosion was due to the negligence of the Golf Course contractors bustling irrigation pipes. There needs to be a discussion with the Master Association, the Golf Course, and the CDD to remedy the situation. Mr. Cohen recommends that the CDD repair the damage to CDD property and bill the responsible party ahead of time prior to work commencing. Mr. Cohen will prepare a letter to the Golf Course that the District is obtaining proposals to remedy the situation and the letter will also outline outstanding maintenance items related to the Golf Course.

EIGHTH ORDER OF BUSINESS

**Discussion or Marketplace
Response to Andrew Cohen's
Letter**

The issue about the flooding problems on River Heritage roadway was addressed by Mr. Cohen in his letter to Marketplace. As a result, the Engineer and Marketplace managers met with Mr. Schappacher, Mr. Neville and Mr. Fisher at the site to evaluate the problem. The flooding seemed to be caused by a blockage of the drain lines that go under both sides of River Heritage Road. Marketplace stated that they will work to have it cleared.

NINTH ORDER OF BUSINESS

**Discussion regarding Stonebrook
Rec Center and Pond Erosion**

There is an issue regarding the decaying steel fencing, near the picnic area, by the Recreation Center, and the erosion of the pond walls. At this time, is unclear who is the owner of the fence and who is responsible for its maintenance. However, it was determined to get quotes for the replacement or repair of the fencing, to avoid any further problems while the various Boards determine who is responsible for payment.

On a Motion from Mr. Neville seconded by Mr. Hallberg, with all in favor, the Board approved to extend their meeting time by fifteen minutes, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

**Discussion regarding Credit from
Stoneybrook HOA regarding
Overpayment of Gatehouse Repair**

The gatehouse repair was made and paid for by the HOA and the matter is considered resolved. The Stoneybrook HOA also paid the CDD for the overpayment of its share of the clean-up costs from last fall's hurricane debris. The Board was informed that \$3,175 will be credited back to the CDD.

ELEVENTH ORDER OF BUSINESS

**Discussion of Stone Harbour
Speed Hump and Signage
Resolving the Issue with HHGC**

See the Second Order of Business.

TWELFTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

The Board was informed that there are four new soccer goals nets, and one already has been vandalized.

175
176 **2. Stoneybrook HOA**
177

178 The Board was informed that they are in the process of a gate analysis and a long-term
179 plan has begun.
180

181 **3. Lighthouse Cove HOA**
182

183 The Board was informed that there is a speeding problem, and the HOA is interviewing
184 a security company that can hand out tickets.
185

186 **4. Golf Course Update**
187

188 Not present and no report.
189

190 **THIRTEENTH ORDER OF BUSINESS**

Supervisors Requests

191
192 Mr. Neville would like an updated map for everyone.
193

194 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

195
196 On a Motion by Mr. Frankel, seconded by Ms. Spencer, with all in favor, the Board of
197 Supervisors approved to adjourn the meeting at 7:09 p.m., for the Heritage Harbour South
198 Community Development District.
199

200
201
202
203 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman



Rizzetta & Company

Heritage Harbour South Community Development District

www.heritageharboursouthcdd.org

Proposed Budget Fiscal Year 2023-2024

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Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings	\$ 1,859	\$ 3,718	\$ -	\$ -	\$ -		Based on March 23 Financials
5	Special Assessments							
6	Tax Roll*	\$ 294,433	\$ 294,433	\$ 292,399	\$ 2,034	\$ 292,399	\$ -	
7								
8	TOTAL REVENUES	\$ 296,292	\$ 298,151	\$ 292,399	\$ 2,034	\$ 292,399	\$ -	
9								
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 296,292	\$ 298,151	\$ 292,399	\$ 2,034	\$ 292,399	\$ -	
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 5,800	\$ 11,600	\$ 9,000	\$ (2,600)	\$ 12,000	\$ 3,000	5 Sup, 10 meetings, 2 workshops
17	Financial & Administrative							
18	Administrative Services	\$ 2,602	\$ 5,205	\$ 5,004	\$ (201)	\$ 5,204	\$ 200	Based on Contract
19	District Management	\$ 14,487	\$ 28,974	\$ 27,861	\$ (1,113)	\$ 28,975	\$ 1,114	Based on Contract
20	District Engineer	\$ 8,438	\$ 16,876	\$ 15,000	\$ (1,876)	\$ 30,000	\$ 15,000	Based on FY22-23 expenses
21	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
22	Trustees Fees	\$ 8,944	\$ 9,213	\$ 9,000	\$ (213)	\$ 12,000	\$ 3,000	Based on FY22-23 expenses
23	Assessment Roll	\$ 5,460	\$ 5,460	\$ 5,250	\$ (210)	\$ 5,460	\$ 210	Based on Contract
24	Financial & Revenue Collections	\$ 2,730	\$ 5,460	\$ 5,250	\$ (210)	\$ 5,460	\$ 210	Based on Contract
25	Accounting Services	\$ 10,402	\$ 20,802	\$ 20,004	\$ (798)	\$ 20,804	\$ 800	Based on Contract
26	Auditing Services	\$ -	\$ 3,325	\$ 3,600	\$ 275	\$ 3,405	\$ (195)	Based on Contract thorough 2024
27	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	
28	Misc. Administrative Fees	\$ 300	\$ 650	\$ 650	\$ -	\$ 650	\$ -	
29	Public Officials Liability Insurance	\$ 3,341	\$ 2,960	\$ 3,101	\$ 141	\$ 4,176	\$ 1,075	EGIS Estimated increase of 25% from FY 22-23
30	Legal Advertising	\$ 468	\$ 936	\$ 500	\$ (436)	\$ 500	\$ -	
31	Miscellaneous Mailings	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
33	Miscellaneous Fees	\$ -	\$ -	\$ 350	\$ 350	\$ 1,650	\$ 1,300	Fees for Meeting Spaces
34	Website Hosting, Maintenance, Backup (and Email)	\$ 1,818	\$ 3,638	\$ 4,000	\$ 362	\$ 4,000	\$ -	
35	Legal Counsel							
36	District Counsel	\$ 14,698	\$ 29,396	\$ 25,000	\$ (4,396)	\$ 26,000	\$ 1,000	Based on Upcoming Projects
37								
38	Administrative Subtotal	\$ 81,663	\$ 146,670	\$ 135,495	\$ (11,175)	\$ 162,209	\$ 26,714	
39								

Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
40	EXPENDITURES - FIELD OPERATIONS							
41								
42	Law Enforcement							
43	Deputy	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 12,000	\$ 4,000	
44	Stormwater Control							
45	Misc. Aquatic Maintenance	\$ -	\$ -	\$ 30,402	\$ 30,402	\$ -	\$ (30,402)	
46	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 4,750	\$ 4,750	\$ -	\$ (4,750)	
47	Aquatic Plant Replacement	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ -	\$ (4,500)	
48	Stormwater System Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ (4,000)	No longer accounted for in assessment table. Moved to Misc. Cont.
49	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	
50	Other Physical Environment							
51	Property Insurance	\$ 17,631	\$ 17,631	\$ 14,955	\$ (2,676)	\$ 22,040	\$ 7,085	EGIS Estimated increase of 25% from FY 22-23
52	General Liability Insurance	\$ 4,746	\$ 4,746	\$ 3,947	\$ (799)	\$ 5,950	\$ 2,003	EGIS Estimated increase of 25% from FY 22-23
53	Irrigation Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
54	Road & Street Facilities							
55	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 22,000	\$ 2,000	Per Rick, only patchwork may be needed amount is OK
56	Street Sign Repair & Replacement	\$ 2,206	\$ 4,412	\$ 7,500	\$ 3,088	\$ 7,500	\$ -	
57	Roadway Repair & Maintenance	\$ 1,900	\$ 3,800	\$ 27,100	\$ 23,300	\$ 27,100	\$ -	\$20k for Cleaning Curbs and Gutters
58	Gate Facility Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
59								
60	Contingency							
61	Miscellaneous Contingency	\$ 17,403	\$ 34,806	\$ 29,250	\$ (5,556)	\$ 32,100	\$ 2,850	
62								
63	Field Operations Subtotal	\$ 43,886	\$ 65,395	\$ 156,904	\$ 91,509	\$ 130,190	\$ (26,714)	
64								
65	Contingency for County TRIM Notice							
66								
67	TOTAL EXPENDITURES	\$ 125,548	\$ 212,065	\$ 292,399	\$ 80,334	\$ 292,399	\$ -	
68								
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 170,744	\$ 86,086	\$ -	\$ 82,368	\$ -	\$ -	

Proposed Budget
Heritage Harbour South Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ -	
6	Other Miscellaneous Revenues							
7	Miscellaneous Revenues (Interest Earnings)	\$ 1,899	\$ 1,899	\$ -	\$ 1,899	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 91,899	\$ 91,899	\$ 90,000	\$ 1,899	\$ 90,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 91,899	\$ 91,899	\$ 90,000	\$ 1,899	\$ 90,000	\$ -	
14								
15								
16	EXPENDITURES							
17								
18	Contingency							
19	Asphalt Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Capital Reserves- Disaster	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	
21	Capital Reserves	\$ -	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ -	
22								
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	
24								
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 91,899	\$ 91,899	\$ -	\$ 91,899	\$ -	\$ -	
26								

Heritage Harbour South Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Series 2013	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$122,958.70	\$503,210.85	\$626,169.55
TOTAL REVENUES	\$122,958.70	\$503,210.85	\$626,169.55
EXPENDITURES			
Debt Service Obligation	\$122,958.70	\$503,210.85	\$626,169.55
Administrative Subtotal	\$122,958.70	\$503,210.85	\$626,169.55
TOTAL EXPENDITURES	\$122,958.70	\$503,210.85	\$626,169.55
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

7.0%

Gross assessments

\$672,432.94

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$382,399.00
Collection Cost @	3%	\$12,335.45
Early Payment Discount @	4%	\$16,447.27
2023/2024 Total		<u>\$411,181.72</u>

2022/2023 O&M Budget	\$382,399.00
2023/2024 O&M Budget	\$382,399.00

Total Difference	<u>\$0.00</u>
------------------	---------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2013 Debt Service - Single Family 55'	\$466.27	\$466.27	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$309.24	\$318.72	\$9.48	3.07%
Total	\$775.51	\$784.99	\$9.48	1.22%
Series 2013 Debt Service - Single Family 65'	\$618.86	\$618.86	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$313.17	\$318.72	\$5.55	1.77%
Total	\$932.03	\$937.58	\$5.55	0.60%
Series 2013 Debt Service - Single Family 80'	\$771.46	\$771.46	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$321.01	\$318.72	-\$2.29	-0.71%
Total	\$1,092.47	\$1,090.18	-\$2.29	-0.21%
Series 2013 Debt Service - Single Family 85'	\$915.58	\$915.58	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$323.46	\$318.72	-\$4.74	-1.47%
Total	\$1,239.04	\$1,234.30	-\$4.74	-0.38%
Series 2013 Debt Service - Stone Harbour Condo	\$296.71	\$296.71	\$0.00	0.00%
Operations/Maintenance - Stone Harbour Condo	\$262.46	\$272.33	\$9.87	3.76%
Total	\$559.17	\$569.04	\$9.87	1.77%
Series 2013 Debt Service - Twin Villas	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Twin Villas	\$267.36	\$272.33	\$4.97	1.86%
Total	\$653.09	\$658.06	\$4.97	0.76%
Series 2013 Debt Service - Club Home	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Club Home	\$265.64	\$272.33	\$6.69	2.52%
Total	\$651.37	\$658.06	\$6.69	1.03%
Series 2013 Debt Service - Golf Course	\$1,898.18	\$1,898.18	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$641.28	\$167.26	-\$474.02	-73.92%
Total	\$2,539.46	\$2,065.44	-\$474.02	-18.67%
Series 2015 Debt Service - LHC - Single Family 40'	\$303.90	\$303.90	\$0.00	0.00%
Operations/Maintenance - LHC - Single Family 40'	\$215.81	\$232.07	\$16.26	7.53%
Total	\$519.71	\$535.97	\$16.26	3.13%
Series 2015 Debt Service - Lighthouse Cove Condo	\$227.92	\$227.92	\$0.00	0.00%
Operations/Maintenance - Lighthouse Cove Condo	\$200.53	\$211.68	\$11.15	5.56%
Total	\$428.45	\$439.60	\$11.15	2.60%
Debt Service - Townhomes (Parcel 17)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Townhomes (Parcel 17)	\$184.49	\$164.11	-\$20.38	-11.05%
Total	\$184.49	\$164.11	-\$20.38	-11.05%
Debt Service - Aquaterra	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$127.42	\$164.11	\$36.69	28.79%
Total	\$127.42	\$164.11	\$36.69	28.79%

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$382,399
COLLECTION COSTS @	3.0%	\$12,335
EARLY PAYMENT DISCOUNT @	4.0%	\$16,447.3
TOTAL O&M ASSESSMENT		<u>\$411,182</u>

O&M 1	Admin and Reuse Water	O&M 2	Community Specific Costs (Roadway/Landscape/Gate)	O&M 3	Contingency/Disaster (Community Restoration)
\$234,299		\$58,100		\$90,000	
\$17,635		\$4,373		\$6,774	
<u>\$251,934</u>		<u>\$62,473</u>		<u>\$96,774</u>	

LOT SIZE	ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
	O&M 1 UNITS	TOTAL O&M 1 BUDGET	PER UNIT	O&M 2 UNITS	TOTAL O&M 2 BUDGET	PER UNIT	O&M 3 UNITS	TOTAL O&M 3 BUDGET	PER UNIT	TOTAL O&M	2013 DEBT SERVICE ⁽¹⁾	2015 DEBT SERVICE ⁽¹⁾	TOTAL ⁽³⁾
SB - Single Family 55'	248	\$48,429.58	\$195.28	248	\$14,849.72	\$59.88	248	\$15,762.53	\$63.56	\$318.72	\$466.27		\$784.99
SB - Single Family 65'	225	\$43,938.13	\$195.28	225	\$13,472.53	\$59.88	225	\$14,300.68	\$63.56	\$318.72	\$618.86		\$937.58
SB - Single Family 80'	154	\$30,073.21	\$195.28	154	\$9,221.20	\$59.88	154	\$9,788.02	\$63.56	\$318.72	\$771.46		\$1,090.18
SB - Single Family 85'	19	\$3,710.33	\$195.28	19	\$1,137.68	\$59.88	19	\$1,207.61	\$63.56	\$318.72	\$915.58		\$1,234.30
Stone Harbour Condo	120	\$20,023.43	\$166.86	120	\$5,029.75	\$41.91	120	\$7,627.03	\$63.56	\$272.33	\$296.71		\$569.04
Twin Villas	145	\$24,194.98	\$166.86	145	\$6,077.61	\$41.91	145	\$9,216.00	\$63.56	\$272.33	\$385.73		\$658.06
Club Home	36	\$6,007.03	\$166.86	36	\$1,508.92	\$41.91	36	\$2,288.11	\$63.56	\$272.33	\$385.73		\$658.06
Golf Course	24.26	\$2,486.23	\$102.48	24.26	\$29.61	\$1.22	24.26	\$1,541.93	\$63.56	\$167.26	\$1,898.18		\$2,065.44
LHC - Single Family 40'	245	\$34,836.37	\$142.19	245	\$6,448.15	\$26.32	245	\$15,571.86	\$63.56	\$232.07		\$303.90	\$535.97
Lighthouse Cove Condo	255	\$33,072.99	\$129.70	255	\$4,697.94	\$18.42	255	\$16,207.44	\$63.56	\$211.68		\$227.92	\$439.60
Parcel 17 Townhome	44	\$4,424.28	\$100.55	0	\$0.00	\$0.00	44	\$2,796.58	\$63.56	\$164.11			\$164.11
Aquaterra 2	4	\$402.21	\$100.55	0	\$0.00	\$0.00	4	\$254.23	\$63.56	\$164.11			\$164.11
Aquaterra	3.338	\$335.64	\$100.55	0	\$0.00	\$0.00	3.338	\$212.16	\$63.56	\$164.11			\$164.11
	<u>1522.598</u>	<u>\$251,934.41</u>		<u>1471.26</u>	<u>\$62,473.12</u>		<u>1522.598</u>	<u>\$96,774.19</u>					
Collection Costs/Discounts		(\$17,635.41)			(\$4,373.12)			(\$6,774.19)					
Net Expected Revenue		<u>\$234,299.00</u>			<u>\$58,100.00</u>			<u>\$90,000.00</u>					

(1) Annual debt service assessments per lot adopted in connection with the Series 2013 and Series 2015 bond issuances. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(2) Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2023-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbour South Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 1, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Harbour South Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES _____	\$_____
DEBT SERVICE FUND – SERIES _____	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST 2023.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budgets for Fiscal Year 2023/2024

Exhibit A:

Adopted Budgets for Fiscal Year 2023/2024

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour South Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) on file with the District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property, if any, (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit “A”** and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 1st day of August 2023.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budgets for Fiscal Year 2023/2024

Exhibit A:

Adopted Budgets for Fiscal Year 2023/2024

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Heritage Harbour South Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Manatee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST, 2023.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN/ VICE CHAIRMAN

SECRETARY/ASST.SECRETARY

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024

October 3, 2023
November 7, 2023
December 5, 2023
February 6, 2024
March 5, 2024
April 2, 2024
May 7, 2024
June 4, 2024
July 2, 2024
August 6, 2024
September 3, 2024

All meetings will convene at 5:00 p.m., the location is Stoneybrook Recreation Center, located at 200 Golden Harbour Trail, Bradenton, FL 34212.

From: Philip Frankel <Seat2@HeritageHarbourSouthCDD.org>
Sent: Monday, July 24, 2023 8:28:00 PM
To: shawn.durie@gmail.com <shawn.durie@gmail.com>
Cc: rick schappachereng.com <rick@schappachereng.com>; Montagna, Angel <Angel.Montagna@inframark.com>
Subject: Fwd: Stoneybrook Main Gate

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Shawn

It is my understanding that the CDD has an 11 foot right of way from the curb. I watched a truck do just that last week. I will check with our engineer to confirm and if so I will put it on next week's agenda.

Phil

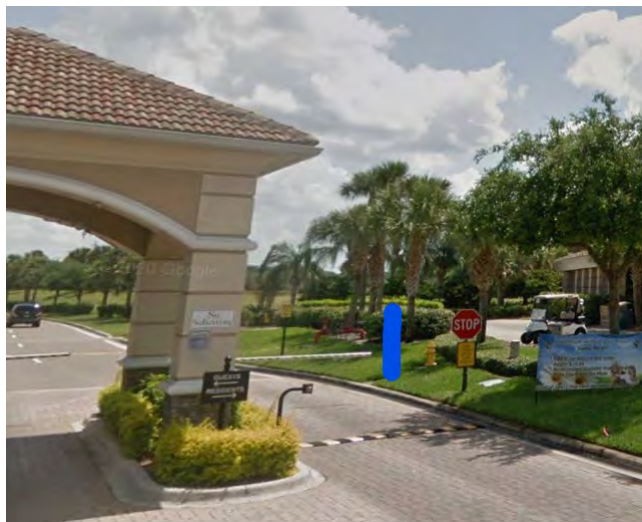
Begin forwarded message:

From: "Shawn P. Durie | Stoneybrook HOA" <directorduries@gmail.com>
Subject: Stoneybrook Main Gate
Date: July 24, 2023 at 3:51:16 PM EDT
To: "Phil Frankel" <Seat2@heritageharboursouthcdd.org>

Good afternoon Phil,

I'm not sure if the CDD can address or not. I would like Stoneybrook to install a pole/barrier next to the resident gate to prevent cars from hopping the curb and driving onto the property. I heard this property is owned by HHGC but based on this map it appears the CDD owns it. Please advise.

Thanks,
Shawn



/s/
SHAWN P. DURIE
President



Stoneybrook at Heritage Harbour Community Association, Inc.
200 Golden Harbour Trail, Bradenton, FL 34212 | (941) 750-9688

The Stoneybrook HOA has asked us to consider putting in some type of barrier along the right side of the front entrance gate. Apparently vehicles have jumped the curb and gone around the gate, and then quickly turn to avoid the fire hydrant to get into the facilities. I have witnessed this myself. You will notice from the photographs that one of the vehicles actually knocked over the electrical box.

The CDD has an 11 foot right away from the curb so this would be our responsibility. Not knowing what waterlines, or electrical lines are in that area requires us to have a study done the HOA has proposed a concrete bollard. However, we may be able to accomplish the same by using shrubbery. We have to make sure we do not block the access to the fire hydrant.













The basketball/Pickle Ball/tennis court parking lot is also the entrance for people to go to the playground and the pool. In order to get into the parking lot while walking or by wheelchair or by stroller one has to walk 300 feet past the parking lot to a cut-out to then walk into the street back 300 feet to enter the parking lot and sidewalk. This is because there is no sidewalk along the parking lot entrance rather it's on the other side of the street.

A resident brought this to our attention and asked for a cut-out to be made directly across from the parking lot entrance to avoid unnecessary roadway transport.









Here are pictures of the problem speedbump on the Stone Harbor loop. The gentle speed bumps by the gatehouse are 22 inches wide; the speed bump and Stone-harbor loop are only 17", making it more abrupt as you can see from the photograph that cars have bottomed out on the speed bump itself. The signage is also wrong, and I want to look into the spacing because the bump sign is 4 feet away from the bump.













These were taken on July 30 after we had a very strong storm the day before. This is one of the most expensive flooding's that I have seen on that spot. The water goes over the curb and is over 305 feet long. Apparently the Marketplace has not cleared the obstruction yet.

















Andy wrote to Mark Bruce to tell him about the neglect of the former holes one and two. While they have cut the weeds. There are still trees lying down along the banks of the pond, the dead fronds on the top of each palm have not been removed, and the weeds along River Heritage are growing into the roadway. This is in addition to the other issues that were raised with them.

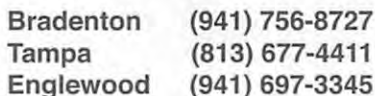












The fencing around the rec center pond as deteriorated and fails to serve its purpose because of the erosion of the pond. Half of the fencing is in concrete bollards, which you can see in some of the pictures the other half of the fencing is just pushed into the ground and is rusting away, the fencing will have to be replaced. The HOA has received one quote so far for the replacement, but it's unclear whether they're talking about putting in concrete supports or not. The three Associations do not have sufficient evidence to know who the owner of the fencing is, and digging into archives will be necessary to find a resolution, if a mutual agreement cannot be made.





















HHGC Extremely Poor Appearance - Request for Action from HHMA

Shawn P. Durie | Stoneybrook HOA <directorduries@gmail.com> Thu, Jul 13 at 2:12 PM

To: Mike Fisher <mfisherhhmavp@gmail.com>, Lee Weiss <LWeiss@theiconteam.com>
Cc: Manager | Stoneybrook HOA <manageratstoneybrookhoa@gmail.com>, Phil Frankel <Seat2@heritageharboursouthcdd.org>, Christina Brantley <directorbrantley@gmail.com>, Eugene Zeiner <directorzeiner@stoneybrookhoa.com>, Ira Tropp <directortropp@stoneybrookhoa.com>, Matt Uney <directoruneym@gmail.com>, Michell Jones <directorjonesm@gmail.com>, Robyn Becker <directorbeckerr@gmail.com>

Good afternoon,

As I know you're aware, HHGC's appearance during the past couple of years has been poor at best. It is understood HHGC has completed a massive renovation project on the course; however, its general appearance continues to deteriorate exponentially. Personally, I have received no less than 30 complaints from residents about conditions at HHGC since April 2023. Our office has received many more complaints. A clear majority of complaints are:

- Abandonment of old holes 1 & 2
- The use of their main parking lot for the long-term storage of large piles of sand, dirt, and other materials.
- Dirt cart paths and traffic cones on the course adjacent to Stone Harbour Loop – the main street for our community.
- Collapsing waterlines of the ponds throughout the course.

Unfortunately, it has gotten to the point where HHGC has devolved into a detriment to the appearance and value of Stoneybrook along with the whole of Heritage Harbour. Stoneybrook HOA has no authority over HHGC – HHMA does. This matter must be resolved by HHMA quickly.

On behalf of Stoneybrook, I request that HHMA take all actions within its control to have HHGC abide by its lawful covenants to meet or exceed the standards we expect as a community.

Respectfully,