

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, February 6, 2024, at 5:00 p.m.** at the **Stoneybrook Rec Center located at 200 Golden Harbour Trail, Bradenton, FL 34212.**

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
Darnell Bacon	Board Supervisor, Asst. Secretary

Also present were:

Jennifer Goldyn	Regional Director, Inframark
Kristee Cole	District Manager, Inframark
Rick Schappacher	District Engineer, Schappacher Engineering
Andy Cohen	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Cole called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

There were audience comments regarding the Heritage Harbour South Master Association, ICON Management, and Central Park.

THIRD ORDER OF BUSINESS **Consideration of Meeting Minutes from December 5, 2023**

This was tabled until the March 2024 meeting. Additional information is required under the Signage Bid Package section, due to a technical difficulty.

FOURTH ORDER OF BUSINESS**Review of the December 2023
Financial Statement and Check
Register**

Ms. Goldyn reviewed the December 2023 Financial Statement and Check Register to the Board, highlighting the current health of their budget. While acknowledging the EGIS cost exceeded projections, she pointed out the difficulty in forecasting post-budget adoption items accurately. Collaborative efforts with EGIS will target a more precise figure for the Fiscal Year 2024 - 2025 Budget. Mr. Bacon stated that there was an overall, general increase in the insurance industry.

On a Motion from Mr. Frankel, seconded by Mr. Bacon, with all in favor, the Board approved the December 2023 Check Register, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Cohen provided the Board with updates from Mark Bruce, indicating that the hotel's expected opening is January 2026. He noted that the Villas, being similar products, shouldn't require changes in the Operations & Maintenance methodology. These units will have their private roads outside of Stoneybrook Gate & Road, resembling the setup of Lighthouse Cove.

Mr. Frankel expressed concerns regarding the deteriorating condition of the roads and the various stages of assessments associated with the Golf Course, highlighting the burdens they impose.

Mr. Cohen emphasized that the roadways are public infrastructure and must remain accessible to the public around the clock.

1. Discussion regarding Ethics Training for Elected Officials

Mr. Cohen briefed the Board on the newly mandated Ethics Training for Elected Officials. These require completion by December 31, 2024, comprising a two-hour session on Ethics, one hour on Sunshine Law, and one hour on Public Records training.

2. Discussion of new laws regarding Financial Disclosure Form 6

Mr. Cohen stated to the Board that Community Development Districts are not subject to these requirements. Moving forward, the Board will submit their annual Form 1 filings electronically.

B. District Engineer

Mr. Schappacher updated the Board on outreach to Marketplace Community Development District regarding traffic patterns exiting Aldi, proposing additional exit routes. He shared the handout featuring proposed roads, as requested by Mr. Frankel to be sent to the District Manager beforehand for audience presentation.

Furthermore, he reported reviewing all community assets and initiating a bid package for area striping. Additionally, Mr. Schappacher highlighted a pothole on Stone Harbour Loop that was reported to the County.

Mr. Schappacher discussed the dying tree on 9008 Brookfield Terrace. An arborist has agreed that the tree is dying and needs to be taken down. The Board directed the District Manager to obtain proposals.

C. District Manager

Ms. Goldyn presented the Field Inspection Report, highlighting outstanding issues to the Board. Mr. Cohen emphasized the urgency of addressing liability areas promptly. ICON Management provided updates on repairs made since the report. Ms. Spencer expressed outrage over the state of the playground, questioning why it had been neglected for so long.

Ms. Cole informed the Board that their next scheduled meeting would be held on Tuesday, March 5, 2024.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-04, Designating a Registered Agent**

On a Motion from Mr. Frankel, seconded by Ms. Spencer, with all in favor, the Board adopted Resolution 2024-04, Designating a Registered Agent, for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of the FY 23 Reserves**

Ms. Goldyn informed the Board that the funds transferred from the operation account require approval by the FY 2023 Reserves, categorizing it as a housekeeping matter.

On a Motion from Ms. Spencer, seconded by Mr. Neville, with all in favor, the Board approved the FY 2023 Reserves, for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS**Discussion regarding Turkey Vultures**

The Board discussed the Turkey Vultures and the options they could take to remediate the situation. Ms. Cole informed the Board of all the actions she had taken contacting the State, the County, and the Wildlife departments. Mr. Cohen informed the Board that this may not be a Community Development District (CDD) issue as we cannot use CDD funds to take care of issues that homeowners are having on their property. District Staff will continue to try to find a way to assist the Community in ways that are permitted.

NINTH ORDER OF BUSINESS**Consideration of Audit Engagement Letter**

On a Motion from Mr. Frankel, seconded by Mr. Hallberg, with all in favor, the Board approved the Berger, Toombs, Elam, Gaines & Frank Audit Engagement Letter, in substantial form, with Mr. Cohen's revisions and deadline inserted into the document, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS**Discussion regarding Irrigation Responsibility**

Mr. Cohen addressed the persistent issues with Aqua Terra, referencing the Gran Paradiso community as an example. The Board expressed a desire to convene a meeting during Summer 2024, with the Master, Stoneybrook, and Lighthouse Cove to align on the best approach for moving forward with this contract and other items of joint concern.

ELEVENTH ORDER OF BUSINESS**Discussion regarding the Appeal of ARC Decision**

The Board examined the drainage options presented. Mr. Schappacher will procure proposals for the removal of resident-installed flumes, and for the installation of eight-inch concrete slabs, with the Board approving up to \$2,000 for the project. The CDD Board will work with Stoneybrook to ensure everyone is in compliance. The process will entail obtaining approvals from both the CDD and ARC.

On a Motion from Mr. Frankel, seconded by Ms. Spencer, with all in favor, the Board unanimously approved a not-to-exceed amount of \$2,000 for the removal of resident-installed flumes, and for the installation of 8-inch concrete slabs, for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS**Discussion regarding Sidewalk Drainage**

This was discussed during the ARC discussion.

THIRTEENTH ORDER OF BUSINESS**Discussion regarding the Cut Out**

Mr. Frankel informed the Board that the cut-out is complete and is now handicap accessible.

FOURTEENTH ORDER OF BUSINESS**Discussion regarding repayment of
the Rec Center Fence Project**

The Board discussed the completion of the Rec Center Fence Project. Mr. Frankel will work with Stoneybrook and the Master Association for repayment to the CDD.

FIFTEENTH ORDER OF BUSINESS**HOA UPDATES****1. Heritage Harbour Master HOA**

Ms. Goldyn will send her updated Field Report to the Master. Discussion arose regarding the on-site Community Association Manager's (CAM) workspace at the Master, with ICON Management proposing the gatehouse. Further discussion on this matter is slated for the next meeting following the CAM's hiring.

2. Stoneybrook HOA

Present and no report.

3. Lighthouse Cove HOA

Not present and no report.

4. Golf Course Update

Not present and no report. The Board discussed a sign that says, "cars and pedestrians have the right of way on the golf carts."

SIXTEENTH ORDER OF BUSINESS**Audience Comments**

During the meeting, audience members brought up several topics, including concerns about liability with sidewalks, the issue of cars having the right of way over golf carts, matters related to the Stoneybrook ARC, and discussions about the gate.

SEVENTEENTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Neville proposed a joint meeting with all three Homeowner Associations to discuss the ongoing common issues in the Summer of 2024.

Mr. Frankel asked for the website to be placed on next month's agenda and the new sign-in sheet to be accessible on the website.

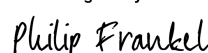
EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Frankel, seconded by Ms. Spencer, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:37 p.m., for the Heritage Harbour South Community Development District.

DocuSigned by:

4A8B4D19883C4A7...
Secretary / Assistant Secretary

DocuSigned by:

E8Q10FD7FB9B4CD...
Chairman / Vice Chairman