HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE: 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625 www.heritageharboursouthcdd.org

November 23, 2020

Board of Supervisors Heritage Harbour South Community Development District

AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, December 1, 2020 at 4:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212. The following is the agenda for this meeting:

1. 2. 3.	PUBL	TO ORDER/ROLL CALL IC COMMENTS
3.	A.	NESS ADMINISTRATION Consideration of Minutes of Poord of Supervisors' Popular
	A.	Consideration of Minutes of Board of Supervisors' Regular Meeting held on November 10, 2020Tab 1
	B.	Consideration of Operation & Maintenance Expenditures for
	D .	October 2020Tab 2
	C.	HOA Updates
	O .	Heritage Harbour Master HOA
		2. Stoneybrook HOA
		3. Lighthouse Cove HOA
4.	STAF	FREPORTS
	Α.	Aquatic Service ReportsTab 3
	B.	District Counsel
		1. Aquaterra Update
	C.	District Engineer
		Vegetation Clearing by Solitude Update
		2. Vegetation Clearing by Crosscreek Update
		3. Lake 48 Bank Restoration
	D.	District Manager
		1. Financial Update
		2. Security Update & Traffic Monitoring ReportTab 4
		3. Timeline ReviewTab 5
		4. Action Item List ReviewTab 6
5.	BUSI	NESS ITEMS
	A.	Consideration of Revised Master HOA
		Maintenance AgreementTab 7
	B.	Consideration of Resumes for Open Seat PositionsTab 8
	C.	Consideration of Resolution 2021-02, Designating
		Officers of the BoardTab 9
6.		RVISOR REQUESTS & COMMENTS
7.	ADJC	DURNMENT

Heritage Harbour South CDD November 23, 2020 Page Two

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,

Gary S. Moore

Gary S. Moore District Manager

1 **MINUTES OF MEETING** 2 3 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 4 5 that a verbatim record of the proceedings is made, including the testimony and evidence 6 upon which such appeal is to be based. 7 8 HERITAGE HARBOUR SOUTH 9 COMMUNITY DEVELOPMENT DISTRICT 10 The Heritage Harbour South Community Development District regular meeting of 11 12 the Board of Supervisors was held on Tuesday, November 10, 2020 at 4:02 p.m. at the Stoneybrook Gold Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212. 13 14 15 Present and constituting a quorum were: 16 17 Tad Parker **Board Supervisor, Chairman Board Supervisor, Vice-Chairman** 18 Mike Neville **Board Supervisor, Asst. Secretary** 19 Larry Lovell 20 Rick Lane **Board Supervisor, Asst. Secretary Board Supervisor, Asst. Secretary** 21 Larry Eichert 22 23 Also present were: 24 25 Greg Cox District Manager; Rizzetta & Company Andy Cohen District Counsel; Persson, Cohen & Mooney, P.A. 26 Rick Schappacher District Engineer; Schappacher Engineering 27 28 Alex Johnson Representative, Solitude 29 District Manager; Rizzetta & Company Gary Moore 30 31 Audience Present 32 33 FIRST ORDER OF BUSINESS Call to Order 34 35 Mr. Cox called the meeting to order and conducted roll call. 36 37 SECOND ORDER OF BUSINESS **Audience Comments** 38 39 Audience member thanked Mr. Lane and Mr. Eichert for serving on the Board. 40 41 THIRD ORDER OF BUSINESS **Consideration of Minutes of the Board** 42 of Supervisors Regular Meeting held 43 on October 6, 2020 44 On a motion from Mr. Lane, seconded by Mr. Neville, with all in favor, the Board

approved the minutes of the Board of Supervisors meeting held on October 6, 2020, as presented, for the Heritage Harbour South Community Development District.

		ORDER OF BUSINESS	Consideration Maintenance September 2020	of Operation Expenditures for
2020		c. Cox presented the Operations ling \$27,178.62.	and Maintenance Expe	enditures for September
ap ex	prove pend	notion from Mr. Parker, seconde ed to ratify the payment of the itures report for September 2020 Community Development District.	invoices in the Operation totaling \$27,178.62, for	ons and Maintenance
FIFT	H OF	RDER OF BUSINESS	HOA Updates	
	1.	Heritage Harbour Master HOA		
		There was no Heritage Harbou	r Master HOA update pr	esented to the Board.
	2.	Stoneybrook HOA		
		There was no Stoneybrook HO	A update presented to t	he Board.
	3.	Lighthouse Cove HOA		
		There was no Lighthouse Cove	HOA update presented	I to the Board.
SIXT	ΉΟΙ	RDER OF BUSINESS	Staff Reports	
A.	Ac	quatic Service		
	Ale	ex Johnson presented the Solitu	de aquatic maintenance	report.
		e Board discussed Ponds 44 a	and 44A that need to	be treated for alligator
au	thoriz	notion from Mr. Lovell, seconde zed staff to serve Solitude with a unity Development District.	•	
B.	Di	strict Counsel		
	Co me	c. Cohen with Persson, Cohen & burse owner regarding the new ethodology will enable plug in the counsel of the check with Bond Counsel or the check with Bo	v condominiums and the condominium and	ne curre <mark>nt assessment</mark>

Mr. Cohen advised of no updates from Lennar regarding parcel transfers.

85

86

1	87 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02	
1 1 1 1	03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	
1 1 1 1 1	24 25 26 27 28 29 30 31	

132

1. Update on Aquaterra

Mr. Cohen updated from the last meeting held on October 9, 2020, Aquaterra expressed no interest to reduce rates or take over maintenance.

The Board requested Mr. Cohen and Mr. Schappacher put together whitepapers for presentation to the Master, North, Marketplace and Riverstrand to consider assuming maintenance and control of the system and no longer rely on Aquaterra.

C. District Engineer

1. Consideration of Storm Water Repairs

The Board reviewed bid tabulation and discussed storm water repairs.

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Board approved the Crosscreek bid not to exceed \$7,500.00 for pipe repairs, for the Heritage Harbour South Community Development District.

2. Update on Vegetation Removal by Solitude

Mr. Johnson with Solitude reported vegetation removal as complete. The total cost was reduced to \$13,367.00 as some items in the bid were covered under contract. Mr. Johnson reported that there are three items of concern, 1) Pond 7 at the north end has debris and stumps, 2) Wetland KK needs the path cleared and 3) ZZW requires a 20-foot-long hump in area needs to be repaired. Additionally, there is a tree root in Pond 29 needing removal.

3. The radar signs have been relocated. 4.Mr. Johnson is working with MPOA in regards to sidewalk & drainage issues.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday, December 01, 2020 at 4:00 p.m.

Mr. Cox stated that Seat 4 will be open as no one qualified for the 2020-2024 term. Mr. Louis Brodersen qualified for Seat 1.

1. Financial Update

Mr. Lane presented investment summary and reserve balances. Mr. Lane strongly feels the Board should appoint someone to monitor these funds following his departure.

133	2.	Security Update & Traffic Monit	oring Report	
134				
135		•	om Deputy Loaisaga and Lt. J. Jordan stati	ng
136		that both have issued warnings	for people exceeding 15 mph.	
137				
138	3.	Time Line Review		
139				
140		Pressure washing is to take p	lace in January 2021 including sidewalks a	nd
141		curbs.		
142				
143	4.	Action Item List Review		
144				
145		Mr. Cox presented the Action It	em List Review.	
146				
147	5.	Insurance Review		
148				
149		Mr. Moore will review with MF	POA and brief the Board at the next meeti	ng
150		regarding insurance for the Her	itage Harbour South CDD.	
151				
152	SEVENT	H ORDER OF BUSINESS	Consideration of First Addendum	to
153			District Management Servic	es
154			Contract	
155				
	On a r	notion from Mr. Neville, seconde	ed by Mr. Lovell, with all in favor, the Board	t
			rict Management Services Contract, for the	
		e Harbour South Community Dev	·	
156		•	'	
157	EIGHTH	ORDER OF BUSINESS	Consideration of Revised Master HO	AC
158	_		Maintenance Agreement	
159				
160	Th	ne Board decided to table the	consideration until the December 1, 20	20
161	meeting.		.,	
162				
163	NINTH O	RDER OF BUSINESS	Supervisor Requests	
164				
165	Mı	Lovell advised several the 42"	x 54" drains are covered with vegetation. T	he
166			to be cleared. Mr. Lovell is working with Ma	
167			nage issues at 6 th hole by lake 7, behind t	
168	condos.	the con course regulating that	riage issues at o Tiole by lake 7, belinia t	110
169	condos.			
170	NΛı	r. Lane gave farewell to the Boar	d	
170	IVII	. Lane gave latewell to the boat	u.	
172				
173				
173				
175				

176 177 178

TENTH ORDER OF BUSINESS AC	ljournment
On a motion from Mr. Neville, seconded	by Mr. Parker, with all in favor, the Board
approved to adjourn the meeting at	5:40 p.m. for the Heritage Harbour South
Community Development.	
Secretary / Assistant Secretary	Chairman / Vice Chairman
	On a motion from Mr. Neville, seconded approved to adjourn the meeting at 5 Community Development.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE .9428 CAMDEN FIELD PARKWAY - RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:	\$51,358.70
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	_Invo	ice Amount
Egis Insurance Advisors, LLC	001361	11438	Policy 100118619 10/01/20- 10/01/21	\$	21,679.00
Heritage Harbour Golf Club	001362	48	Lakes Mowing 01/01/20-06/30/20	\$	1,710.00
Innersync	001363	18959	Website Compliance 10/20	\$	384.38
Larry G. Lovell	001368	LL100620	Board of Supervisor Meeting 10/06/20	\$	200.00
Lawrence R. Eichert	001366	LE100620	Board of Supervisor Meeting 10/06/20	\$	200.00
LLS Tax Solutions Inc.	001364	002075	Refunding Bond Series 2013A1&2 07/18/20	\$	500.00
McShea Contracting, LLC	001369	S200995-25	Pavement Markings 09/20	\$	2,941.50
Michael Joseph Neville	001370	MN100620	Board of Supervisor Meeting 10/06/20	\$	200.00
Office Dynamics	001371	00031776	1 Book Copied 09/20	\$	42.84
Office Dynamics	001371	00031795	4 Book Copied 10/20	\$	170.96
Persson, Cohen & Mooney, P.A	001372	25230	Professional Services 09/20	\$	1,965.00
Richard D. Lane	001367	RL100620	Board of Supervisor Meeting 10/06/20	\$	200.00
Rizzetta & Company, Inc.	001365	INV000053321	District Management Fees 10/20	\$	4,843.25
Rizzetta & Company, Inc.	001365	INV0000053577	Assessment Roll Preparation FY 20/21	\$	5,250.00

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Rizzetta Technology Services	001375	INV000006373	Email & Website Hosting Services 10/20	\$	175.00
Romaner Graphics	001376	20020	Covid 19 Signs 06/20	\$	180.00
Schappacher Engineering LLC	001377	1720	Engineering Services 09/20	\$	2,760.00
Solitude Lake Management	001378	PI-A00487850	Monthly Lake Maintenance 10/20	\$	2,355.00
Solitude Lake Management	001378	PI-A00487851	Monthly Wetland Maintenance 10/20	\$	2,712.00
Tad Parker	001373	TP100620	Board of Supervisor Meeting	\$	200.00
Truscapes Industries, Inc.	001374	81676	10/06/20 Removal Electrical components 10/20	\$	2,689.77
Report Total				\$	51,358.70

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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 Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. is appointed Chairperson.

PASSED	AND ADOPTED THIS 19	HERITAGE HARBOUR SOUTH
Section 4.	This Resolution shall become	ome effective immediately upon its adoption.
	Gary S. Moore	is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
Section 3.		is appointed Assistant Secretary.
	_	is appointed vice Champerson.
Section 2.		is annointed Vice Chairnerson