

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.heritageharboursouthcdd.org

February 21, 2022

**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, March 1, 2022, at 4:00 p.m.** at, **at the Heritage Harbour Golf Club located at 8000 Stone Harbour Loop**, Bradenton, Florida 34212 The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on February 1, 2022 Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for
January 2022 Tab 2
 - C.** HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
 1. District Manager's Report Tab 3
- 5. OLD BUSINESS**
 - A.** None
- 6. NEW BUSINESS**
 - A.** Consideration of New Wetland Signs Tab 4
- 7. SUPERVISOR REQUESTS & COMMENTS**
- 8. ADJOURNMENT**

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,

Christina Newsome

Christina Newsome
District Manager

Tab 1

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 1, 2022, at 4:02 p.m.** at the **Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Mike Neville	Board Supervisor, Chairman
Louis Brodersen	Board Supervisor, Vice-Chairman
Tad Parker	Board Supervisor, Asst. Secretary
Thomas Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Mike Fisher	Representative; MHOA
Mark Bruce	Representative; Heritage Harbour Golf Course

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:02 PM.

SECOND ORDER OF BUSINESS

Audience Comments

There was audience present. There were no comments from the audience.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on December 7, 2021**

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on December 7, 2021. The Board made a change on line 128 M&M to Pond Professionals.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the December 7, 2021 Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
November & December 2021**

Ms. Newsome presented the consideration of the Operation & Maintenance Expenditures for November 2021 for \$9,857.50 and December \$32,052.18

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved to ratify the payment of the invoices for November 2021 \$9,857.50 and December 2021 \$32,052.18, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Fisher is interviewing new security company and will report back at next meeting.

2. Stoneybrook HOA

Not present. No report.

3. Lighthouse Cove HOA

Not present. No report. The Board acknowledged representative from Lighthouse Cove should attend but does not.

4. Lighthouse Cove HOA

Mr. Bruce stated the development is in process; the Board of County Commissioners meeting will be scheduled in March or April. The Golf Course is scheduled to be closed for renovations May through November.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen updated the board on a broken irrigation line and answered questions on the maintenance agreement with the applicable HOA.

B. District Engineer

Mr. Schappacher presented the traffic report to the Board. The next location for radar signs will be Lighthouse Cove. Mr. Schappacher will get a proposal for inlet painting.

C. District Manager

Ms. Newsome presented the District Manager's report.

Ms. Newsome reminded the Board of the next Board meeting on March 1, 2022 at 4:00 p.m.

Ms. Newsome stated Mr. Bruce will keep her updated on Golf Course renovations and Golf Course availability.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bakalar requested contacting the Master Association regarding the poles for speed signs.

Mr. Brodersen inquired about the Manager and Chairman spending threshold.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to adjourn the meeting at 5:47 p.m., for the Heritage Harbour South Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

Heritage Harbour South Community Development District

District Office · Riverview, Florida - (813) 994-1001

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Operations and Maintenance Expenditures

January 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,052.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync	001561	20088	Website Service Quarterly 01/22	\$ 384.38
Jeremy R. Cohen	001558	123121 Cohen	Deputy 12/21	\$ 225.00
Persson, Cohen & Mooney, P.A	001562	1576	Legal Services 12/21	\$ 1,335.00
Rizzetta & Company, Inc.	001557	INV0000064540	District Management Fees 01/22	\$ 5,018.25
Rizzetta & Company, Inc.	001565	INV0000064819	Annual Dissemination Service FY21/22	\$ 1,000.00
Sarasota Signs and Visuals, Inc	001559	INV-22800	Deposit - Wildlife Crossing Signs 01/22	\$ 569.15
Schappacher Engineering LLC	001563	2066	Engineering Services 12/21	\$ 1,515.00
Tyler Husbands	001560	122221 Husbands	Deputy 12/21	\$ 225.00
Tyler Husbands	001560	122721 Husbands	Deputy 12/21	\$ 225.00
Tyler Husbands	001560	122821 Husbands	Deputy 12/21	<u>\$ 225.00</u>
Report Total				<u>\$ 32,052.18</u>