



Rizzetta & Company

Heritage Harbour South Community Development District

**Board of Supervisors' Meeting
May 3, 2022**

**Heritage Harbour Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212**

www.heritageharboursouthcdd.org

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212

District Board of Supervisors	Mike Neville	Chairperson
	Louis Brodersen	Vice-Chairperson
	Philip Frankel	Assistant Secretary
	Tad Parker	Assistant Secretary
	Thomas Bakalar	Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen &
		Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

April 25, 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, May 3, 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 April 5, 2022 Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for March 2022 Tab 2
 - C. HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
 1. Presentation of Project Engineer Letter
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Wetland Survey
 2. Update on Sidewalk and Curb Repairs
 3. Update on Roadway Repairs
 4. Radar Sign Updates Tab 3
 5. Update on Drain Painting Bids
 - C. District Manager
 1. District Manager's Report USC
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. Discussion of Joint HOA/CDD Meeting
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, April 5, 2022, at 4:01 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. Secret
Philip Frankel	Board Supervisor, Asst. Secretary
Thomas Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Kayla Connell	Financial Associate; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering (via Phone)
Gene Zeiner	Representative; MHOA
Mike Fisher	Representative; MHOA
Sete Zare	Representative; MBS, Capital Markets

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:01 PM.

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

Discussion of Possible Bond Funding
of the Series 2013 Bonds

On a Motion from Mr. Bakalar, seconded by Mr. Frankel, with all in favor, the Board accepted the engagement letter from MBS Capital Market for the Series 2013 Bonds for the Heritage Harbour South Community Development District.

Sete Zare from MBS, Capital Markets, presented the Bond Refunding Presentation to the Board.

On a Motion from Mr. Frankel, seconded by Mr. Parker, with all in favor, the Board authorized MBS, Capital Market to continue to work on the 2013 Bond Refunding for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on March 1, 2022

Ms. Newsome presented the Minutes of Board of Supervisors Regular Meeting held on March 1, 2022, to the Board. Corrections are needed on line 64, it should be "Mr. Fisher." On Lines 97, remove the "\$195k" from the sentence. Remove the entire sentence on line 80.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the March 1st, 2022, Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for February 2022

Ms. Newsome presented the Operation and Maintenance Expenditures for February 2022 to the Board.

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 February 2022 \$10,539.75, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Fisher was present. Ms. Newsome informed the Board that the new security company has started as of April 4, 2022.

2. Stoneybrook HOA

Mr. Zeiner was present on behalf of Mr. Williams for Stoneybrook HOA.

3. Lighthouse Cove HOA

Ms. Newsome will reach out to the HOA manager to request a digital update or meeting minutes as they have no representative present.

4. Golf Course Update

Mr. Bruce was present. The project is moving as expected. Mr. Bruce confirmed that the CDD meeting held on May 3 can be held at the golf club.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****1. District Counsel Update**

Mr. Cohen was present. Mr. Cohen discussed the Lennar Parcel Dedication letter to the Board. The Board requests a joint meeting with the CDD, HOA and any other entity who would be impacted by the acquisition to attend.

B. District Engineer**1. District Engineer Updates**

Mr. Schappacher was present. The Board requested that the District Counsel and District Engineer work together to verify dimensions and draw up a map that accurately shows the parcels that are to be used at the proposed joint meeting.

2. Update on Lighthouse Cover Radar Report

Mr. Schappacher presented the Lighthouse Radar Report to the Board. The next radar location rotation will be Stone Harbour Loop and Brookfield Terrace.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, June 7, 2022, at 4:00P.M.

1. Review of District Manager Report

Ms. Newsome presented the District Manager report to the Board. The Board decided to install speed related signs on existing poles in the District. Ms. Newsome will reach out to find an installer to complete the project.

EIGHTH ORDER OF BUSINESS**Old Business****A. Update on Wetland Survey**

Mr. Schappacher and Mr. Frankel are working together to further survey the wetland and tally how many wetlands signs need to be replaced. The Board discussed illegal dumping on the CDD property and requests Staff to send out letters to residents to clear out the debris.

B. Update on Storm Drain and Paving

Mr. Schappacher is working on bids for the storm drains.

On a Motion from Mr. Parker, seconded by Mr. Frankel, with all in favor, the Board accepted Option 1, Gator Grading Proposal not to exceed \$185,000 and authorize the Chair to sign the contract after it is reviewed by Staff, for the Heritage Harbour South Community Development District.

On a Motion from Mr. Bakalar, seconded by Mr. Brodersen, with majority in favor, the Board approved to extend the meeting to 6:30p.m, for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS**New Business****A. Consideration of Replacing Trash Receptacles**

The Board discussed replacing all trash cans in the recreational area. The MHOA asked for trash can locations. The Board decided to take no action at this time.

B. Consideration of HOA and CDD Joint Meeting

Ms. Newsome will work with staff to compose and send an email to propose a joint meeting with all other entities that may have received a letter from Lennar regarding land parcels.

TENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Parker requests daytime off duty patrols from Florida Highway Patrol. Mr. Frankel requests more details from FHP patrol reports. Mr. Neville requested that the Staff find out who owns the yellow equipment left at Beacon Lake.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:21 p.m., for the Heritage Harbour South Community Development District.

Tab 2

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida - (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614
www.heritageharboursouthcdd.org

Operations and Maintenance Expenditures March 2022 For Board Approval

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

The total items being presented: **\$11,999.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cale Stevens	001584	020822 Stevens	Deputy 02/22	\$ 225.00
Cale Stevens	001584	021522 Stevens	Deputy 02/22	\$ 225.00
Dennis Roberts	001587	Roberts 030822	Off Duty Deputy 03/08/22	\$ 225.00
Dennis Roberts	001589	Roberts 032222	Off Duty Deputy 03/22/22	\$ 225.00
Heritage Harbour Golf Club	001581	030222-HH Golf	Meeting Space Rental 03/02/22	\$ 150.00
Jeremy R. Cohen	001585	Cohen 0322	Off Duty Scheduler Fees 03/22	\$ 225.00
Louis Brodersen	001579	LB030122	Board of Supervisor Meeting 03/01/22	\$ 200.00
Mark Jablonski	001586	Jablonski 030722	Off Duty Deputy 03/07/22	\$ 225.00
Mark Jablonski	001586	Jablonski 031222	Off Duty Deputy 03/12/22	\$ 225.00
Mark Jablonski	001588	Jablonski 032122	Off Duty Deputy 03/21/22	\$ 225.00
Philip I Frankel	001580	PF030122	Board of Supervisor Meeting 03/01/22	\$ 200.00
Rizzetta & Company, Inc.	1582	INV0000066295	District Management Fees 03/22	\$ 5,018.25

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering LLC	1590	2102	Engineering Services 02/22	\$ 4,231.25
Tad Parker	1583	TP030122	Board of Supervisor Meeting 03/01/22	\$ 200.00
Thomas G Bakalar	1578	TB030122	Board of Supervisor Meeting 03/01/22	<u>\$ 200.00</u>
Report Total				<u>\$ 11,999.50</u>

Tab 3

Heritage Harbour South CDD

Radar Report Summary

Dates	Total Vehicle Count	% Violations	Avg Speed	35-39 MPH	40-44 MPH	45-49 MPH	50-59 MPH
<u>Beacon Harbour Loop</u>							
2/28/22-3/6/22	1266	5	17	0	0	0	0
3/7/22-3/13/22	1176	4	17	0	0	0	0
3/14/22-3/20/22	1153	5	16	0	0	0	0
3/21/22-3/27/22	1151	5	17	2	0	0	0
3/28/22-4/3/22	1192	9	17	4	1	0	0
4/4/22-4/10/22	1160	5	17	0	0	0	0
<u>Chatum Light Run</u>							
2/28/22-3/6/22	1729	2	16	0	0	0	0
3/7/22-3/13/22	2174	1	15	0	0	0	0
3/14/22-3/20/22	1802	1	15	0	0	0	0
3/21/22-3/27/22	1950	2	15	0	0	0	0
3/28/22-4/3/22	1965	1	15	0	0	0	0
4/4/22-4/10/22	1982	1	15	1	0	0	0