



Rizzetta & Company

Heritage Harbour South Community Development District

**Board of Supervisors' Meeting
August 2, 2022**

**Stoneybrook Recreation Center
200 Golden Harbour Trail
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

July 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, August 2, 2022, at 3:00 p.m.** at the **Stoneybrook Recreation Center located at 200 Golden Harbour Trail, 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 June 7, 2022 Tab 1
 - B.** Consideration of Minutes of Board of Supervisors' Special Meeting held on June 21, 2022 Tab 2
 - C.** Consideration of Operation & Maintenance Expenditures for May 2022 Tab 3
 - D.** 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 4
- 5. OLD BUSINESS**
 - A.** None
- 6. NEW BUSINESS**
 - A.** Discussion of Illegal Dumping on Wetlands
- 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, June 7, 2022, at 3:01 p.m.** at the **Heritage Harbour South Stoneybrook Recreation Center located 200 Golden Harbour Trail, Bradenton, FL 34214.** 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

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Matt Huber	Regional District Manager; Rizzetta & Company
David Jackson	District Counsel; Persson, Cohen & Mooney, Fernandez & Jackson P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Mike Fisher	Representative; MHOA
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:01 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 Board of
Supervisors Regular Meeting held on
May 3, 2022**

On a Motion from Mr. Neville seconded by Mr. Brodersen, with all in favor, the Board approved the Minutes of the May 3, 2022, Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for April
2022**

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

On a Motion from Mr. Parker, seconded by Mr. Neville, with all in favor, the Board approved to ratify the payment of the invoices for April 2022 (\$18,029.61), 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 was present.

2. Stoneybrook HOA

Not present; no report given at the time.

3. Lighthouse Cove HOA

Not present; no report given at the time.

4. Golf Course Update

Not present; no report given at the time.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. District Counsel Update

Mr. Jackson was present. He discussed the upcoming joint meeting with the Board. He also reminded the Board of the Rules of Sunshine Laws.

B. District Engineer

1. Update of Wetland Survey

Mr. Schappacher was present. He informed the Board that the wetland sign bids

are due June 10th, 2022. Mr. Schappacher as advised the Board that the street paving will begin July 11th, 2022.

On a Motion from Mr. Frankel, seconded by Mr. Brodersen, with all in favor, the Board approved Rick Schappacher to sign the wetland sign proposal not to exceed \$2,000. If the bid exceeds \$2,000 the Chairman must approve the proposal, for the Heritage Harbour South Community Development District.

The Board approved to change the radar reporting from every week to every three months and to use already collected data to determine high speed areas for sign rotations.

On a Motion from Mr. Frankel, seconded by Mr. Brodersen, with all in favor, the Board approved to change the radar reporting from every week to every three months, for the Heritage Harbour South Community Development District.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, August 2, 2022, at 3:00P.M.

The next Joint HOA/CDD meeting is Tuesday, June 21st, 2022, at 3:00 p.m.

1. Review of District Manager Report

Ms. Newsome presented the District Manager report to the Board. The discussion of inappropriate dumping letters to be added to the August agenda. Mr. Brodersen has turned in his resignation as of September 30th, 2022. The Board ask that the District Manager get with MHOA Staff to include a paragraph on inappropriate dumping on behalf of the CDD in the newsletter.

SEVENTH ORDER OF BUSINESS

Old Business

Nothing to report at the time.

EIGHTH ORDER OF BUSINESS

New Business

A. Discussion of Fiscal Year 2020-2021 Audit

On a Motion from Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board accepted the Fiscal Year 2020-2021 audit, for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2022/2023 Proposed Budget

A. Consideration of Resolution 2022-02, Approving the Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget

The public hearing is set for September 6th, 2022, at 3:00 p.m. at the Stoneybrook Recreation Center.

On a Motion from Mr. Frankel, seconded by Mr. Brodersen, with all in favor, the Board adopted Resolution 2022-02, Approving the Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at the time.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board of Supervisors approved to adjourn the meeting at 5:15 p.m., for the Heritage Harbour South Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

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 special meeting of the Board of Supervisors was held on **Tuesday, June 21, 2022, at 3:06 p.m.** at the **Heritage Harbour South Stoneybrook Recreation Center located 200 Golden Harbour Trail, Bradenton, FL 34214.** 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
Andy Cohen	District Counsel; Persson, Cohen & Mooney, Fernandez & Jackson P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:06 PM.

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience present. There were no comments from the audience. Attendees were Scott Hancock; PMHOA, Lee Millers; VPMHOA, Mike Fisher; MHOA, Christina Brantley; Sec. MHOA, Dick Williams; Rep. Stoneybrook, Mark Bruce; HHGC, Gene Ziener; Rep. MHOA.

THIRD ORDER OF BUSINESS

**Discussion of Heritage Harbour Joint
Meeting, Lennar Conveyance**

Rick Schappacher presented a report of Lennar Parcels listed as "Exhibit A" from the Lennar Conveyance letter. The supervisors were polled and all five agreed that they

should take all Lennar parcels, Counsel to start the acceptance process pending a punch list.

FOURTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at the time.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brodersen, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to adjourn the meeting at 5:02 p.m., for the Heritage Harbour South Community Development District.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 3

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 May 2022 For Board Approval

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

The total items being presented: **\$17,457.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	001606	21	2 - Radar Sign Relocation 03/22	\$ 220.00
A N J Excavation LLC	001615	Invoice#22	2 Radar Sign Relocation	\$ 220.00
Berger Toombs Elam Gaines & Frank	001614	358574	Audit Services FY20/21	\$ 3,165.00
Cale Stevens	001609	Stevens 042022	Off Duty Deputy 04/20/22	\$ 225.00
Cale Stevens	001613	Stevens 042822	Off Duty Deputy 04/28/22	\$ 225.00
Heritage Harbour Golf Club	001611	050322-HH Golf	Meeting Space Rental 05/03/22	\$ 150.00
Jeremy R. Cohen	001610	Cohen 04/22	Off Duty Scheduler Fees 04/22	\$ 225.00
Louis Brodersen	001617	LB050322	Board of Supervisor Meeting 05/03/22	\$ 200.00
Mark Jablonski	001607	Jablonski 040522	Off Duty Deputy 04/05/22	\$ 225.00
Mark Jablonski	001607	Jablonski 041822	Off Duty Deputy 04/18/22	\$ 225.00
Mark Jablonski	001607	Jablonski 042322	Off Duty Deputy 04/23/22	\$ 225.00

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael Joseph Neville	1619	MN050322	Board of Supervisor Meeting 05/03/22	\$ 200.00
Persson, Cohen & Mooney, P.A	1612	2075	Legal Services 04/22	\$ 3,070.50
Philip I Frankel	1618	PF050322	Board of Supervisor Meeting 05/03/22	\$ 200.00
Rizzetta & Company, Inc.	1608	INV0000067830	District Management Fees 05/22	\$ 5,018.25
Schappacher Engineering LLC	001621	2143	Engineering Services 04/22	\$ 3,263.75
Tad Parker	1620	TP050322	Board of Supervisor Meeting 05/03/22	\$ 200.00
Thomas G Bakalar	1616	TB050322	Board of Supervisor Meeting 05/03/22	\$ <u>200.00</u>
Report Total				\$ <u>17,457.50</u>

INVOICE

A N J EXCAVATION LLC

1220 59th Ave E
Bradenton, FL 34203
941-405-5426
Mondoandjacob@gmail.com

INVOICE # 21
DATE: MARCH 1, 2022

TO Heritage Harbour
S.R. 64
Bradenton, Fl. 34212

JOB SITE ADDRESS	START DATE	END DATE
Heritage Harbour Sign Relocate Beacon Harbour Loop	March	March

LINE ITEM	DESCRIPTION	LINE TOTAL
1	Radar sign relocation 2 signs @ 110.00/ea	\$220.00
TOTAL		\$220.00

Date Rec'd Rizzetta & Co., Inc. 05/22/2022 Make all checks payable to A N J EXCAVATION LLC

D/M approval CN Date 05/03/22 THANK YOU FOR YOUR BUSINESS!

Date entered 05/02/22

Fund 001 GL 54100 OC 4787

Check # _____ RECOMMENDED FOR PAYMENT:

Bill Schuppert 3/2/22

INVOICE

A N J EXCAVATION LLC

INVOICE # 22
DATE: MAY 11, 2022

1220 59th Ave E
Bradenton, FL 34203
941-405-5426
Mondoandjacob@gmail.com

TO Heritage Harbour
S.R. 64
Bradenton, FL. 34212

JOB SITE ADDRESS	START DATE	END DATE
Heritage Harbour Sign Relocate Stone Harbour Loop	May	May

LINE ITEM	DESCRIPTION	LINE TOTAL
1	Radial sign relocation 2 signs @ 110.00/ea	\$220.00
TOTAL		\$220.00

Make all checks payable to A N J EXCAVATION LLC
THANK YOU FOR YOUR BUSINESS!

RECOMMENDED FOR PAYMENT:

Rick Schepers 5/11/22

Date Rec'd Rizzetta & Co., Inc. 05/12/22
D/M approval CN Date 05/23/22
Date entered 05/20/22
Fund 001 GL 54100 OC 4610
Check # _____



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
MAY - 5 2022

HERITAGE HARBOR SOUTH COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice No. 358574
Date 05/01/2022
Client No. 21525

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,165.00

Date Rec'd Rizzetta & Co., Inc. 05/05/22
D/M approval CN Date 05/16/22
Date entered 05/12/22
Fund 001 GL 51300 OC 3202
Check # _____

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Patrolled community and construction areas. Routinely checked basketball courts, dog park and recreation center parking lots for loitering and prowling or vehicle burglary.

****Main gate to community was open and would not close**** Patrolled community and construction areas. Routinely checked basketball courts, dog park and recreation center parking lots for loitering and prowling or vehicle burglary.

EVENT INVOICE



8000 Stone Harbour Loop
Bradenton, FL 34212
941-749-1842 ext.107
kara@heritageharbourgolfclub.com
www.heritageharbourgolfclub.com

Event Type: **CDD Meeting**
Date of Event: **Tuesday, May 3, 2022**
Time of Event: **4 PM**
Contact Person: **Christy Cruz**
Phone:

Quantity	Description	Unit Price	Total
1 1/2	Room charge		\$ 150.00

Sub Total	\$ 150.00
Sales Tax	Exempt
Grand Total	\$ 150.00

Make Check payable to HHGC or we accept Visa, MC, Amex or Discover

THANK YOU FOR CHOOSING HERITAGE HARBOUR GOLF AND EATERY

Date Rec'd Rizzetta & Co., Inc. 05/04/22
D/M approval CN Date 05/10/22
Date entered 05/06/22
Fund 001 GL 51300 OC 4903
Check # _____

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **Heritage Harbour South CDD**
BILLING ADDRESS: 12750 Citrus Park Lane, Suite 15
Tampa, FL 33625

NAME OF CONTACT: Christina Newsome
CELL PHONE # : (813) 533-2950
FHP SCHEDULER: Tpr. Jeremy Cohen
CELL PHONE # : (352) 573-8520
DATE WORKED: April scheduler's fee
START TIME:
END TIME:

TO BE COMPLETED AT DETAIL:

DATE:
TROOPER NAME: Jeremy Cohen
SOCIAL SECURITY NUMBER: On File
TIME TROOPER IN :
TIME TROOPER OUT:

Date Rec'd Rizzetta & Co., Inc. 05/02/22
D/M approval CN Date 05/10/22
Date entered 05/06/22
Fund 001 GL 52900 OC 3403
Check # _____

TOTAL AMOUNT DUE TO TROOPER: \$225 Monthly scheduler's fee

ADDRESS TO REMIT PAYMENT TO: 21732 Briske Morning Ave,
Land O Lakes, FL 34637

HERITAGE HARBOUR SOUTH CDD

Meeting Date: 05-03-2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid	
Mike Neville	✓	✓	MN050322
Philip Frankel	✓	✓	PF050322
Tad Parker	✓	✓	TP050322
Louis Brodersen	✓	✓	LB050322
Thomas Bakalar	✓	✓	TB050322

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00 p
Meeting End Time:	5:39 p
Total Meeting Time:	

Time Over (3) Hours:	2
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Total at \$175 per Hour:	\$0.00
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Date Rec'd Rizzetta & Co., Inc. 05/17/22

D/M approval CN Date 05/23/22

Date entered 05/20/22

Fund 001 GL 51100 OC 1101

Check #

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature:

E Newsome

Patrolled Community and Heritage Harbour Park. Checked vehicles parked in parking lots overnight. Conducted speed enforcement in different areas throughout the community. Conducted grounds checks of Heritage Harbour Park and the Baseball fields.

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **Heritage Harbour South CDD**
BILLING ADDRESS: 12750 Citrus Park Lane. Suite 15
Tampa, FL 33625

NAME OF CONTACT: Christina Newsome
CELL PHONE # : (813) 533-2950
FHP SCHEDULER: Tpr. Jeremy Cohen
CELL PHONE # : (352) 573-8520
DATE WORKED: 4/18/2022
START TIME: 8:00PM
END TIME: 12:00AM

Date Rec'd Rizzetta & Co., Inc. 04/26/22
D/M approval CN Date 05/03/22
Date entered 04/28/22
Fund 001 GL 52100 OC 3401
Check # _____

TO BE COMPLETED AT DETAIL:

DATE: 04/18/2022
TROOPER NAME: Mark Jablonski
SOCIAL SECURITY NUMBER: 08:00 PM
TIME TROOPER IN : 12:00 AM
TIME TROOPER OUT:

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO: 11025 Bristol Bay Drive, APT 702, Bradenton,
FL, 34209

ACTIVITY:

6 Traffic Stops:

4 Warnings for Speed (39, 40, 38, 41) (Stone Harbour Loop, River Heritage Blvd)

2 Warnings for driving W/O Headlights (Stone Harbour Loop)

Patrolled Community and Heritage Harbour Park. Checked vehicles parked in parking lots overnight. Conducted speed enforcement in different areas throughout the community. Conducted grounds checks of Heritage Harbour Park and the Baseball fields.

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **Heritage Harbour South CDD**
BILLING ADDRESS: 12750 Citrus Park Lane. Suite 15
Tampa, FL 33625

NAME OF CONTACT: Christina Newsome
CELL PHONE # : (813) 533-2950
FHP SCHEDULER: Tpr. Jeremy Cohen
CELL PHONE # : (352) 573-8520
DATE WORKED: 4/23/2022
START TIME: 8:00PM
END TIME: 12:00AM

Date Rec'd Rizzetta & Co., Inc. 04/26/22
D/M approval CN Date 05/03/22
Date entered 04/28/22
Fund 001 GL 52100 OC 3401
Check #

TO BE COMPLETED AT DETAIL:

DATE: 4/23/2022
TROOPER NAME: Mark Jablonski
SOCIAL SECURITY NUMBER: ON FILE
TIME TROOPER IN : 8:00PM
TIME TROOPER OUT: 12:00AM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO: On FILE

ACTIVITY:

9 Traffic Stops (Stone Harbour Loop, River Heritage Blvd)
8 Speed Warnings (38, 39, 40, 42)
1 Citation (driving with a suspended license)

Patrolled community and Heritage Harbour Park. Checked vehicle parked in parking lots overnight. Conducted speed enforcement in different arear throughout the community. Conducted grounds checks of Heritage Harbour park and the baseball fields.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 2075
Date: 05/03/2022
Due On: 06/03/2022

Heritage Harbour South Community Development District
cddinvoice@rizzetta.com
3434 Colwell Avenue, Ste 200
Tampa, Florida 33614

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,068.00	+ \$3,070.50) - (\$0.00) = \$4,138.50

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AC	04/04/2022	Continued review of agenda package and preparation for 4/5 CDD meeting.	1.00	\$267.00	\$267.00
Service	AC	04/05/2022	Draft audit letter. Final review and preparation for CDD meeting. Attend meeting.	5.25	\$267.00	\$1,401.75
Service	AC	04/06/2022	Follow-up on action items from 4/5 CDD meeting. Exchange e-mails with Lennar counsel re: Quit Claim Deed. Tele-conv. with Chairman re: issues from 4/5 meeting.	0.75	\$267.00	\$200.25
Service	AC	04/07/2022	Exchange e-mails with Board member and then Chair re: issues related to Lennar deed and joint meeting with interested parties.	0.25	\$267.00	\$66.75
Service	AC	04/08/2022	Review and reply to e-mail from Chairman re: Lennar Deed. Review draft e-mail prepared by District Manager re: joint meeting to discuss Lennar conveyances and provide revisions. Review comments from Chairman related to joint meeting e-mail. Review draft cease and desist letter prepared by District Manager related to illegal dumping and provide revisions.	1.50	\$267.00	\$400.50
Service	AC	04/11/2022	Exchange e-mails re: finalization of	0.75	\$267.00	\$200.25

			invitation to coordinate joint meeting to discuss Lennar deed. Review redlined demand letter re: unlawful dumping in preserve area and provide comments. Tele-conv. with Supervisor Frankel re: pending items.			
Service	AC	04/12/2022	Review summary from 4/5 CDD meeting and related attachments. E-mail District Manager.	0.25	\$267.00	\$66.75
Service	AC	04/21/2022	Review draft audit and provide comments.	0.50	\$267.00	\$133.50
Service	AC	04/25/2022	Initial review of agenda package for 5/3 CDD meeting.	0.25	\$267.00	\$66.75
Service	AC	04/26/2022	Tele-conv. with District Manager re: scheduling of joint meeting to discuss Lennar deed. Review draft Gator paving contract prepared by engineer and provide comments/revisions.	1.00	\$267.00	\$267.00

Subtotal \$3,070.50

Total \$3,070.50

Detailed Statement of Account

Date Rec'd Rizzetta & Co., Inc. 05/03/22D/M approval CN Date 05/10/22Date entered 05/06/22Fund 001 GL 51400 OC 3107

Check # _____

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1866	04/02/2022	\$1,068.00	\$0.00	\$1,068.00

PD in April
Storres

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2075	06/03/2022	\$3,070.50	\$0.00	\$3,070.50

Outstanding Balance \$4,138.50

Total Amount Outstanding \$4,138.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

Payment is due 30 days from receipt of this invoice. Thank you.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2022	INV0000067830

Bill To:

HERITAGE HARBOUR SOUTH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00261

Description		Qty	Rate	Amount
Accounting Services	51300 3201	1.00	\$1,667.00	\$1,667.00
Administrative Services	51300 3100	1.00	\$417.00	\$417.00
Email Accounts, Admin & Maintenance	51300 4904	5.00	\$15.00	\$75.00
Financial & Revenue Collections	51300 3111	1.00	\$437.50	\$437.50
Management Services	51300 3101	1.00	\$2,321.75	\$2,321.75
Website Compliance & Management	51300 4904	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>04/26/22</u></p> <p>D/M approval <u>CN</u> Date <u>05/03/22</u></p> <p>Date entered <u>04/28/22</u></p> <p>Fund <u>001</u> GL <u>See Above</u> OC <u></u></p> <p>Check # <u></u></p>				
		Subtotal		\$5,018.25
		Total		\$5,018.25

Schappacher Engineering LLC

PO Box 21256
 Bradenton, FL 34204
 941-251-7613

Invoice

Date	Invoice #
5/10/2022	2143

Bill To
Heritage Harbour CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
4/1/2022	Create radar reports and wetland map.	2.5	90.00	225.00
4/4/2022	Prep work for CDD meeting. Review agenda items, print pertinent documents, review e-mails from Mike Neville, print out photos.	0.75	150.00	112.50
4/5/2022	CADD efforts to prepare wetland map.	0.5	100.00	50.00
4/5/2022	Summarize items for CDD meeting and attend via conference call.	3	150.00	450.00
4/8/2022	Prepare wetland signage map.	2	90.00	180.00
4/8/2022	Review e-mail from Mike Neville regarding sidewalk ponding and respond. Coordinate with staff on repairs.	0.25	150.00	37.50
4/11/2022	Respond to Cori at Lighthouse Cove for radar sign and revised locations.	0.25	150.00	37.50
4/12/2022	Justification of costs for Rizzetta.	0.25	165.00	41.25
4/15/2022	Collect radar data and sign location replacements, print new wetlands map and discuss radar sign locations. Site review to look at sidewalk ponding.	3.5	90.00	315.00
4/15/2022	Prepare document for relocation of radar signs and coordinate with Tom Bakalar for location suggestions.	0.25	150.00	37.50
4/18/2022	Create radar reports.	0.5	90.00	45.00
4/19/2022	Proposed radar sign locations/ponding investigation discussion and site visit.	2	90.00	180.00
4/19/2022	Radar sign location map, transfer radar sign data.	0.5	90.00	45.00
4/19/2022	Conversation with asphalt vendor for upcoming roadway repairs and schedule. Site review for sidewalk ponding and review locations for radar sign relocations. Send agenda items to Rizzetta.	1.25	150.00	187.50
4/20/2022	Create sidewalk ponding photo and map.	0.5	90.00	45.00
4/20/2022	Organize wetland signage files and maps.	1.25	90.00	112.50
4/20/2022	Review files and coordinate with vendor for sidewalk repairs and sidewalk flume.	1	150.00	150.00
4/21/2022	Create roadway contract package, discuss storm inlet painting bid package with staff members.	1.25	90.00	112.50
4/21/2022	Send out bid packages to vendors for painting inlet noses.	0.5	150.00	75.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		

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5/10/2022	2143

Bill To
Heritage Harbour CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
4/22/2022	Coordinate with Rizzetta for agenda items from district engineer. Coordinate with lighting vendor and Tom Bakalar as well as asphalt vendor for schedule. Finalize asphalt repair contract and forward to vendor for review and to start gathering insurance documents. Send contract to attorney for review.	1.5	150.00	225.00
4/27/2022	Coordinate with vendor to relocate radar signs and follow up updates with Tom Bakalar. Review plans for signalization on Grand Harbour Parkway and respond to consultant. Coordinate with additional painting vendors for painting the inlet nosings, forward bid package.	1.25	150.00	187.50
4/29/2022	Site meeting with asphalt vendor for upcoming repairs and discuss schedule. Scan signed contract and finalize contract document. Coordinate with Tom Bakalar, asphalt contractor and HOA sub for installing conduits across Stone Harbour Loop. Review document from Mark Bruce for golf villas and impact to CDD storm water. Respond. Electronic filing of documents.	2.75	150.00	412.50
Date Rec'd Rizzetta & Co., Inc. <u>05/26/22</u> D/M approval <u>CN</u> Date <u>05/27/22</u> Date entered <u>05/26/22</u> Fund <u>001</u> GL <u>51300</u> OC <u>3103</u> Check # _____				
Please make checks payable to Schappacher Engineering Thank you for your business!			Total	\$3,263.75

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Sign Reports	Sidewalk & Roadway Review & Repairs	Annual Site Reviews	Storm Water System Inspection & Repairs	Pressure Washing Curbs & Sidewalks	Lennar Parcels Transfer	HOA's Assistance	Parcels 19 & 20	MPOA Assistance	Golf Course Assistance
4/1/2022			45.00			180.00						
4/4/2022	112.50											
4/5/2022						50.00						
4/5/2022	450.00											
4/8/2022						180.00						
4/8/2022				37.50								
4/11/2022			37.50									
4/12/2022	37.50											
4/15/2022			45.00	90.00		180.00						
4/15/2022			37.50									
4/18/2022			45.00									
4/19/2022			45.00	135.00								
4/19/2022			45.00									
4/19/2022				187.50								
4/20/2022				45.00								
4/20/2022						112.50						
4/20/2022				150.00								
4/21/2022				90.00		45.00						
4/21/2022						75.00						
4/22/2022				225.00								
4/27/2022			37.50	75.00		75.00						
4/29/2022				300.00								112.50
Monthly Total	\$600.00	\$0.00	\$337.50	\$1,335.00	\$0.00	\$897.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.50
Annual Total	\$2,737.50	\$382.50	\$3,375.00	\$5,223.75	\$2,700.00	\$3,657.50	\$450.00	\$990.00	\$37.50	\$225.00	\$75.00	\$187.50

Tab 4



Rizzetta & Company

District Manager's Report

August 2

2022

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** Sept. 6, 2022 – Stoneybrook Rec Center @ 3p
- **Next Election:** For Seat 3 Mike Neville and Seat 5 Tad Parker
November 8, 2022, time to register is June 13 - 17, 2022 @ 12P

<u>FINANCIAL SUMMARY</u>	<u>6/30/2022</u>
General Fund Cash & Investment Balance:	\$648,516
Reserve Fund Cash & Investment Balance:	\$558,198
Debt Service Fund Investment Balance:	\$516,426
Total Cash and Investment Balances:	\$1,723,140
General Fund Expense Variance:	Under Budget
	\$54,589

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com



Rizzetta & Company

UPDATES:

- Working on verbiage for inappropriate wetland dumping to be added to the Master newsletter.