



Rizzetta & Company

Heritage Harbour South Community Development District

Board of Supervisors' Regular Meeting May 2, 2023

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 Stoneybrook Recreation Center located at
200 Golden Harbour Trail, Bradenton, FL 34212

District Board of Supervisors	Philip Frankel Robin Spencer Mike Neville Thomas Bakalar Eric Hallberg	Chair Vice Chair Assistant Secretary Assistant Secretary 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, 2023

**Board of Supervisors
Heritage Harbour South
Community Development District**

FINAL AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, May 2, 2023, at 4:00 p.m.** at the **Heritage Harbour 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. NEW BUSINESS**
 - A. Presentation of Rizzetta & Company, Inc
 - B. Presentation of District Counsel Price IncreaseTab 1
- 4. OLD BUSINESS**
 - A. Discussion of Repairs to Guardhouse
 - B. Consideration of MCSO Agreement for Off-Duty Sheriffs.....USC
 - C. Consideration of Fiscal Year 2023/2024 Proposed Budget
 1. Consideration of Resolution 2023-04, Approving the Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget..... Tab 2
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 4, 2023Tab 3
 - B. Consideration of Operations and Maintenance Expenditures for March 2023.....Tab 4
 - C. HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Presentation of Roadway Lifespan MapsTab 5
 - C. District Manager
 1. District Manager's Report.....Tab 6

- 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



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

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman∞
Daniel P. Lewis

* Board Certified City, County and Local Government Law

** Of Counsel

∞ Also licensed in Colorado

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Venice

April 18, 2023

Christina Newsome, District Manager
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RE: CPI Attorney Fees
Heritage Harbour South Community Development District

Dear Christina:

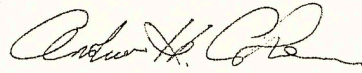
Pursuant to our fee agreement with the Heritage Harbour South Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. While the applicable CPI for this year's adjustment is 6%, as I did last year, I have elected to reduce the CPI increase to 5%. We have all been affected by rapidly rising costs for goods and services, but I appreciate and recognize our long-standing relationship with the District and believe this reduced CPI increase is fair to both parties. The adjusted hourly rate we are requesting is as follows: \$294.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen", with a stylized flourish at the end.

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Philip Frankel, Chairman

Tab 2

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbour South Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 1, 2023

HOOR: 4:00PM

LOCATION: Stoneybrook Recreation Center
located at 200 Golden Harbour Trail,
Bradenton, Florida 34212.

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____ 2023.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2023/2024

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2023/2024



Rizzetta & Company

Heritage Harbour South Community Development District

www.heritageharboursouthcdd.org

Proposed Budget Fiscal Year 2023-2024

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Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings	\$ 1,859	\$ 3,718	\$ -	\$ -	\$ -		Based on March 23 Financials
5	Special Assessments							
6	Tax Roll*	\$ 294,433	\$ 294,433	\$ 292,399	\$ 2,034	\$ 292,399	\$ -	
7								
8	TOTAL REVENUES	\$ 296,292	\$ 298,151	\$ 292,399	\$ 2,034	\$ 292,399	\$ -	
9								
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 296,292	\$ 298,151	\$ 292,399	\$ 2,034	\$ 292,399	\$ -	
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 5,800	\$ 11,600	\$ 9,000	\$ (2,600)	\$ 12,000	\$ 3,000	5 Sup, 10 meetings, 2 workshops
17	Financial & Administrative							
18	Administrative Services	\$ 2,602	\$ 5,205	\$ 5,004	\$ (201)	\$ 5,204	\$ 200	Based on Contract
19	District Management	\$ 14,487	\$ 28,974	\$ 27,861	\$ (1,113)	\$ 28,975	\$ 1,114	Based on Contract
20	District Engineer	\$ 8,438	\$ 16,876	\$ 15,000	\$ (1,876)	\$ 30,000	\$ 15,000	Based on FY22-23 expenses
21	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
22	Trustees Fees	\$ 8,944	\$ 9,213	\$ 9,000	\$ (213)	\$ 12,000	\$ 3,000	Based on FY22-23 expenses
23	Assessment Roll	\$ 5,460	\$ 5,460	\$ 5,250	\$ (210)	\$ 5,460	\$ 210	Based on Contract
24	Financial & Revenue Collections	\$ 2,730	\$ 5,460	\$ 5,250	\$ (210)	\$ 5,460	\$ 210	Based on Contract
25	Accounting Services	\$ 10,402	\$ 20,802	\$ 20,004	\$ (798)	\$ 20,804	\$ 800	Based on Contract
26	Auditing Services	\$ -	\$ 3,325	\$ 3,600	\$ 275	\$ 3,405	\$ (195)	Based on Contract thorough 2024
27	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	
28	Misc. Administrative Fees	\$ 300	\$ 650	\$ 650	\$ -	\$ 650	\$ -	
29	Public Officials Liability Insurance	\$ 3,341	\$ 2,960	\$ 3,101	\$ 141	\$ 4,176	\$ 1,075	EGIS Estimated increase of 25% from FY 22-23
30	Legal Advertising	\$ 468	\$ 936	\$ 500	\$ (436)	\$ 500	\$ -	
31	Miscellaneous Mailings	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
33	Miscellaneous Fees	\$ -	\$ -	\$ 350	\$ 350	\$ 1,650	\$ 1,300	Fees for Meeting Spaces
34	Website Hosting, Maintenance, Backup (and Email)	\$ 1,818	\$ 3,638	\$ 4,000	\$ 362	\$ 4,000	\$ -	
35	Legal Counsel							
36	District Counsel	\$ 14,698	\$ 29,396	\$ 25,000	\$ (4,396)	\$ 26,000	\$ 1,000	Based on Upcoming Projects
37								
38	Administrative Subtotal	\$ 81,663	\$ 146,670	\$ 135,495	\$ (11,175)	\$ 162,209	\$ 26,714	
39								

Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
40	EXPENDITURES - FIELD OPERATIONS							
41								
42	Law Enforcement							
43	Deputy	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 12,000	\$ 4,000	
44	Stormwater Control							
45	Misc. Aquatic Maintenance	\$ -	\$ -	\$ 30,402	\$ 30,402	\$ -	\$ (30,402)	
46	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 4,750	\$ 4,750	\$ -	\$ (4,750)	
47	Aquatic Plant Replacement	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ -	\$ (4,500)	
48	Stormwater System Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ (4,000)	No longer accounted for in assessment table. Moved to Misc. Cont.
49	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	
50	Other Physical Environment							
51	Property Insurance	\$ 17,631	\$ 17,631	\$ 14,955	\$ (2,676)	\$ 22,040	\$ 7,085	EGIS Estimated increase of 25% from FY 22-23
52	General Liability Insurance	\$ 4,746	\$ 4,746	\$ 3,947	\$ (799)	\$ 5,950	\$ 2,003	EGIS Estimated increase of 25% from FY 22-23
53	Irrigation Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
54	Road & Street Facilities							
55	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 22,000	\$ 2,000	Per Rick, only patchwork may be needed amount is OK
56	Street Sign Repair & Replacement	\$ 2,206	\$ 4,412	\$ 7,500	\$ 3,088	\$ 7,500	\$ -	
57	Roadway Repair & Maintenance	\$ 1,900	\$ 3,800	\$ 27,100	\$ 23,300	\$ 27,100	\$ -	\$20k for Cleaning Curbs and Gutters
58	Gate Facility Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
59								
60	Contingency							
61	Miscellaneous Contingency	\$ 17,403	\$ 34,806	\$ 29,250	\$ (5,556)	\$ 32,100	\$ 2,850	
62								
63	Field Operations Subtotal	\$ 43,886	\$ 65,395	\$ 156,904	\$ 91,509	\$ 130,190	\$ (26,714)	
64								
65	Contingency for County TRIM Notice							
66								
67	TOTAL EXPENDITURES	\$ 125,548	\$ 212,065	\$ 292,399	\$ 80,334	\$ 292,399	\$ -	
68								
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 170,744	\$ 86,086	\$ -	\$ 82,368	\$ -	\$ -	

Proposed Budget
Heritage Harbour South Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ -	
6	Other Miscellaneous Revenues							
7	Miscellaneous Revenues (Interest Earnings)	\$ 1,899	\$ 1,899	\$ -	\$ 1,899	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 91,899	\$ 91,899	\$ 90,000	\$ 1,899	\$ 90,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 91,899	\$ 91,899	\$ 90,000	\$ 1,899	\$ 90,000	\$ -	
14								
15								
16	EXPENDITURES							
17								
18	Contingency							
19	Asphalt Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Capital Reserves- Disaster	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	
21	Capital Reserves	\$ -	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ -	
22								
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	
24								
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 91,899	\$ 91,899	\$ -	\$ 91,899	\$ -	\$ -	
26								

Heritage Harbour South Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Series 2013	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$122,958.70	\$503,210.85	\$626,169.55
TOTAL REVENUES	\$122,958.70	\$503,210.85	\$626,169.55
EXPENDITURES			
Debt Service Obligation	\$122,958.70	\$503,210.85	\$626,169.55
Administrative Subtotal	\$122,958.70	\$503,210.85	\$626,169.55
TOTAL EXPENDITURES	\$122,958.70	\$503,210.85	\$626,169.55
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

7.0%

Gross assessments

\$672,432.94

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$382,399.00
Collection Cost @	3%	\$12,335.45
Early Payment Discount @	4%	\$16,447.27
2023/2024 Total		<u>\$411,181.72</u>

2022/2023 O&M Budget	\$382,399.00
2023/2024 O&M Budget	\$382,399.00

Total Difference	<u>\$0.00</u>
------------------	---------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2013 Debt Service - Single Family 55'	\$466.27	\$466.27	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$309.24	\$318.72	\$9.48	3.07%
Total	\$775.51	\$784.99	\$9.48	1.22%
Series 2013 Debt Service - Single Family 65'	\$618.86	\$618.86	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$313.17	\$318.72	\$5.55	1.77%
Total	\$932.03	\$937.58	\$5.55	0.60%
Series 2013 Debt Service - Single Family 80'	\$771.46	\$771.46	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$321.01	\$318.72	-\$2.29	-0.71%
Total	\$1,092.47	\$1,090.18	-\$2.29	-0.21%
Series 2013 Debt Service - Single Family 85'	\$915.58	\$915.58	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$323.46	\$318.72	-\$4.74	-1.47%
Total	\$1,239.04	\$1,234.30	-\$4.74	-0.38%
Series 2013 Debt Service - Stone Harbour Condo	\$296.71	\$296.71	\$0.00	0.00%
Operations/Maintenance - Stone Harbour Condo	\$262.46	\$272.33	\$9.87	3.76%
Total	\$559.17	\$569.04	\$9.87	1.77%
Series 2013 Debt Service - Twin Villas	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Twin Villas	\$267.36	\$272.33	\$4.97	1.86%
Total	\$653.09	\$658.06	\$4.97	0.76%
Series 2013 Debt Service - Club Home	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Club Home	\$265.64	\$272.33	\$6.69	2.52%
Total	\$651.37	\$658.06	\$6.69	1.03%
Series 2013 Debt Service - Golf Course	\$1,898.18	\$1,898.18	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$641.28	\$167.26	-\$474.02	-73.92%
Total	\$2,539.46	\$2,065.44	-\$474.02	-18.67%
Series 2015 Debt Service - LHC - Single Family 40'	\$303.90	\$303.90	\$0.00	0.00%
Operations/Maintenance - LHC - Single Family 40'	\$215.81	\$232.07	\$16.26	7.53%
Total	\$519.71	\$535.97	\$16.26	3.13%
Series 2015 Debt Service - Lighthouse Cove Condo	\$227.92	\$227.92	\$0.00	0.00%
Operations/Maintenance - Lighthouse Cove Condo	\$200.53	\$211.68	\$11.15	5.56%
Total	\$428.45	\$439.60	\$11.15	2.60%
Debt Service - Townhomes (Parcel 17)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Townhomes (Parcel 17)	\$184.49	\$164.11	-\$20.38	-11.05%
Total	\$184.49	\$164.11	-\$20.38	-11.05%
Debt Service - Aquaterra	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$127.42	\$164.11	\$36.69	28.79%
Total	\$127.42	\$164.11	\$36.69	28.79%

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$382,399
COLLECTION COSTS @	3.0%	\$12,335
EARLY PAYMENT DISCOUNT @	4.0%	\$16,447.3
TOTAL O&M ASSESSMENT		<u>\$411,182</u>

O&M 1	Admin and Reuse Water	O&M 2	Community Specific Costs (Roadway/Landscape/Gate)	O&M 3	Contingency/Disaster (Community Restoration)
\$234,299		\$58,100		\$90,000	
\$17,635		\$4,373		\$6,774	
<u>\$251,934</u>		<u>\$62,473</u>		<u>\$96,774</u>	

LOT SIZE	ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
	O&M 1 UNITS	TOTAL O&M 1 BUDGET	PER UNIT	O&M 2 UNITS	TOTAL O&M 2 BUDGET	PER UNIT	O&M 3 UNITS	TOTAL O&M 3 BUDGET	PER UNIT	TOTAL O&M	2013 DEBT SERVICE ⁽¹⁾	2015 DEBT SERVICE ⁽¹⁾	TOTAL ⁽³⁾
SB - Single Family 55'	248	\$48,429.58	\$195.28	248	\$14,849.72	\$59.88	248	\$15,762.53	\$63.56	\$318.72	\$466.27		\$784.99
SB - Single Family 65'	225	\$43,938.13	\$195.28	225	\$13,472.53	\$59.88	225	\$14,300.68	\$63.56	\$318.72	\$618.86		\$937.58
SB - Single Family 80'	154	\$30,073.21	\$195.28	154	\$9,221.20	\$59.88	154	\$9,788.02	\$63.56	\$318.72	\$771.46		\$1,090.18
SB - Single Family 85'	19	\$3,710.33	\$195.28	19	\$1,137.68	\$59.88	19	\$1,207.61	\$63.56	\$318.72	\$915.58		\$1,234.30
Stone Harbour Condo	120	\$20,023.43	\$166.86	120	\$5,029.75	\$41.91	120	\$7,627.03	\$63.56	\$272.33	\$296.71		\$569.04
Twin Villas	145	\$24,194.98	\$166.86	145	\$6,077.61	\$41.91	145	\$9,216.00	\$63.56	\$272.33	\$385.73		\$658.06
Club Home	36	\$6,007.03	\$166.86	36	\$1,508.92	\$41.91	36	\$2,288.11	\$63.56	\$272.33	\$385.73		\$658.06
Golf Course	24.26	\$2,486.23	\$102.48	24.26	\$29.61	\$1.22	24.26	\$1,541.93	\$63.56	\$167.26	\$1,898.18		\$2,065.44
LHC - Single Family 40'	245	\$34,836.37	\$142.19	245	\$6,448.15	\$26.32	245	\$15,571.86	\$63.56	\$232.07		\$303.90	\$535.97
Lighthouse Cove Condo	255	\$33,072.99	\$129.70	255	\$4,697.94	\$18.42	255	\$16,207.44	\$63.56	\$211.68		\$227.92	\$439.60
Parcel 17 Townhome	44	\$4,424.28	\$100.55	0	\$0.00	\$0.00	44	\$2,796.58	\$63.56	\$164.11			\$164.11
Aquaterra 2	4	\$402.21	\$100.55	0	\$0.00	\$0.00	4	\$254.23	\$63.56	\$164.11			\$164.11
Aquaterra	3.338	\$335.64	\$100.55	0	\$0.00	\$0.00	3.338	\$212.16	\$63.56	\$164.11			\$164.11
	<u>1522.598</u>	<u>\$251,934.41</u>		<u>1471.26</u>	<u>\$62,473.12</u>		<u>1522.598</u>	<u>\$96,774.19</u>					
Collection Costs/Discounts		(\$17,635.41)			(\$4,373.12)			(\$6,774.19)					
Net Expected Revenue		<u>\$234,299.00</u>			<u>\$58,100.00</u>			<u>\$90,000.00</u>					

(1) Annual debt service assessments per lot adopted in connection with the Series 2013 and Series 2015 bond issuances. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(2) Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 3

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 4, 2023, at 4:00 p.m.** at the **Stoneybrook Rec Center located at 200 Golden Harbour Trail, Bradenton, FL 34214.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Philip Frankel	Board Supervisor, Chair
Robin Spencer	Board Supervisor, Vice Chair
Tom Bakalar	Board Supervisor, Asst. Secretary
Mike Neville	Board Supervisor, Asst. Secretary
Eric Hallberg	Board Supervisor, Asst. Secretary (via Phone)

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Scott Brizendine	Vice President of Operations; Rizzetta & Co.
Andy Cohen	District Counsel; Persson, Cohen Mooney, Fernandez & Jackson P.A.
Rick Schappacher	District Engineer; Schappacher Engineering (via Phone)
Gene Zeiner	Representative; MHOA
Mike Fisher	Representative; MHOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:00 PM.

On a Motion from Mr. Neville seconded by Mr. Bakalar, with all in favor, the Board approved for Eric Hallberg to participate by phone, for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience present, there were no comments.

THIRD ORDER OF BUSINESS**Presentation of Inframark**

There was a presentation by Inframark and their Staff that was presented to the Board. The Board adjusted the agenda to allow the presentation from Inframark and their Staff to happen first on the agenda. The Board heard from their Staff and asked questions about their process and discussion ensued.

FOURTH ORDER OF BUSINESS**Discussion of Golf Cart Crossings
Deficiencies**

A discussion ensued during the new cart path deficiencies. Mr. Bruce received an email from Mr. Schappacher around March 15, 2023, to set up a meeting with him. They got together with the concrete contractor and have remedied the curb and cart path extensions on Heritage Isles and Stone Harbour Loop rounding out rough curb cuts that were left. There will also be temporary flagging and speed hump signs installed to alert others to be cautious in those areas. Mr. Neville stated that there have been several complaints and comments about the height and angle of the new speed humps that have been installed. Mr. Schappacher stated that while the humps may be in the higher side, they do meet that standard for the MUPCD. They will compress over time though.

FIFTH ORDER OF BUSINESS**Consideration of Resolution
2023-03, Authorizing Investment
of District Operating Funds**

The Board motioned and approved Resolution 2023-03 – Authorizing the Investment of District Operating funds. Memorializing the prioritization of safety of principal and liquidity, adopting the “no investment policy” references in Chapter 218.415 subsection 17 of FL Statutes, investing operating funds and reserves as well as potential bond funds subject to any limitations with trustee or indenture. Authorized signors will be the Vice Chair or Chair in her absence. Ms. Spencer will be taking the lead on this investment discussion and working with Mr. Brizendine.

On a Motion from Mr. Neville seconded by Mr. Bakalar, with all in favor, the Board approved Resolution 2023-03, Authorizing of District Operating Funds, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS**Discussion of Eminent Domain**

The Board motioned and approved the State of Florida Department of Transportation Representative Authorization for Moore Bowman & Reese, P.A., accept service of process on the district's behalf concerning any legal proceedings in eminent domain which may ensue. This is not a retainer and will not cost the district any fees at this time.

On a Motion from Mr. Bakalar seconded by Mr. Neville, with all in favor, the Board accepted and executed the authorization of representative form for the eminent domain, for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS**Discussion of Repairs
to Guardhouse**

A discussion ensued about the repairs to the guardhouse. During the discussion, Mr. Neville stated there is noticeable damage to the guardhouse and residents are asking when it will be fixed. His question is who does the responsibility of repairs fall on. Based on the Maintenance agreement with the Master, maintenance of the guardhouse structure is to be performed by the HOA, and all damages/repairs over \$5000 should be done by the HOA, if there are damages, the CDD should be informed immediately so an insurance claim can be filed if need be. Mr. Schappacher will access and report his findings to the board at the next meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Request
to Designate Chairman as
Liaison to Heritage Harbour
Master HOA**

Mr. Neville mentioned that when he served as Chair, he was the liaison for the Master HOA, and he would be relinquishing that to the new chair Mr. Frankel. He encouraged the Master to use Mr. Frankel as a resource.

On a Motion from Mr. Bakalar seconded by Mr. Neville, with all in favor, the Board designated the Chair to act as the liaison to the Master HOA, for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS**Discussion of Fiscal Year
2023-2024 Budget**

During the discussion about the upcoming fiscal year 2023-2024 budget, the Board discussed the upcoming fiscal year budget and the Manager will get with the District Engineer to discuss the amount that needs to be budgeted for any road repairs coming in the next fiscal year. Ms. Newsome informed the Board that their proposed not to exceed the budget adoption meeting will be held on May 2, 2023.

TENTH ORDER OF BUSINESS**Consideration of Minutes of Board
of Supervisors Regular Meeting
held on March 7, 2023**

Ms. Newsome presented the minutes from the meeting held on March 7, 2023, to the Board.

On a Motion from Mr. Frankel seconded by Mr. Neville, with all in favor, the Board approved the minutes from the March 7, 2023, meeting, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Operations
and Maintenance Expenditures
for February 2023**

Ms. Newsome presented the Operations and Maintenance Expenditures for February 2023 to the Board.

On a Motion from Mr. Neville seconded by Mr. Bakalar, with all in favor, The Board ratified the Operations and Maintenance Expenditures for February 2023 (\$10,405.14) for the Heritage Harbour South Community Development District.

On a Motion by Mr. Frankel, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to extend the meeting to 6:15 p.m., for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Fisher informed the Board that the playground has reopened. The hours would be from dusk to dawn. Safety and security of the playground were also discussed. Mr. Frankel mentioned that a resident referenced dying palm trees near the fountain and stated that the trees may be on CDD property. Mr. Fisher stated that he would confirm which trees the resident were referring to. The discussion continued regarding foliage at the fountain and possible steps being taken to improve the landscaping in that area.

2. Stoneybrook HOA

Mr. Ziener informed the Board that there is an upcoming election for the Stoneybrook HOA being held on April 20, 2023. There are 11 candidates running for the 4 open seats on the Board. Mr. Ziener also mentioned that they are currently looking for a new manager for the Rec Center because the current manager, Kaline, has resigned. Rebekah Thomas, Association Assistant, will be acting manager in the interim. Ms. Spencer inquired about who would be handling the financials in the interim between managers. Mr. Zeiner informed her that they are using a third-party vendor for those services. He also mentioned that phase 3 of the median work has begun and plantings has started, the project is ongoing. Mr. Bakalar requested the wetland dumping letter should be added to the Stoneybrook HOA newsletter as well the Masters newsletter.

3. Lighthouse Cove HOA

During updates for Lighthouse Cove Mr. Frankel informed the Board that he requested the meeting link but was given the Zoom meeting link too late to be able to participate in the last meeting. He will be attending the next meeting, which will be held at IHOP, in person and will report back to the Board.

4. Golf Course Update

During golf course updates, Mr. Bruce stated, since it reopened in November, operations have been good on the course as well as the restaurant. Last July the golf course suffered a default from one of the buyers and ended up in litigation in late summer, that litigation has been settled as of March 28, 2023. They are now making progress to get those projects back on track. Mr. Frankel inquired with Mr. Bruce about several comments about Holes 1 and 2 being an eyesore. Mr. Bruce informed us that there is no irrigation in that area which is why the grounds are unkept in that area, but he is working to get the landscaping addressed there. Mr. Neville mentioned that an email was sent to the Engineer regarding an issue on Lake 11, the complaint is there is erosion in the T Box area of Hole 17 going down into the pond. Also, about the silt fence. Mr. Bruce stated they are working with the Master Association and pond professionals to identify and rectify any lake banks that are an "eyesore" to try and come up with a plan for aquatic plantings and grasses to fix the lake banks.

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

Andy Cohen was present. He informed the Board that the contract form with Manatee County Sheriff's office is almost finalized. Mr. Cohen also informed the Board that the easement for SMH Signage has been prepared to include the chair's comments and was sent on April 4, 2023. Now he is awaiting a response from them.

B. District Engineer

Rick Schappacher was present. During District Engineer updates, Mr. Schappacher informed the Board that the draft ownership maps have been sent out and he is still working on our ownership before the final maps are sent out. He has reached out to Marketplace regarding the striping along River Heritage Blvd, they are doing their engineering work with the county to see how to make the striping work better. The goal is to create a bypass road that will go around and provide Marketplace to have access to the crosswalk. He will report back as updates come along. The six, speed radar enforced signs have been installed as well. Mr. Schappacher and Mr. Hallberg will work together to get the radar feedback signs ordered and placed. Mr. Neville also mentioned that there was an email from a resident sent to Mr. Schappacher regarding a drain on Stone Harbour Loop that needs to be cleared, the Master needs to be informed. Mr. Bakalar let the Manager know to contact Icon's Manager, Lee Weiss, Truscapes as well as the Manager at the Stoneybrook HOA and send over information for the storm drain issue. The District Engineer and Manager will work together to make sure the drain is cleaned/cleared by the responsible party. Mr. Neville also mentioned a sign at the intersection of Camden Harbour and Heritage Isles, Camden sign blown down during the hurricane and the sign has not been found and District Engineer will have the sign ordered and placed.

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

C. District Manager

1. Review of District Manager Report

Ms. Newsome presented the District Manager Report to the Board. During the District Manager Updates, Ms. Newsome informed the Board that she is keeping the emergency contact list up to date and will be sending out updates as they come in. Scott Brizendine addressed the Board about the upgraded accounting software. Mr. Brizendine informed the Board that they should have all received an email with the account log in information for the Sage Intacct software, some Board member had not received it so it will be resent. Mr. Brizendine also told the Board that there will be training and that they were able to work it out with the manufacturer that all supervisors will have access at no additional cost.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

During the supervisor requests, Mr. Bakalar inquired about the reimbursement for the Stoneybrook HOA for the Hurricane damage repairs. This has been paid. The check number is 100093. Ms. Spencer inquired about the invoice process and why invoices are ratified after payment and not approved prior to being paid.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:25 p.m., for the Heritage Harbour South Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 4

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 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,959.92**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Eric N Hallberg	100079	EH030723	Board of Supervisor Meeting 03/07/23	\$200.00
Eric N Hallberg	100085	EH032123	Board of Supervisor Meeting 03/21/23	\$200.00
Michael Joseph Neville	100080	MN030723	Board of Supervisor Meeting 03/07/23	\$200.00
Michael Joseph Neville	100086	MN032123	Board of Supervisor Meeting 03/21/23	\$200.00
Persson, Cohen & Mooney, P.A.	100081	3224	Legal Services 02/23	\$2,948.00
Philip I Frankel	100082	PF030723	Board of Supervisor Meeting 03/07/23	\$200.00
Philip I Frankel	100087	PF032123	Board of Supervisor Meeting 03/21/23	\$200.00
Rizzetta & Company, Inc.	100078	INV0000078004	District Management Fees 03/23	\$5,211.92
Robin Spencer	100083	RS030723	Board of Supervisor Meeting 03/07/23	\$200.00
Robin Spencer	100088	RS032123	Board of Supervisor Meeting 03/21/23	\$200.00

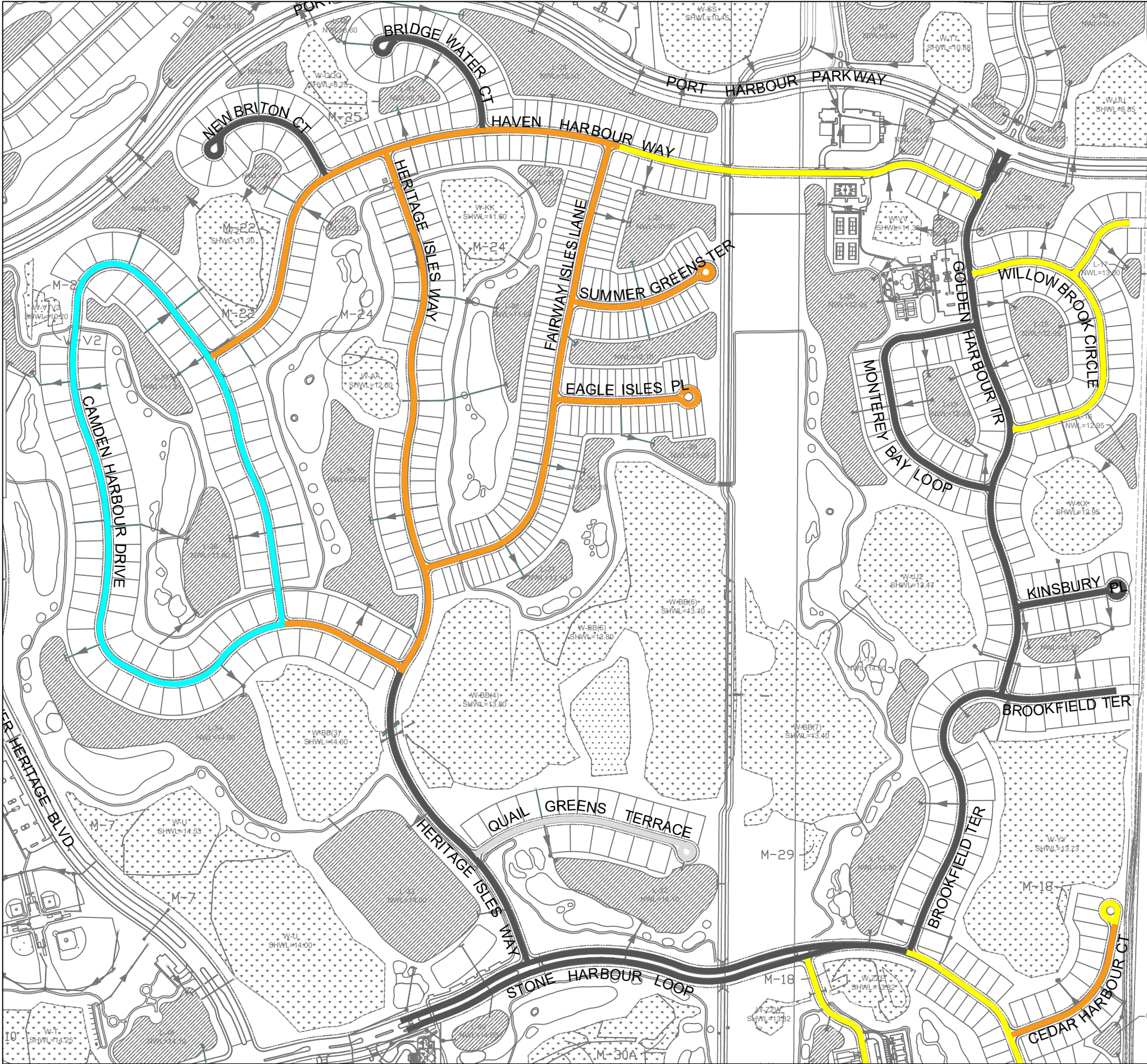
HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering, LLC	100089	2360	Engineering Services 02/23	\$1,800.00
Thomas G. Bakalar	100084	TB030723	Board of Supervisor Meeting 03/07/23	\$200.00
Thomas G. Bakalar	100090	TB032123	Board of Supervisor Meeting 03/21/23	<u>\$200.00</u>
Total				<u>\$11,959.92</u>

Tab 5



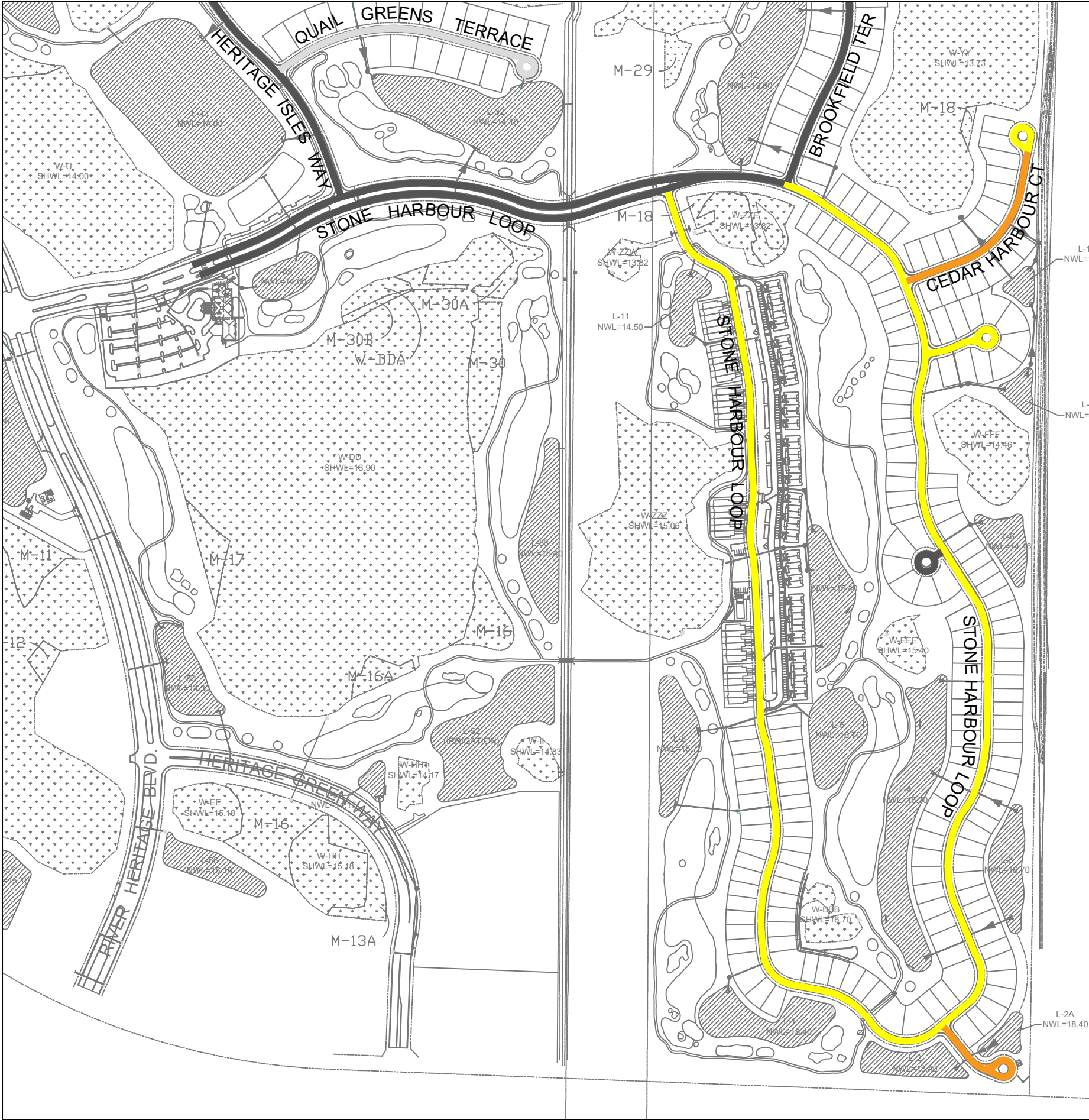
ESTIMATED LIFE SPAN

- 15+ YEARS
- 12-15 YEARS
- 10-12 YEARS
- 8-10 YEARS
- 6-8 YEARS
- 4-6 YEARS
- 2-4 YEARS
- 0-2 YEARS



HERITAGE HARBOUR		Schappacher Engineering, LLC		Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501	
2023-ROADWAY LIFESPAN MAP (NORTH)		3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		Date	
SHEET NUMBER		SCALE: AS NOTED		DESCRIPTION	
		DATE: FEB 2021		DATE	
		DESIGNED		DWN BY	
		DRAWN		CHK BY	
		CHECKED		REV	

Tab 5A



ESTIMATED LIFE SPAN

- 15+ YEARS
- 12-15 YEARS
- 10-12 YEARS
- 8-10 YEARS
- 6-8 YEARS
- 4-6 YEARS
- 2-4 YEARS
- 0-2 YEARS

North



HERITAGE HARBOUR

2023-ROADWAY LIFESPAN MAP (SOUTH)

Schappacher
Engineering, LLC

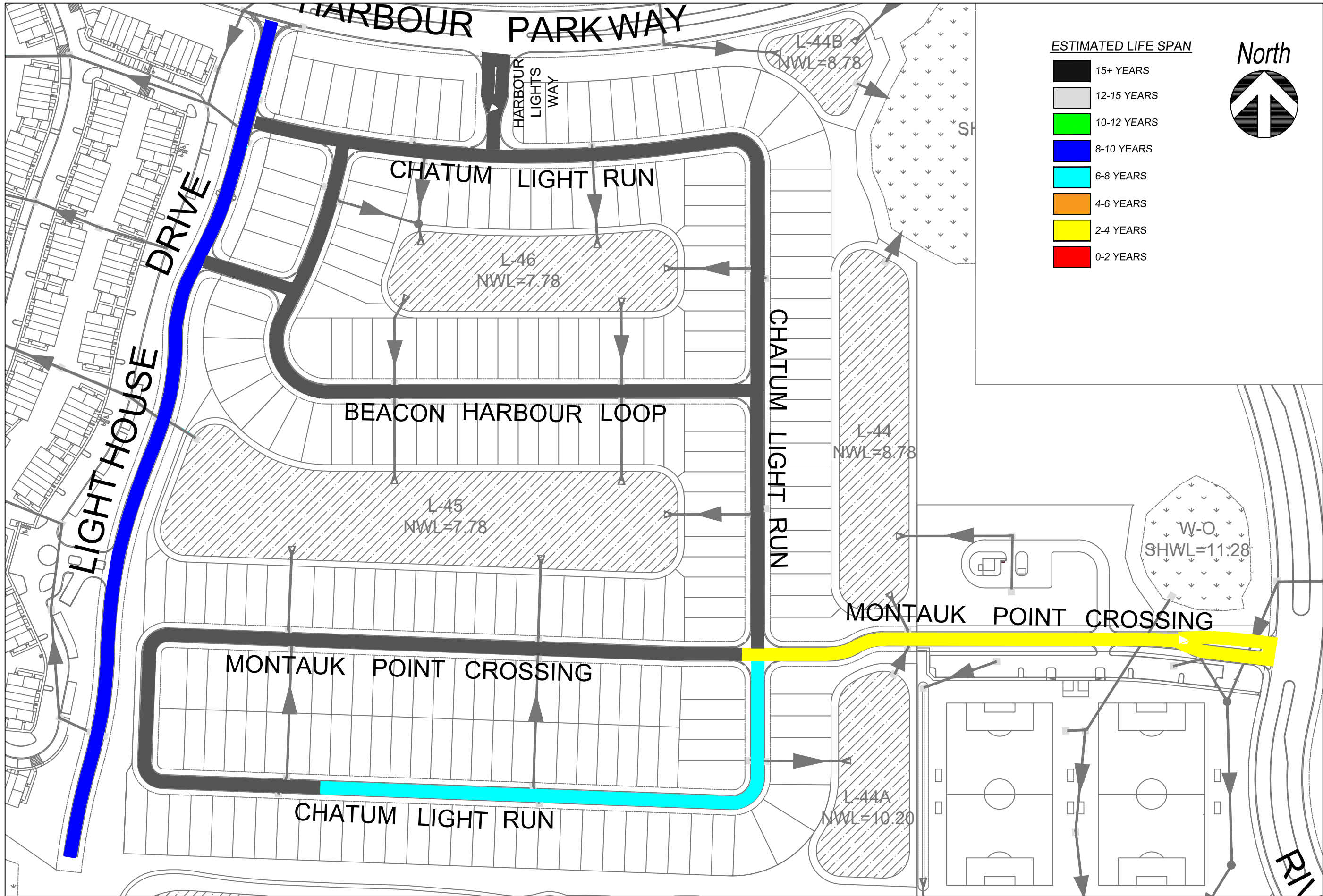
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

DESIGNED	DRAWN	CHECKED
DATE: FEB 2021		
SCALE: AS NOTED		

REV	DESCRIPTION	DATE	DWN BY	CHK BY

Signature
Date
Professional Engineer # 51501

Tab 5B



HERITAGE HARBOUR		2023-ROADWAY LIFESPAN MAP (WEST)		SHEET NUMBER	
Schappacher Engineering, LLC		3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM		DATE: FEB. 2021	
DESIGNED		DRAWN		CHECKED	
SCALE: AS NOTED		DATE: FEB. 2021		REV	
DESCRIPTION		DWN BY		CHK BY	
Signature		Date		Professional Engineer # 51501	
RICHARD SCHAPPACHER, P.E.		Date		Professional Engineer # 51501	

Tab 6



Rizzetta & Company

District Manager's Report

May 2

2023

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UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 6, 2023 at 4P
- **Location:** Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 34212

<u>FINANCIAL SUMMARY</u>	<u>3/31/2023</u>
General Fund Cash & Investment Balance:	\$503,417
Reserve Fund Cash & Investment Balance:	\$650,412
Debt Service Fund Investment Balance:	\$1,029,591
Total Cash and Investment Balances:	\$2,183,420
General Fund Expense Variance:	Under Budget \$35,564