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**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on **Tuesday, October 6, 2020 at 4:06 p.m.** using communications media technology pursuant to Executive Orders issued by Governor DeSantis pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Tad Parker	Board Supervisor, Chairman
Mike Neville	Board Supervisor, Vice-Chairman
Larry Lovell	Board Supervisor, Asst. Secretary
Rick Lane	Board Supervisor, Asst. Secretary
Larry Eichert	Board Supervisor, Asst. Secretary <i>(joined the meeting at 4:16 p.m.)</i>

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Jason Jaszczak	Representative, Solitude

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on September 1, 2020**

On a motion from Mr. Lovell, seconded by Mr. Parker, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on September 1, 2020, as presented, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Operation
Maintenance Expenditures for August
2020**

Mr. Cox presented the Operations and Maintenance Expenditures for August 2020 totaling \$30,885.03 and addressed questions from the Board.

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved to ratify the payment of the invoices in the Operations and Maintenance expenditures report for August 2020 totaling \$18,648.67, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS**Heritage Harbour Master HOA Update**

Mr. Gene Zeiner presented the Heritage Harbour Master HOA update. Mr. Zeiner noted that vandalism was getting out of control in the central park areas and that they would be strictly enforcing the use during hours of dawn to dusk. He indicated that the HOA would be meeting with the Manatee County Sheriff Office regarding closing the parking lots and would be exploring options to install cameras in the area.

SIXTH ORDER OF BUSINESS**Stoneybrook HOA Update**

Mr. Tom Bakalar presented the Stoneybrook HOA update and requested that the Board consider modifying Manatee County Sheriff Office patrols to focus less on traffic and more on security to focus on suspicious activities between the hours of 10 p.m. and 2:00 a.m.

SEVENTH ORDER OF BUSINESS**Lighthouse Cove HOA**

There was no Lighthouse Cove HOA update presented to the Board.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Aquatic Service**

Jason Jaszczak presented the Solitude aquatic maintenance report. He reminded everyone that the Manatee County fertilizer ban had been lifted and that they could see a change in water quality and algae blooms as residents begin using those fertilizers again. Mr. Jaszczak indicated he will continue to monitor the pond status. He noted that Pleco fish removal continues in Pond 30, having removed 46 total Pleco fish between 8 and 13 inches. He noted that he would be meeting with the District Engineer the next day to review drainage areas and wetlands to confirm all work was properly completed. Mr. Lovell requested that Solitude consider trapping Plecos in Pond 31 on their next visit. The Board discussed the issue further and concluded that the next Pleco fish trapping (3rd of 6 total trappings) should be in Pond 30 and then the final three trappings should shift to Pond 31.

B. District Counsel

Mr. Cohen with Persson, Cohen & Mooney, P.A. provided an update regarding his on-going work with Aquaterra and Lennar and plans to arrange a meeting to further discuss the agreement. He noted that he continues to work with Lennar for the transfer of property. Mr. Cohen addressed the current seat vacancies and the need for the Board to declare Seats 2 and 4 vacant as of November 17, 2020, and that the Board should appoint a qualified resident, which could be an incumbent Board member, to fill those seats within 90 days. He explained that Supervisors in those seats will remain on the Board until such time the Board fills those seats after November 17, 2020.

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board declared Seats 2 and 4 vacant as of November 17, 2020, for the Heritage Harbour South Community Development District.

C. District Engineer

Mr. Rick Schappacher provided the District Engineer update regarding a scheduled walk through with Solitude the next day to inspect completion of vegetation cleanup of stormwater control structures. Solitude has committed to a \$2,600.00 dollar credit for the work that should not have been included in the original invoice for the work and Rick will either modify current invoice or Solitude will resubmit a new one. He also reported that the roadway paint striping was completed, and he requested the Board review the proposal from Gorilla Kleen for curb power washing service. He stated only one proposal was obtained due to a three-year contract with the vendor.

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved the Gorilla Kleen proposal in the amount of \$15,167.70, for the Heritage Harbour South Community Development District.

Mr. Schappacher informed the Board of the addition of a right-hand turn lane off State Road 64 into the commercial area. Mr. Schappacher noted that he was working with Mr. Zeiner on identifying sidewalk repairs that were needed and would await direction from the Master HOA before soliciting proposals.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday, November 10, 2020 at 4:00 p.m.

Mr. Lane requested that the CDD should continue to invest District funds in interest bearing accounts and that a Board member should watch over the investments on a routine basis going forward.

Mr. Cox provided an update on security and traffic monitoring. The Board requested the radar speed signs be relocated back into the Stoneybrook and Lighthouse Cove communities.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2021-01;
Re-Designating Assistant Secretary**

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved to adopt Resolution 2021-01; Re-Designating Assistant Secretary, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS**Discussion of Maintenance Property
to the Master HOA**

Mr. Cox opened a discussion regarding the current maintenance agreement with the Master HOA and Mr. Cohen suggested that he provide an updated version of the agreement to the Board. Mr. Cohen indicated that he felt there was a need to memorialize the assumption of the stormwater maintenance by the Master HOA and its selected vendor into the agreement. Mr. Cohen noted that he would circulate a modified agreement to the Board and staff.

TWELFTH ORDER OF BUSINESS**Discussion of Disc Golf Course**

Mr. Cox opened a discussion regarding the proposal for the installation of a disc golf course and Mr. Lovell requested to know how the insurance companies from the CDD and HOA viewed the installation. Mr. Cox and Mr. Zeiner both indicated that the insurance providers had little issue so long as the course was for recreational use. Mr. Lovell commented that he felt that the Master HOA should cover the cost and not the CDD. Mr. Neville commented that he felt that the proposal had been presented previously and voted down and therefore, without a significant change in the proposal, it should not be presented again. He expressed his concern that there would be a perception that this proposal was not properly vetted and was being rushed to an approval because of the number of the Supervisors soon exiting the Board. He further objected to the timing of the motion and that there were no other designs or bids presented. From the Master HOA perspective, Mr. Zeiner added that he is opposed to the proposal, the additional maintenance cost and for sidewalks to be used as tee boxes.

On a motion from Mr. Lane, seconded by Mr. Parker, with three in favor, and Mr. Neville and Mr. Lovell, opposed, the Board approved the disc golf installation proposal with a not-to-exceed amount of \$8,000.00, for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Neville requested to know if other members were experiencing spam in their CDD emails. A short discussion ensued, and Mr. Cox noted that he will review with Rizzetta's IT support.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Board approved to adjourn the meeting at 5:47 p.m. for the Heritage Harbour South Community Development.


Secretary / Assistant Secretary
Chairman / Vice Chairman