1 MINUTES OF MEETING 2 3 Each person who decides to appeal any decision made by the Board with respect to 4 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 5 6 upon which such appeal is to be based. 7 8 HERITAGE HARBOUR SOUTH 9 COMMUNITY DEVELOPMENT DISTRICT 10 11 The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on Tuesday, November 10, 2020 at 4:02 p.m. at the 12 13 Stoneybrook Gold Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212. 14 15 Present and constituting a quorum were: 16 17 Tad Parker **Board Supervisor, Chairman** 18 Mike Neville Board Supervisor, Vice-Chairman 19 Larry Lovell Board Supervisor, Asst. Secretary Rick Lane 20 Board Supervisor, Asst. Secretary 21 Larry Eichert Board Supervisor, Asst. Secretary 22 23 Also present were: 24 25 **Greg Cox** District Manager; Rizzetta & Company District Counsel; Persson, Cohen & Mooney, P.A. Andy Cohen 26 Rick Schappacher 27 District Engineer; Schappacher Engineering 28 Alex Johnson Representative, Solitude 29 Gary Moore District Manager; Rizzetta & Company 30 31 Audience Present 32 33 FIRST ORDER OF BUSINESS Call to Order 34 35 Mr. Cox called the meeting to order and conducted roll call. 36 37 SECOND ORDER OF BUSINESS **Audience Comments** 38 39 Audience member thanked Mr. Lane and Mr. Eichert for serving on the Board. 40 41 THIRD ORDER OF BUSINESS Consideration of Minutes of the Board 42 of Supervisors Regular Meeting held 43 on October 6, 2020 44

On a motion from Mr. Lane, seconded by Mr. Neville, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on October 6, 2020, as presented, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS** 46 Consideration Operation of 47 Maintenance **Expenditures** for 48 September 2020 49 50 Mr. Cox presented the Operations and Maintenance Expenditures for September 51 2020 totaling \$27,178.62. 52 On a motion from Mr. Parker, seconded by Mr. Eichert, with all in fayor, the Board approved to ratify the payment of the invoices in the Operations and Maintenance expenditures report for September 2020 totaling \$27,178.62, for the Heritage Harbour South Community Development District. 53 54 FIFTH ORDER OF BUSINESS **HOA Updates** 55 56 1. Heritage Harbour Master HOA 57 58 There was no Heritage Harbour Master HOA update presented to the Board. 59 60 2. Stoneybrook HOA 61 62 There was no Stoneybrook HOA update presented to the Board. 63 64 3. Lighthouse Cove HOA 65 There was no Lighthouse Cove HOA update presented to the Board. 66 67 SIXTH ORDER OF BUSINESS 68 Staff Reports 69 70 A. **Aquatic Service** 71 72 Alex Johnson presented the Solitude aguatic maintenance report. 73 The Board discussed Ponds 44 and 44A that need to be treated for alligator 74 75 weed. 76 On a motion from Mr. Lovell, seconded by Mr. Lane, with all in favor, the Board authorized staff to serve Solitude with a 30-day notice, for the Heritage Harbour South Community Development District. 77 78 79 B. **District Counsel** 80 81 Mr. Cohen with Persson, Cohen & Mooney, P.A. discussed meeting with the Golf 82 Course owner regarding the new condominiums and the current assessment 83 methodology will enable plug in to Operations & Maintenance. Mr. Cohen will 84 need to check with Bond Counsel regarding consent. 85 86 Mr. Cohen advised of no updates from Lennar regarding parcel transfers.

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Mr. Cohen updated from the last meeting held on October 9, 2020, Aquaterra expressed no interest to reduce rates or take over maintenance.

The Board requested Mr. Cohen and Mr. Schappacher put together whitepapers for presentation to the Master, North, Marketplace and Riverstrand to consider assuming maintenance and control of the system and

#### C. **District Engineer**

1. Update on Aquaterra

1. Consideration of Storm Water Repairs

no longer rely on Aquaterra.

The Board reviewed bid tabulation and discussed storm water repairs.

On a motion from Mr. Neville, seconded by Mr. Lane, with all in favor, the Board approved the Crosscreek bid not to exceed \$7,500.00 for pipe repairs, for the Heritage Harbour South Community Development District.

### 2. Update on Vegetation Removal by Solitude

Mr. Johnson with Solitude reported vegetation removal as complete. The total cost was reduced to \$13,367.00 as some items in the bid were covered under contract. Mr. Johnson reported that there are three items of concern, 1) Pond 7 at the north end has debris and stumps, 2) Wetland KK needs the path cleared and 3) ZZW requires a 20-foot-long hump in area needs to be repaired. Additionally, there is a tree root in Pond 29 needing removal.

3. The radar signs have been relocated. 4.Mr. Johnson is working with MPOA in regards to sidewalk & drainage issues.

#### D. **District Manager**

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday, December 01, 2020 at 4:00 p.m.

Mr. Cox stated that Seat 4 will be open as no one qualified for the 2020-2024 term. Mr. Louis Brodersen qualified for Seat 1.

### 1. Financial Update

Mr. Lane presented investment summary and reserve balances. Mr. Lane strongly feels the Board should appoint someone to monitor these funds following his departure.

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101	2.	Security Update & Traffic Monitoring	Report
134 135 136 137		The Board reviewed reports from D that both have issued warnings for p	eputy Loaisaga and Lt. J. Jordan stating eople exceeding 15 mph.
137 138 139	3.	Time Line Review	
140 141		Pressure washing is to take place curbs.	in January 2021 including sidewalks and
142 143	4.	Action Item List Review	
144 145		Mr. Cox presented the Action Item L	ist Review.
146 147	5.	Insurance Review	
148 149 150		Mr. Moore will review with MPOA regarding insurance for the Heritage	and brief the Board at the next meeting Harbour South CDD.
151 152 153 154 155	SEVENT	H ORDER OF BUSINESS	Consideration of First Addendum to District Management Services Contract
	approv		Mr. Lovell, with all in favor, the Board Management Services Contract, for the ment District.
156 157 158	EIGHTH	ORDER OF BUSINESS	Consideration of Revised Master HOA Maintenance Agreement
159 160 161	Th meeting.	e Board decided to table the cor	sideration until the December 1, 2020
167			
162 163	NINTH O	RDER OF BUSINESS	Supervisor Requests
	M Golf Cou	r. Lovell advised several the 42" x 54 rse has 25-30 drains that need to be	Supervisor Requests  " drains are covered with vegetation. The cleared. Mr. Lovell is working with Mark issues at 6 <sup>th</sup> hole by lake 7, behind the

179	TENTH ORDER OF BUSINESS	Adjournment
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181		ed by Mr. Parker, with all in favor, the Board
182 183	Community Development.	5:40 p.m. for the Heritage Harbour South
184	Community Development.	
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187	Hangt Mose	mil Track
188	Secretary / Assistant Secretary	Chairman / Vice Chairman