

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, December 1, 2020 at 4:02 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Tad Parker	Board Supervisor, Chairman
Mike Neville	Board Supervisor, Vice-Chairman
Larry Lovell	Board Supervisor, Asst. Secretary
Louis Brodersen	Board Supervisor, Asst. Secretary
Thomas Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Gare S. Moore	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Jason Jaszak	Representative, Solitude

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Resumes for Open
Seats**

Mr. Cohen notified the Board that Craig Harvey's resume could not be considered as he was not a resident of Heritage Harbour South.

Mr. Cohen reminded the Board that Seat 2 and Seat 4 were open.

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Mr. Lovell was appointed to Seat 2 and Mr. Bakalar was appointed to Seat 4, both accepted appointment.

Mr. Moore administered the Oath of Office to Mr. Lovell and Mr. Bakalar.

Mr. Cohen reviewed the Chapter 190 FL Statutes and Sunshine Laws/Code of Ethics with all Board members.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02,
Designating Officers of the Board**

The Board considered Resolution 2021-02, Designating Officer of the Board. A discussion ensued.

Mr. Neville was nominated for Chairperson and he accepted. Mr. Brodersen was nominated for Vice Chairperson and he accepted. Additionally, Mr. Lovell will assume lead in managing the Financials.

On a motion from Mr. Bakalar, seconded by Mr. Parker, with all in favor, the Board approved Resolution 2021-02, Designating Officers of the Board, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on November 10, 2020**

On a motion from Mr. Neville, seconded by Mr. Lovell, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on November 10, 2020, as presented, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October
2020**

Mr. Moore presented the Operations and Maintenance Expenditures for October 2020 totaling \$51,358.70.

On a motion from Mr. Parker, seconded by Mr. Lovell, with all in favor, the Board approved to ratify the payment of the invoices in the Operations and Maintenance expenditures report for October 2020 totaling \$51,358.70, for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

There was no Heritage Harbour Master HOA update presented to the Board.

2. Stoneybrook HOA

87 There was no Stoneybrook HOA update presented to the Board.

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89 3. Lighthouse Cove HOA

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

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93 **EIGHTH ORDER OF BUSINESS**

93 **Staff Reports**

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95 **A. Aquatic Service**

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97 Mr. Jaszczak presented the Solitude aquatic maintenance report. A discussion
98 ensued.

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100 Mr. Jaszczak reported the Pleco removal at pond 30 was completed, a report
101 will follow. The Master HOA will be taking over aquatics management January
102 1st, 2021. The Board has requested to continue receiving reports

103
104 **B. District Counsel**

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106 Mr. Cohen with Persson, Cohen & Mooney, P.A. present the District Counsel
107 update. A discussion ensued.

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109 Mr. Cohen informed the Board that the Master HOA has not met to review
110 maintenance contract. This item will be tabled until February 2021.

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112 1. Update on Aquaterra

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114 Mr. Cohen informed the Board that White paper has been created for
115 presentation to Master, North, Marketplace and Riverstrand to consider
116 assuming maintenance and control of the system and no longer rely on
117 Aquaterra, Mr. Cohen will distribute to the Board for review prior to next
118 meeting.

119
120 2. Lennar Update

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122 With the Lennar parcels in question, Mr. Schappacher will send out maps of
123 parcels in question prior to the February meeting.

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125 At the Board's request, Mr. Cohen will cease communication with Lennar
126 regarding these parcels.

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128 **C. District Engineer**

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130 Mr. Schappacher presented the District Engineer update.

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132 1. Mr. Schappacher reviewed the vegetation removal by Solitude. A
133 discussion ensued.

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135 Solitude has fulfilled their contract requirements.

Mr. Schappacher found that a large root system remains, this was not anticipated in the project. There is a grey area with regards to ownership of the area. Mr. Schappacher will share map of ponds.

Mr. Bruce addressed the Board regarding lake banks and other grey areas. He will share information.

2. Crosscreek vegetation removal approved at last meeting will commence this week.

3. Mr. Schappacher reviewed Lake 48 Bank Restoration. A discussion ensued.

Mr. Moore will send a letter to Lennar (North Bank) and Marketplace (West Bank), placing both on notice regarding erosion issues.

Mr. Schappacher will contact MPOA regarding marking erosion areas.

4. Mr. Hansen from Light House Cove is preparing a document to add signage and will request Board approval.

5. Mr. Schappacher is working with MPOA regarding sidewalk and drainage issues.

D. District Manager

Mr. Moore reminded the Board that the next regular meeting was scheduled for Tuesday, February 2nd, 2021 at 4:00 p.m.

Mr. Moore reviewed District financials.

1. Security Update & Traffic Monitoring Report

Deputy Loaisaga and Lt. J. Jordan's work within the community has been suspended, as requested.

Mr. Schappacher will get radar sign data downloaded and will share with the Board.

2. Timeline Review

Mr. Moore presented the Timeline review.

3. Action Item List Review

Mr. Moore presented the Action Item List Review.

Mr. Moore will review with MPOA regarding EGIS insurance review and brief Board next meeting.

Mr. Moore will have EGIS review Disc Golf Park layout.

The Board discussed sidewalk cleaning. The Board will consider a maintenance plan during budget planning next year.

NINTH ORDER OF BUSINESS

**Consideration of Revised Master HOA
Maintenance Agreement**

The Board decided to table the consideration until the February 2, 2021 meeting. The MPOA legal counsel has not reviewed the consideration.

Mr. Moore will share draft with new Board members.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brodersen will share with Mr. Moore four items he would like included on the next agenda. Mr. Bakalar requested to understand how to add things to agenda, guidance from Mr. Moore was provided.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved to adjourn the meeting at 5:52 p.m., for the Heritage Harbour South Community Development.


Secretary / Assistant Secretary


Chairman / Vice Chairman