

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, March 2, 2021 at 4:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

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

Also present were:

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

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order at 4:01 p.m. and a roll call determined that there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

Resignation of Board Member

On a motion from Mr. Brodersen, seconded by Mr. Parker, the Board unanimously approved to accept the resignation of Mr. Larry Lovell, effective February 24, 2021, from Seat #2 with a term of office of 2020-2024, for the Heritage Harbour South Community Development District.

The Board members requested that staff advertise the vacancy of the seat via email blast and other means available to the community and seek information from all those interested in being considered for appointment to the Board. Mr. Neville requested that those who had previously expressed interest be contacted to see if they were still interested. The Board requested that the consideration of those interested in being appointed be placed on the April CDD Meeting agenda.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 2, 2021

The Board reviewed and amended the minutes of the February 2, 2021 Board meeting.

On a motion from Mr. Parker, seconded by Mr. Brodersen, the Board unanimously approved the minutes of the February 2, 2021 Board of Supervisors' Meeting, as amended, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2021

On a motion from Mr. Parker, seconded by Mr. Brodersen, the Board unanimously approved to ratify the payment of the invoices in the January 2021 Operations and Maintenance Expenditures Report in the amount of \$9,230.62, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Updates

The Board received a Heritage Harbour Master HOA update from Mr. Mike Fisher. Mr. Fisher informed the Board that the Master HOA Board had approved a \$2,500.00 reward for information leading to the arrest of the individual(s) who have been vandalizing the amenities in the Central Park area. Mr. Fisher also informed the Board that the Master HOA Board was considering having security cameras installed to monitor those areas being vandalized and noted that the cameras would need to be installed on the areas owned by the CDD, to which no Board members objected.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove HOA

There were no updates provided to the Board from the Stoneybrook HOA or the Lighthouse Cove HOA.

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

Mr. Bakalar described the situation where irrigation pipes on pond banks were becoming exposed due to bank erosion. He suggested the Board consider having the pond banks examined by the Master HOA pond maintenance vendor to determine which ones would be best served by the installation of aquatic plants that would help prevent bank erosion. Mr. Bakalar expressed his thoughts on whether the CDD could fund some of the aquatic plant installation.

B. District Counsel

The Board received a District Counsel update from Mr. Andy Cohen. Mr. Cohen informed the Board that he was still seeking guidance from the Master HOA as to whether they wanted to continue with the agreement with the Golf Club for mowing several CDD owned pond banks. He indicated that he would forward the former agreement to Mr. Bakalar.

1. Update on Aquaterra

Mr. Cohen discussed his most recent conversations with the attorney who represents the Aquaterra project. He explained where the various options stood from his viewpoint. Following Board discussion of the topic, it was determined this topic would best be discussed with the Master HOA at a workshop. The Board selected a tentative date and time for the workshop as March 31, 2021 at 2:00 p.m. and requested staff to determine if the Master HOA would also be available for that date and time. The Board also expressed interest in having the workshop at the Stoneybrook Recreation Center if it was available.

C. District Engineer

The Board received a District Engineer update from Mr. Rick Schappacher. He presented proposed bid packages he intends to send out to vendors for roadway repairs, signage repairs, and roadway striping. He also presented a bid package for sidewalk and curbs and requested the Board to approve to authorize the Chairman to approve a proposal for this with a not-to-exceed amount of \$7,000.00.

On a motion from Mr. Bakalar, seconded by Mr. Parker, the Board unanimously approved to authorize the Chairman to approve a proposal for sidewalk and curb repairs with a not-to-exceed amount of \$7,000, for the Heritage Harbour South Community Development District.

D. District Manager

The Board received a District Manager update from Mr. Greg Cox. He reminded the Board that the next regular CDD meeting was scheduled for April 6, 2021 at 4 p.m. He provided an update of the number of documents that have been ratified so far, this fiscal year by Campus Suites for the District website. Mr. Cox reviewed the January 2021 financials, the off-duty deputies patrol reports, the most current time-line schedule and the action item list with the Board.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bakalar requested information regarding plans to recognize former Board members who had left the CDD Board, and it was determined that Mr. Cox would proceed with obtaining plaques as had been previously done. Mr. Bakalar requested from Mr. Cox if a two-day limit for responding to an email to him was sufficient and Mr. Cox affirmed that normally it would be. Mr. Bakalar suggested that the Board agenda be revamped to have the District Counsel and District Engineer provide their updates at the beginning of the meeting so they could be released for the remainder. The Board guidance to Mr. Cox was to give this format a try at the next meeting.

Mr. Bakalar provided an update of his views for the long-term planning for the Community. The Board discussed the suggestion to have meetings with the developer M&M to gauge their interest in funding some projects being suggested, and the Board determined that it would be better to have these discussions first at the forthcoming workshop with the Master HOA. Mr. Parker provided the Board with a document that explained his views on the long-term planning. The Board requested that this agenda item be placed upon the next agenda.

A motion from Mr. Parker to adjourn the meeting did not receive a second, so the motion failed.

On a motion from Mr. Bakalar, seconded by Mr. Neville, the Board approved, with a 3-1 vote with Mr. Parker voting no, to extend the CDD meeting by an additional maximum of 30 minutes, for the Heritage Harbour South Community Development District.

The Board received an update of the athletic field use by Mr. Brodersen. Mr. Brodersen presented a report that contained his recommendation to consider turning the athletic fields over to the County for control. The Board took no immediate action on the suggestions in Mr. Brodersen's report.

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TENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Neville, seconded by Mr. Parker, the Board approved to adjourn the meeting at 6:27 p.m., for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman