

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, May 4, 2021 at 4:01 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
Philip Frankel	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Christina Newsome	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Eugene Zeiner	Representative; MHOA & Stoneybrook HOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 4:01 p.m. all board members were present.

SECOND ORDER OF BUSINESS

Audience Comments

The Board received audience comments from Mr. Jeffrey Apple, with Lakewood Ranch Football Club. Mr. Apple was present to introduce himself and to request use of the CDD owned soccer fields by his soccer club. The Board members discussed and requested that Mr. Apple coordinate his request with the Master HOA as they were now coordinating its use. Mr. Gene Zeiner, with the Master HOA, was present and agreed to meet further with Mr. Apple. Mr. Bakalar requested that the use of the area parking lot be included in their discussions.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on April 6, 2021**

The Board reviewed and amended the minutes of the April 6, 2021 Board of Supervisors' meeting.

On a Motion from Brodersen, seconded by Bakalar, the Board unanimously approved the Minutes of the April 6, 2021 Board of Supervisors' meeting as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2021**

On a Motion from Mr. Parker, seconded by Mr. Brodersen, the Board unanimously approved to ratify the payment of the invoices in the March 2021 Operations and Maintenance Expenditures Report in the amount of \$18,788.65, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Heritage Harbour Master HOA

The Board received a Heritage Harbour Master HOA update report from Mr. Gene Zeiner. Mr. Zeiner informed the board that work approved on Lake 48 was estimated to begin by May 15, 2021.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Service

The Board requested that staff remove the Aquatic Service update item from the agenda going forward.

B. District Counsel

The Board received a District Counsel update from Mr. Andy Cohen. Mr. Cohen noted that he had prepared the draft of the CDD / Heritage Harbour Master HOA maintenance agreement and would forward it to all the Board members. He indicated that he was waiting for additional input from the Master HOA.

1. Update on Aquaterra

Mr. Cohen also informed the Board that there has been no response from Aquaterra since the letter he had prepared was sent in April.

Mr. Cohen reviewed the new State requirement for the District to be enrolled in the E-Verify program and explained the purpose of the E-Verify Memo and how once approved by the Board, staff would register the District with the State. He also explained that future contracts with vendors would note that the vendor must also be registered with State program.

On a Motion from Mr. Frankel, seconded by Brodersen, the Board approved, with a 4-1 vote, with Mr. Bakalar voting no, to authorize the Chairman to execute the E-Verify Memo and for staff to register the District with the State, for the Heritage Harbour South Community Development District.

B. District Engineer

The Board received a District Engineer update from Mr. Rick Schappacher. He informed the Board that the striping repairs have been completed. Additionally, Mr. Schappacher informed the Board that roadway repairs were scheduled to begin in June which would include some hot patches to some potholes that required immediate attention.

Mr. Bakalar requested that the Board discuss a request from a resident to install Sand Hill Crane crossing signage at locations within the community.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, the Board, with a 2-3 vote, with Mr. Neville, Mr. Frankel and Mr. Parker voting no, failed to approve funding of up to \$1,000 for no more than 2 signs, for the Heritage Harbour South Community Development District.

The Board suggested that the resident and possibly the Stoneybrook HOA come back to the Board with additional specifics related to the signs requested and associated costs.

C. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next meeting was scheduled for June 1, 2021 at 4:00 p.m. He also noted that the FY2021-2022 proposed budget was to be presented at that meeting and that he had sent options for the Board to consider for the finalization of the proposed budget.

SEVENTH ORDER OF BUSINESS

Financial Update

The Board reviewed three budget options and concluded that Mr. Cox should prepare the proposed budget in a manner that included as much of the current revenue and expenses in a manner so as not to increase any CDD assessments with the possible exception of a minor increase in Aquaterra O&M assessments.

EIGHTH ORDER OF BUSINESS

Security Update & Traffic Monitoring Report

The Board reviewed the Manatee County Off-Duty reports presented and determined that there was not enough data at this point in time to make any adjustments to how the Deputies were scheduled and at what locations.

At 5:37 p.m., Mr. Parker departed from the meeting.

NINTH ORDER OF BUSINESS

Acceptance of 2020 Audit Report

On a Motion from Mr. Bakalar seconded by Mr. Brodersen the Board approved the 2020 Audit Report as presented and authorized staff to proceed with required filing, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Re-Designating an Assistant Secretary

On a Motion from Mr. Neville, seconded by Mr. Frankel, the Board unanimously approved to adopt Resolution 2021-04, Designating Christina Newsome, and Greg Cox as Assistant Secretaries, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Zeiner, with the Master HOA, informed the Board that even though the Governor had removed COVID restrictions, the Master HOA did not wish to open the ball field restrooms until security cameras could be installed due to continual vandalism incidents.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion from Mr. Brodersen, seconded by Mr. Frankel, the Board approved to adjourn the meeting at 5:44 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman