

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, June 1, 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
Bob Schleifer	Chief Operating Officer; Rizzetta & Company

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 4:01 p.m. by Ms. Newsome with all Board members present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments presented to the Board from those present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on May 4, 2021**

The Board reviewed and amended the minutes of the May 4, 2021 Board of Supervisors' meeting.

On a Motion from Mr. Neville, seconded by Mr. Bakalar, the Board unanimously approved the minutes of the May 4, 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 April
2021**

On a Motion from Mr. Parker, seconded by Mr. Brodersen, the Board unanimously approved to ratify the payment of the invoices in the April 2021 Operations and Maintenance Expenditures Report in the amount of \$36,015.09, 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 on Lake 48 will begin when materials are received later this week.

SIXTH ORDER OF BUSINESS

Stoneybrook HOA

The Board received a Stoneybrook HOA update from Mr. Gene Zeiner. He discussed the damaged fencing behind the Recreation Center and the Board discussed the issue of responsibility for the fence repair costs. It was determined that the HOA would take action to have the fencing repaired as soon as possible and resolve the funding responsibility afterwards. Mr. Cox informed the Board that he has forwarded the CDD/Stoneybrook HOA maintenance agreement dated 2014 to each Board member to help them with their review of this issue.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove HOA

There was no representative from Lighthouse Cove to provide any information to the Board.

EIGHTH ORDER OF BUSINESS

Golf Course

The Board received a Golf Course update from Mr. Mark Bruce. Mr. Bruce provided maps to the Board regarding the planned development along the first and second holes. He noted that there was a high degree of certainty that the pond near hole #2 would be impacted by the setbacks that would be required. He requested that the Board agree to a spirit of cooperation towards the impact on the pond and the application required to be submitted. Mr. Schappacher informed the Board that there were portions of the areas in Heritage Green Way that drains into that pond. Mr. Bakalar discussed impacts from the pending construction on CDD property and that suggested an impact statement be created to lay out any issues that could occur so that everyone is educated on the upcoming construction, and everyone would not have to deal with them at the last minute. Mr. Bruce acknowledged that the property being developed would not be owned by the Golf Course and that a new HOA would most

likely be created. The Board and Mr. Bruce discussed the overall plans for the forthcoming development plans and the Board agreed to cooperate and coordinate if possible, with the Golf Course as it progresses.

NINTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2021/2022
Proposed Budget**

Mr. Cox presented the proposed budget for Fiscal Year 2021/2022 and explained the budgeting process. The Board discussed the budget and agreed to modify the proposed budget to have it replicate the budget for 2020-2021 with the result being no changes to any O&M assessments. Mr. Bakalar requested that the minutes reflect that the Board believes the reserves are underfunded at this time to handle future roadway repairs and other capital expenses.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05,
Approving Fiscal Year 2021/2022
Proposed Budget and Setting the
Public Hearing on the Final Budget
Acceptance**

The Board considered Resolution 2021-05, Approving the Proposed FY21-22 Budget, and Setting a Public Hearing, with the hearing date set for September 7, 2021, at 4:00 p.m.

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board of Supervisors approved Resolution 2021-05, Approving Fiscal Year 2021/2022 Proposed Budget, and Setting the Public Hearing on the Final Budget, for Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board received a District Counsel update from Mr. Andy Cohen. Mr. Cohen noted that he had prepared a draft of the agreement for the Master HOA to assume responsibility for the Central Park area and had circulated that draft to all involved. He indicated he would accept all comments regarding the draft. Mr. Bakalar presented questions to Mr. Cohen regarding funding issues and authority to be given to the Master HOA regarding decisions impacting the Central Park area. Mr. Cohen noted that he would welcome these and other questions from the Board and he would circulate a red-line version upon receipt of these comments.

B. District Engineer

The Board received a District Engineer update from Mr. Rick Schappacher. Mr. Schappacher informed the Board that roadway repairs were scheduled to begin the week of July 12th. Mr. Schappacher noted that the County was looking at installing a round-a-bout on Port Harbour Parkway and how the County has assigned the

parkway to Marketplace CDD. He also noted that Marketplace CDD has indicated to him their displeasure with Aquaterra. He discussed the need to have a drainage grate behind Eagle Isles cleared to prevent flooding and will coordinate with Mr. Zeiner with the Master HOA. Mr. Neville discussed his interest in monitoring to determine if the Master HOA was handling the stormwater system as required.

C. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next meeting was scheduled for August 3, 2021, at 4:00 p.m. and that the July meeting was cancelled as usual.

TWELFTH ORDER OF BUSINESS

Financial Update

Mr. Cox provided a review of the current District financials.

THIRTEENTH ORDER OF BUSINESS

Security Update & Traffic Monitoring Report

Mr. Cox reviewed the off-duty Deputy security reports with the Board. The Board members discussed whether the patrols should focus on vandalism locations or on traffic violations.

On a Motion from Mr. Frankel, seconded by Mr. Brodersen, the Board approved to extend the meeting for 15 minutes beyond the 2-hour limit, for the Heritage Harbour Community Development District.

On a Motion from Mr. Brodersen, seconded by Mr. Parker, in a four to one vote with Mr. Frankel voting no, the Board approved to have the off-duty Deputies concentrate on traffic violations for the month of July 2021, for the Heritage Harbour Community Development District.

FOURTEENTH ORDER OF BUSINESS

Activity Timeline and Current Action Item List

Mr. Cox reviewed the activity timeline and the current action item list with the Board.

FIFTEENTH ORDER OF BUSINESS

Announcement of Registered Voter Count

Mr. Cox informed the Board that as of April 15, 2021, the Supervisor of Elections Office reported that there were 2,378 registered voters in the District. Mr. Cohen explained that this report was required per statute and was related to determining if the District had reached and maintained the required 250 registered voters for the purpose of holding general elections for the CDD Board members.

SIXTEENTH ORDER OF BUSINESS**Supervisor Requests**

During Supervisor Requests, Mr. Brodersen suggested that the Chairman or Vice-Chairman attend Master HOA meetings with the owners of The Marketplace to represent the CDD and Mr. Bakalar informed the board that he has been performing that task for the Board already. The Board determined that Mr. Bakalar would continue to represent the Board at the Master HOA meetings with the owners of The Marketplace.

Mr. Neville requested information with regards to future reports to the Board on the status of aquatic maintenance from the Master HOA. Mr. Zeiner commented that aquatic plants were needed in some ponds and that the ponds were in good shape. He also stated that regular pond reports were not planned.

Mr. Neville stated that there is an issue with racoons digging in the trash cans at the Central Park area and that Mr. Zeiner had researched the availability of proper trash can tops that would help resolve the problem. Mr. Schappacher indicated that he has some information for a solution that he would bring back to the Board.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion from Mr. Brodersen, seconded by Mr. Frankel, the Board approved to adjourn the meeting at 6:14 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman