

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, August 3, 2021 at 4:05 p.m.** at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, 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:

Matt Huber	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
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 4:05 p.m. by Ms. Newsome with all Board members present.

SECOND ORDER OF BUSINESS

Audience Comments

Audience member, Mrs. Brodersen, stated that debris from construction is affecting wildlife and suggests signs be put up in certain areas to make the public aware.

Audience member, Mrs. Morrison, stated that sandhill cranes are endangered and suggests the Board put up caution signs. (Please note: sand hill cranes are designated as Threatened.)

Audience member, Mrs. Martin, stated that signs need to be put up in the community as there are small children who play and wildlife that lives in the community and they are

at risk, as there are some people who speed through the community.

Mrs. Martin, offered to be a liaison to the Board for finding signage, pricing, and location, she will gather the information and report back to the Board for the October meeting.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on June 1, 2021**

The Board reviewed and amended the minutes of the June 1, 2021 Board of Supervisors' meeting.

On a Motion from Mr. Parker, seconded by Mr. Frankel, the Board unanimously approved the Minutes of the June 1, 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 May
2021**

On a Motion from Mr. Brodersen, seconded by Mr. Parker, the Board unanimously approved to ratify the payment of the invoices in the May 2021 Operations and Maintenance Expenditures Report in the amount of \$15,546.85, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion from Mr. Neville, seconded by Mr. Frankel, the Board unanimously approved to ratify the payment of the invoices in the June 2021 Operations and Maintenance Expenditures Report in the amount of \$9,676.75 for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Wildlife Signs
to be put up in Heritage Harbour
(Stoneybrook)**

The Board discussed wildlife signs being placed in the community. Mr. Brodersen addressed the Board and voiced concerns of wildlife being in danger in the community and signs should be placed for their safety, as there are many reports of speeding in the community. Mrs. Martin volunteered to be the liaison for the purchasing and placement of signs. The Board asks that she works with Ms. Newsome, and report back to the Board for the October meeting. The report should include pricing, location, and types of signs being purchased.

Mr. Neville suggested the funds requested to purchase and place wildlife signs be used for more intense traffic enforcement.

SEVENTH ORDER OF BUSINESS

Heritage Harbour Master HOA

Mr. Fisher, VP MHOA addressed the Board and gave an update for the Heritage Harbor Master HOA. Mr. Fisher reported that Verizon will be out to Central Park to assess a wireless option for the security camera system.

EIGHTH ORDER OF BUSINESS

Stoneybrook HOA

Mr. Fisher also advised the Board about obtaining a proposal for damage repair of fence behind the Stoneybrook Clubhouse, Ms. Newsome will check in with Anna, HOA, for a quote.

NINTH ORDER OF BUSINESS

Lighthouse Cove HOA

Lighthouse Cove HOA, update given by Mr. Neville, advised of some vandalism at the playground. Mr. Fisher will report back after he speaks with the HOA.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen gave updates to the Board regarding the Sunshine Laws, and the Master HOA Amenities Maintenance Management agreement. There are a few changes to be made and the agreement will be sent back to Mr. Ziener for review within 72 hours.

Mr. Cohen also advised the Board that there was still no word from Aquaterra.

B. District Engineer

During the District Engineer update, Mr. Schappacher advised the Board that the broken sidewalk on Brookfield Terrace should have been completed on July 26, 2021.

Mr. Schappacher made the Board aware that milling will begin on 8/9/21 and paving will begin on 8/11 or 8/12/21, depending on the weather.

Mr. Brodersen suggested a Board member be onsite to supervise repairs, Mr. Schappacher stated he will send that location information so that he or any Board member can be involved (but not together due to Sunshine issues).

Mr. Bakalar mentioned the potholes that have formed on SR-64 and posed the question of if the repair can be done by the CDD. Mr. Schappacher informed the Board that he will investigate to determine whether the road is managed by the State or the CDD.

Mr. Neville asked Mr. Schappacher to coordinate with the Stoneybrook HOA to send out an e-blast so that the residents are aware of the milling of the roads that will be taking place.

C. District Manager

During the District Manager report, Ms. Newsome advised the Board that the next meeting will be September 7, 2021 at 4:00 p.m. This will be the budget meeting. (It should be noted that this date was amended to August 31, 2021 later in the meeting. See 16th Order of Business below.)

ELEVENTH ORDER OF BUSINESS

Financial Update

The Board reviewed the financial statements for May and June 2021. There were no questions.

TWELFTH ORDER OF BUSINESS

Security Update & Traffic Monitoring Report

During the Security Update & Traffic Monitoring Report, Mr. Neville discussed discrepancies with the reports from one officer who patrols the area. The reports were copy and pasted and the mileage was unusually high.

Ms. Newsome will inquire with MCSO regarding the subject officer. She will check with FHP to see if they offer off-duty patrols, and other off-duty enforcement and report back to the Board at the next meeting.

Mr. Brodersen suggested hiring private security for patrols.

THIRTEENTH ORDER OF BUSINESS

Activity Timeline and Current Action Item List

The timeline review was reviewed by the Board with no additional updates to add.

The action-item list is up to date and all repairs are on schedule.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Pressure Washing of Sidewalks and Curbs

During the discussion of pressure washing of curbs and sidewalks, Mr. Schappacher advised that Premier pressure washing will honor the 2020 quote and extend contract to cover the 2022 annual pressure washing. Mr. Schappacher will also bring additional quotes to the Board as well.

There was discussion regarding gutters, curbs and sidewalks being added to the pressure washing contract for next year's pressure washing.

Motion by Mr. Brodersen to clean all sidewalks and curbs within CDD South for upcoming FY 22-23 going forward, Motion failed due to lack of a second.

On a Motion by Mr. Neville, seconded by Mr. Bakalar, with a 4 to 1 vote (Mr. Parker voting no), the Board of Supervisors approved a continuance of the meeting for 15 minutes.
--

Mr. Parker exited the meeting at 5:59 p.m.

FIFTEENTH ORDER OF BUSINESS

**Discussion Regarding Straightening
of Sign Poles in and around Entrance
to Stoneybrook's Front Gate (as
requested by Stoneybrook Property
Manager)**

The MHOA has agreed to straighten the signs in and around the entrance to Stoneybrook's Front Gate. Mr. Bakalar suggested that the repair happens after hurricane season.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

During the supervisor requests, Mr. Bakalar suggests more improved services, such as property visits, Ms. Newsome agreed to make the Board and MHOA aware of when she comes to visit the property.

Mr. Frankel made the Board aware that the upcoming budget meeting is during Rosh Hashanah, and this could cause some residents to not attend. Mr. Cohen advised the Board that they can continue the meeting to a new date and time in observance of this holiday.

On a Motion by Mr. Frankel, seconded by Mr. Brodersen, with a 4-0 vote, the Board decided to cancel the September 7, 2021 meeting and reschedule the date to August 31, 2021 at 4:00 p.m., for the Heritage Harbour South Community Development District.

Mr. Neville also voiced his concern of the lack of communication received from Heritage Harbour Golf Club, regarding the sudden closing of the facility. The Heritage Harbour Golf Club has been closed since late July and the Board was not informed.

Ms. Newsome will confirm meeting location with Heritage Harbour Golf Club for August 31, 2021 at 4:00 p.m.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Neville, seconded by Mr. Bakalar, with a 4-0 vote, the Board of Supervisors adjourned the meeting at 6:10 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / ~~Vice~~ Chairman