

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 31, 2021 at 4:00 p.m.** at the Heritage Harbour 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:

Christina Newsome	District Manager; Rizzetta & Company
Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Gene Zeiner	Representative; MHOA
Mike Fisher	Representative; MHOA
Marc Bruce	Representative; Heritage Harbour Golf Club

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 4:00 p.m. by Ms. Newsome with all Board members present.

SECOND ORDER OF BUSINESS

Audience Comments

There was audience present. There were no comments from the audience.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on August 3, 2021**

The Board reviewed and amended the minutes of the August 3, 2021 Board of Supervisors' meeting.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, the Board unanimously approved the Minutes of the August 3, 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 July
2021**

On a Motion from Mr. Parker, seconded by Mr. Brodersen, the Board unanimously approved to ratify the payment of the invoices in the July 2021 Operations and Maintenance Expenditures Report in the amount of \$36,935.63, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Heritage Harbour Master HOA

The Board reviewed the update email from Mr. Zeiner. there were additional updates regarding the Heritage Harbour Master HOA.

SIXTH ORDER OF BUSINESS

Stoneybrook HOA

It was reported that the residents of Stoneybrook are very thankful for the paving being done in the neighborhood.

SEVENTH ORDER OF BUSINESS

**Security Update & Traffic Monitoring
Report**

During the Security update, Mrs. Anadio addressed the Board regarding speeding in the area. She suggested a streetlight, or something be placed on Stone Harbour Loop to deter people from speeding.

Mr. Bakalar suggested adding speed bumps to certain areas would help to stop people from speeding.

MCSO has had been contacted and Ms. Newsome and Mr. Cox will verify off-duty shifts and billing are correct and bring results to the Board at the next meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

During the District Counsel updates, Mr. Cohen discussed the Central Park Agreement.

B. District Engineer

During the District Engineer updates, Mr. Schappacher informed the Board that the paving work is complete, and that the striping should be complete on Thursday, September 2, 2021.

Mr. Schappacher also gave the Board an update on Parcels #19 and #20. He has walked the area and there were a couple areas of concern, he has sent pictures over to the vendor so these issues can be addressed.

Mr. Schappacher informed the Board that he will reach out to Jim Ward regarding Pond #56.

C. District Manager

During the District Manager updates, Ms. Newsome informed the Board that the next regular meeting will be held October 5, 2021.

NINTH ORDER OF BUSINESS

Financial Update

The Board reviewed the financial statements for July 2021. There were no questions.

TENTH ORDER OF BUSINESS

Activity Timeline and Current Action Item List

There were no additional lines added to the action item list, Mr. Zeiner informed the Board that talks are in the works for Lake 48.

There is still no Aquaterra update.

ELEVENTH ORDER OF BUSINESS

Public Hearing of Fiscal Year 2021-2022 Budget

On a Motion by Mr. Neville, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to open the public hearing on the Fiscal Year 2021-2022 Budget, for the Heritage Harbour South Community Development District.

There was an audience present.

Audience member, Mark Bruce, informed the Board that the TRIM Notice he received had not reflected the reduction of \$10,400.00. It was decided that he and Mr. Cox would continue this discussion outside of the meeting. Issue resolved during the call.

There were no additional comments regarding the Fiscal Year 2021-2022 budget or the levying of special assessments.

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the closure of the 2021-2022 budget and the levying of special assessments hearing, for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06;
Adopting Fiscal Year 2021-2022 Final
Budget**

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board Supervisors approved, Resolution 2021-06; Adopting Fiscal Year 2021-2022 Final Budget, for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-07;
Imposing Special Assessments and
Certifying an Assessment Roll**

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board Supervisors approved Resolution 2021-07; Levying & Imposing O&M Assessments for Fiscal Year 2021-2022, for the Heritage Harbour South Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08;
Setting Fiscal Year 2021-2022 Meeting
Schedule**

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved Resolution 2021-08; Setting Fiscal Year 2021-2022 Meeting Schedule, for the Heritage Harbour South Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Presentation of 2021 Arbitrage Report
Series 2013 and Series 2015**

Mr. Cohen discussed the 2021 Arbitrage Report Series 2013 and Series 2015 with the Board.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Arbitrage
Engagement Letter Series 2013 and
Series 2015**

On a Motion by Mr. Bakalar, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the Arbitrage Engagement Letter Series 2013 and the Arbitrage Engagement Letter Series 2015, for the Heritage Harbour South Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

On a Motion by Mr. Bakalar, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved During Supervisor requests for, Ms. Newsome to follow-up on post locations for off-duty patrols, for the Heritage Harbour South Community Development District.

Mr. Bakalar and Mr. Schappacher will get together to discuss speed bumps options, to include cost and locations to present at the next meeting. Mr. Schappacher suggested to speak with the residents of the streets chosen to make sure they are on board with possible installation of speed bumps. This being due to the amount of noise that is generated with having a speed bump on the street.

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to extend the meeting for 5 minutes, for the Heritage Harbour South Community Development District.

Mr. Brodersen suggested that an e-blast be sent to the residents regarding the current and future road work and paving. Mr. Zeiner offered the HOA newsletter as a possible place for the e-blast. He also informed the Board about debris from golf equipment being on the roadways from Haven Harbour to Stone Harbour.

Mr. Neville discussed the use of language with the Board, with emphasis on what is and is not an emergency as well as making sure that information being given is factual.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bakalar, seconded by Mr. Brodersen, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:03 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman