

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, October 5, 2021 at 4:01 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
Jayna Cooper	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

Audience **Present**

FIRST ORDER OF BUSINESS**Call to Order**

Ms. Newsome called the meeting to order at 4:01 p.m.

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 31, 2021**

Ms. Newsome was instructed to make sure the minutes reflect that the TRIM notice concern was resolved on the call.

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved the Minutes of the August 31, 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 August
2021**

On a Motion from Mr. Parker, seconded by Mr. Frankel, with all in favor, the Board approved to ratify the payment of the invoices in the August 2021 Operations and Maintenance Expenditures Report in the amount of \$15,502.00, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS**Lighthouse Cove HOA**

Mr. Neville informed the Board of updates at Lighthouse Cove HOA, there has been some staffing issues with Allied and they are currently looking into a new company called System 88.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

During District Counsel updates Mr. Bakalar voiced concerns with Section 2 of the agreement and a discussion ensued.

On a Motion by Mr. Frankel, seconded by Mr. Bakalar, with all in favor, the Board approved to accept the Master Agreement as amended in section 2, and authorize the Chair to sign and execute, for the Heritage Harbour South Community Development District.

Mr. Cohen will draw up a clean copy to be signed.

There is no Aquaterra update.

B. District Engineer

During District Engineer updates, Mr. Schappacher gave updates on Parcel 19/20 the light to Costco is in final stages of approval.

Mr. Schappacher also informed the Board that he is awaiting an update from Marketplace regarding the Lake 48 concerns.

Mr. Brodersen suggested a letter be sent to Marketplace regarding the issue on the pathway because this concern needs to be addressed.

Mr. Schappacher and Mr. Cohen will get together to draw up a demand letter to send to Marketplace.

Mr. Schappacher will call the engineer for Marketplace after the meeting.

C. District Manager

Ms. Newsome presented the District Manager report. She updated the Board on the next meeting date of November 2, 2021; and gave updates on the MCSO audit (no errors found), and the Pleco removal on ponds 30 and 31 from Solitude (project was successful).

Ms. Newsome also informed the Board that Seats 3 and 5 were up for election in 2022.

The Board inquired on whether the golf course was a voting site as the meeting location may need to change (it was later confirmed that the golf course is a voting site, Ms. Newsome will work with staff to secure meeting date at the rec center).

SEVENTH ORDER OF BUSINESS

Consideration of Wildlife Sign Proposals

The Board and staff discussed the proposals received for wildlife signs.

On a Motion by Mr. Bakalar, seconded by Mr. Brodersen, with a 3-2 vote, Mr. Neville and Mr. Parker voting no, the Board approved the proposal from Fast Signs. Limiting the order to 2 signs (locations TBD w/ manager approval) with the possibility of adding 2 different signs on one pole or adding signs to existing poles, not to exceed \$1,500.00, for the Heritage Harbour South Community Development District.

On a Motion by Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved to extend the meeting until 6:30 p.m., for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Speed Bumps

The Board had a discussion regarding speed bumps and cushions being placed in the community. The Board discussed several options to include setting up a rotation for radar signs to collect data and show traffic patterns and asking MCSO to bring in a trailer to monitor speeds. More data will be collected for these options and will be presented to the Board for further discussion.

Quotes for radar signs will be obtained and Ms. Newsome will reach out to supervisors to make a rotation system for radars.

Ms. Newsome and Mr. Schappacher will discuss start dates and locations to begin collecting data.

NINTH ORDER OF BUSINESS**Discussion Regarding Gate Loop Proposals**

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board approved the proposal from Stoneybrook for gate loop repairs in the amount of \$3,932.25, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS**Discussion Regarding E-Blast**

The Board discussed the e-blast to be sent to residents and some minor adjustments were made to the blast. Release of this blast has been tabled until the next meeting to gather more information on distribution options.

On a Motion by Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved to extend the meeting until 6:35 p.m., for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS**Ratification of EGIS Insurance Renewal**

On a Motion by Mr. Frankel, seconded by Mr. Bakalar, with all in favor, the Board ratified the EGIS insurance renewal, for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Frankel asked that we begin using a sign in sheet for meetings.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Brodersen, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:34 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman