

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, November 2, 2021, at 3:02 p.m.** at the Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

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| 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:

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| Christina Newsome | District Manager; Rizzetta & Company |
| Andy Cohen | District Counsel; Persson, Cohen & Mooney, P.A. |
| Rick Schappacher | District Engineer; Schappacher Engineering |
| Mike Fisher | Representative; MHOA |

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| Audience | Present |
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:02 PM.

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Fisher informed the Board of Mr. Zeiner resignation as Master Board President. Mr. Fisher updated the Board about changes to the security camera system. Mr. Fisher informed the Board about vandalism that has happened at the sports fields and discussed the introduction of signage that states that the property is under surveillance.

The Board discusses Sheriff's department accepting video surveillance as evidence of damage. The Discussion continues regarding signs being posted that Heritage Harbour premises is under surveillance and could be a deterrent of criminal activity. The Board also discussed moving the radar signs.

2. Stoneybrook HOA

Not Present, No Update

3. Lighthouse Cove HOA

Not Present, No Update

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on October 5, 2021**

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on October 5, 2021.

On a Motion from Mr. Brodersen, seconded by Mr. Frankel, with all in favor, the Board approved the Minutes of the October 5, 2021, Board of Supervisors' meeting as amended, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

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

Ms. Newsome presented the consideration of the Operation & Maintenance Expenditures for September 2021.

On a Motion from Mr. Parker, seconded by Mr. Bakalar, with all in favor, the Board approved to ratify the payment of the invoices in the September 2021, Operations and Maintenance Expenditures Report in the amount of \$42,245.43 for the Heritage Harbour South Community Development District.

The Board has a question on Solitude's final invoice, the Board thought last month's invoice was the final invoice. The Board has requested Ms. Newsome look at the invoices

and match them to the contract and reports. Ms. Newsome will provide an update at the next Board Meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provides the Board with an update of the Central Park agreement having been executed and District Counsel will provide a copy to the Board members and staff.

Mr. Cohen updates the Board on his conversation with the District Engineer, regarding the Beacon Lake bank restoration. The Board requested that District Counsel draft a written correspondence letter to M & M with regards to the Lake restoration, for the record. The Board would also like contact to be made with M & M's engineers about putting up a safety fence until the issue is resolved.

District Counsel will update the Board regarding the conversation and correspondence with M & M at the December meeting.

B. District Engineer

During District Engineer updates, Mr. Schappacher gave updates on speed signs, and the pricing for radar speed signs. The Board suggested to use existing speed signs to be rotated around every two weeks. Lengthy discussion continues regarding signage options, speed signs, speed trailers and speed bumps.

Mr. Schappacher will get quotes to repair bent street signs.

C. District Manager

Ms. Newsome presented the District Manager's report. She updated the Board of the results from the Campus Suite 3rd Quarter Website Compliance Audit. Heritage Harbour CDD is 100 % compliant.

Ms. Newsome updated the Board on the next meeting date of December 7, 2021, at 4:00.

Ms. Newsome updates the Board that she reached out to Florida Highway Patrol, offering off duty services at \$225.00 per shift. The shifts are 4 hours, with flexibility for shift slots for AM or PM patrol. Each Officer has their own insurance to provide off duty services, so no additional insurance is needed.

The Board engages in a discussion and agree they are not satisfied with Manatee County Sheriff's services of off duty patrol. Ms. Newsome is to check with EGIS regarding the Florida Highway Patrol and check with FHP if (A) the Board can decline services by an officer and (B) How soon can the Florida Highway Patrol start. To be discussed further at the next meeting, in December.

The Board agreed to put out the eblast on both the Master HOA newsletter and on the Heritage Harbour CDD website, for updates and information.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-09,
Amendment of the 2021/2022 Budget**

Ms. Newsome explained the \$20,000 was moved from Reserves to cover the Asphalt invoice that arrived in September of 2021. Resulting in the Amendment of the budget.

On a Motion from Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board adopted Resolution 2021-09, Amendment of the 2021/2022 Budget for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion regarding Permission for
Road Usage During Community Wide
Yard Sale Event in Stoneybrook HOA**

Ms. Newsome discussed permission for the CDD to allow road usage to the HOA during the Community Wide Yard Sale Event in Stoneybrook.

On a Motion from Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board approved to grant the HOA permission for the road usage for the Community Wide Yard Sale on February 19, 2022, for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Rizzetta Technology
Services Agreement**

Ms. Newsome and Mr. Cohen present the Consideration of Rizzetta Technology Services Agreement.

On a Motion from Mr. Frankel, seconded by Mr. Brodersen, with all in favor, the Board approved to accept the Rizzetta Technology Services Agreement for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Neville discussed Disc Golf course maintenance of course and upkeep. The Board decided to take no further action at this time.

Request from the Board to extend the Regular Board Meeting an Additional 15 minutes.

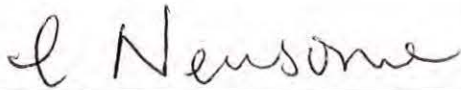
On a Motion from Mr. Neville, seconded by Mr. Parker, with all in favor, the Board agreed to extend the Regular Board meeting for an additional 15 minutes, for the Heritage Harbour South Community Development District.

Mr. Brodersen suggested to the Board to move the Board Meetings to the REC Center permanently with 3:00 pm. meeting time, at no cost for the meeting. Mr. Cohen advised that the Public would need access and it will need to be posted in advance. Discussion continues with Board. Ms. Newsome will follow up on details of changing the meeting. To be discussed further as future agenda item.

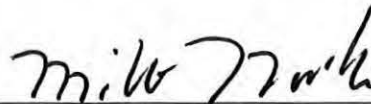
Mr. Neville suggested rotating Chair on a yearly basis. Mr. Frankel suggested Chair goes to the most experienced person. Mr. Frankel would like to explore prospective Chairs skills set and qualifications. The Board would like to add discussion for the next Agenda.

ELEVENTH 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 5:10 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman