

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, December 7, 2021, at 4:00 p.m.** at the **Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.** The following is the agenda for this meeting.

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
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Gene Zeiner	Representative; MHOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:00 PM.

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 November 2, 2021**

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on November 2, 2021. Corrected and revised the venue location to Heritage Harbour Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 34212.

On a Motion from Mr. Brodersen, seconded by Mr. Frankel, with all in favor, the Board approved the Minutes of the November 2, 2021, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

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

Ms. Newsome presented the consideration of the Operation & Maintenance Expenditures for October 2021 for \$163,438.32.

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 October 2021, Operations and Maintenance Expenditures Report in the amount of \$163,438.32 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Ziener updated the Board on the projects being conducted by the Master HOA to include upgrades to security.

Stoneybrook HOA

No Update

2. Lighthouse Cove HOA

No Update

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen informed the Board that a letter was sent to M&M. Counsel from M & M responded and said the repairs will be made. Photos taken show that the repairs have commenced.

Mr. Cohen updated the board on the costs associated with golf course holes 1 and 2, and how this may impact Operation & Maintenance and Assessments. Mr. Cohen will speak with Mr. Scott Brizendine and report back to the Board.

B. District Engineer

Mr. Schappacher presented the traffic report to the Board. Mr. Schappacher will provide a map of the locations of signs as they are repositioned.

C. District Manager

Ms. Newsome presented the District Manager's report.

Ms. Newsome reminded the Board of the next Board meeting on February 1, 2022 at 4:00 p.m.

Ms. Newsome informed the Board of the Fiscal Year 2020-2021 Audit completion deadline of June 30, 2022.

Ms. Newsome reminded the Board of the next election for Seats 3 and 5 will be held on November 8, 2022.

Ms. Newsome presented to the Board the October 2021 Financial Summary. With total cash & investments for the month of October 2021 at \$1,443,116, and a general Fund Expense Variance of \$9,819.00 under budget.

The Board has accepted off-duty services from Florida Highway Patrol to start in December.

Ms. Newsome will check to see if the Golf Course will be available for the months of May to October during the Golf Course construction. Ms. Newsome will follow up with a secondary meeting location if needed and report back to the Board.

SEVENTH ORDER OF BUSINESS

Discussion on District Counsel's Letter to M&M regarding Becon Lake Bank Restoration

Mr. Ziener informed the Board that he will be requesting a survey of erosion from M&M.

EIGHTH ORDER OF BUSINESS

Discussion of Street Signs and Proposals by LED Lighting Solutions

Ms. Newsome opened the discussion for sign proposals from LED Lighting Solutions. The Board continued the discussion as to how many signs, and where to place them. The Board agreed to find a new Wildlife sign & pole to be posted at each entrance, not to exceed \$1,500.00. The Board approved the purchasing of seven (7) speed related signs to be placed on the existing poles in the community, not to exceed \$500.00

On a Motion from Mr. Bakalar, seconded by Mr. Frankel, with all in favor, the Board agreed to Purchase seven (7) speed signs to be placed on existing poles, not to exceed \$500.00 for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS**Consideration to Ratify the Amended
2020/2021 General Fund Budget
Resolution 2022-01**

On a Motion from Mr. Neville, seconded by Mr. Bakalar, with all in favor, the Board agreed to adopt General Fund Budget Resolution, 2022-01 for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Proposal by USA
Fence regarding the Stoney Brook
Picnic Area**

Ms. Newsome opened the discussion for consideration of Fence proposal for Stoney Brook Picnic area. The Board discussed; the Board took no action at this time.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Neville suggested being open to a rotating chair system.

Mr. Brodersen spoke of concerns with storm drains, Mr. Schappacher will get a proposal regarding the storm drains.

TWELFTH 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 5:34 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman