

**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, February 1, 2022, at 4:02 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	<b>Board Supervisor, Chairman</b>
Louis Brodersen	<b>Board Supervisor, Vice-Chairman</b>
Tad Parker	<b>Board Supervisor, Asst. Secretary</b>
Thomas Bakalar	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Christina Newsome	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Mike Fisher	<b>Representative; MHOA</b>
Mark Bruce	<b>Representative; Heritage Harbour Golf Course</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS****Call to Order**

Ms. Newsome called the meeting to order at 4:02 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 December 7, 2021**

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on December 7, 2021. The Board made a change on line 128 M&M to Pond Professionals.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the December 7, 2021 Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS****Consideration of Operation and  
Maintenance Expenditures for  
November & December 2021**

Ms. Newsome presented the consideration of the Operation & Maintenance Expenditures for November 2021 for \$9,857.50 and December 2021 \$32,052.18

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved to ratify the payment of the invoices for November 2021 \$9,857.50 and December 2021 \$32,052.18, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS****HOA Updates****1. Heritage Harbour Master HOA**

Mr. Fisher is interviewing new security company and will report back at next meeting.

**2. Stoneybrook HOA**

Not present. No report.

**3. Lighthouse Cove HOA**

Not present. No report. The Board acknowledged representative from Lighthouse Cove should attend but does not.

**4. Golf Course Report**

Mr. Bruce stated the development is in process; the Board of County Commissioners meeting will be scheduled in March or April. The Golf Course is scheduled to be closed for renovations May through November.



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

Mr. Cohen updated the board on a broken irrigation line and answered questions on the maintenance agreement with the applicable HOA.

**B. District Engineer**

Mr. Schappacher presented the traffic report to the Board. The next location for radar signs will be Lighthouse Cove. Mr. Schappacher will get a proposal for inlet painting.

**C. District Manager**

Ms. Newsome presented the District Manager's report.

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

Ms. Newsome stated Mr. Bruce will keep her updated on Golf Course renovations and Golf Course availability.

**SEVENTH ORDER OF BUSINESS****Supervisor Requests**

Mr. Bakalar requested contacting the Master Association regarding the poles for speed signs.

Mr. Brodersen inquired about the Manager and Chairman spending threshold.

**EIGHTH ORDER OF BUSINESS****Adjournment**

On a Motion by Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to adjourn the meeting at 5:47 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman