

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, April 5, 2022, at 4:01 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 Nevile	Board Supervisor, Chairman
Louis Brodersen	Board Supervisor, Vice-Chairman
Tad Parker	Board Supervisor, Asst. Secret
Philip Frankel	Board Supervisor, Asst. Secretary
Thomas Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Kayla Connell	Financial Associate; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering (via Phone)
Gene Zeiner	Representative; MHOA
Mike Fisher	Representative; MHOA
Sete Zare	Representative; MBS, Capital Markets

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

Discussion of Possible Bond Funding  
of the Series 2013 Bonds

On a Motion from Mr. Bakalar, seconded by Mr. Frankel, with all in favor, the Board accepted the engagement letter from MBS Capital Market for the Series 2013 Bonds for the Heritage Harbour South Community Development District.

Sete Zare from MBS, Capital Markets, presented the Bond Refunding Presentation to the Board.

On a Motion from Mr. Frankel, seconded by Mr. Parker, with all in favor, the Board authorized MBS, Capital Market to continue to work on the 2013 Bond Refunding for the Heritage Harbour South Community Development District.

#### FOURTH ORDER OF BUSINESS

#### Consideration of Minutes of Board of Supervisors Regular Meeting held on March 1, 2022

Ms. Newsome presented the Minutes of Board of Supervisors Regular Meeting held on March 1, 2022, to the Board. Corrections are needed on line 64, it should be "Mr. Fisher." On Lines 97, remove the "\$195k" from the sentence. Remove the entire sentence on line 80.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the March 1<sup>st</sup>, 2022, Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

#### FIFTH ORDER OF BUSINESS

#### Consideration of Operation & Maintenance Expenditures for February 2022

Ms. Newsome presented the Operation and Maintenance Expenditures for February 2022 to the Board.

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 February 2022 \$10,539.75, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

#### SIXTH ORDER OF BUSINESS

#### HOA Updates

##### 1. Heritage Harbour Master HOA

Mr. Fisher was present. Ms. Newsome informed the Board that the new security company has started as of April 4, 2022.

##### 2. Stoneybrook HOA

Mr. Zeiner was present on behalf of Mr. Williams for Stoneybrook HOA.



**3. Lighthouse Cove HOA**

Ms. Newsome will reach out to the HOA manager to request a digital update or meeting minutes as they have no representative present.

**4. Golf Course Update**

Mr. Bruce was present. The project is moving as expected. Mr. Bruce confirmed that the CDD meeting held on May 3 can be held at the golf club.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****1. District Counsel Update**

Mr. Cohen was present. Mr. Cohen discussed the Lennar Parcel Dedication letter to the Board. The Board requests a joint meeting with the CDD, HOA and any other entity who would be impacted by the acquisition to attend.

**B. District Engineer****1. District Engineer Updates**

Mr. Schappacher was present. The Board requested that the District Counsel and District Engineer work together to verify dimensions and draw up a map that accurately shows the parcels that are to be used at the proposed joint meeting.

**2. Update on Lighthouse Cover Radar Report**

Mr. Schappacher presented the Lighthouse Radar Report to the Board. The next radar location rotation will be Stone Harbour Loop and Brookfield Terrace.

**C. District Manager**

The next regularly scheduled meeting will be held on Tuesday, June 7, 2022, at 4:00P.M.

**1. Review of District Manager Report**

Ms. Newsome presented the District Manager report to the Board. The Board decided to install speed related signs on existing poles in the District. Ms. Newsome will reach out to find an installer to complete the project.

**EIGHTH ORDER OF BUSINESS****Old Business****A. Update on Wetland Survey**

Mr. Schappacher and Mr. Frankel are working together to further survey the wetland and tally how many wetlands signs need to be replaced. The Board discussed illegal dumping on the CDD property and requests Staff to send out letters to residents to clear out the debris.

**B. Update on Storm Drain and Paving**

Mr. Schappacher is working on bids for the storm drains.

On a Motion from Mr. Parker, seconded by Mr. Frankel, with all in favor, the Board accepted Option 1, Gator Grading Proposal not to exceed \$185,000 and authorize the Chair to sign the contract after it is reviewed by Staff, for the Heritage Harbour South Community Development District.

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

**NINTH ORDER OF BUSINESS****New Business****A. Consideration of Replacing Trash Receptacles**

The Board discussed replacing all trash cans in the recreational area. The MHOA asked for trash can locations. The Board decided to take no action at this time.

**B. Consideration of HOA and CDD Joint Meeting**

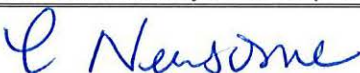
Ms. Newsome will work with staff to compose and send an email to propose a joint meeting with all other entities that may have received a letter from Lennar regarding land parcels.

**TENTH ORDER OF BUSINESS****Supervisor Requests**

Mr. Parker requests daytime off duty patrols from Florida Highway Patrol. Mr. Frankel requests more details from FHP patrol reports. Mr. Neville requested that the Staff find out who owns the yellow equipment left at Beacon Lake.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:21 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman