

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, May 3, 2022, 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
Philip Frankel	Board Supervisor, Asst. Secretary
Thomas Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
David Jackson	District Counsel; Persson, Cohen & Mooney, Fernandez & Jackson P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Gene Zeiner	Representative; MHOA
Mike Fisher	Representative; MHOA
Mark Bruce	Representative; HHGC

Audience	Present
----------	----------------

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 Board of Supervisors Regular Meeting held on April 5, 2022

Ms. Newsome presented the Board of Supervisors regular meeting minutes to the Board. Changes are needed on lines 76 and 118. On line 76, "Ms. Newsome" needs to be removed. On Line 118, the date needs to be updated.

On a Motion from Mr. Parker, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the April 5, 2022, Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for March 2022

Ms. Newsome presented the Operation and Maintenance Expenditures for March 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 March 2022 \$11,999.50, 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 was present. He informed the Board that they are interviewing companies to perform a Reserve Study. District Counsel and District Engineer will work together to speak with the Reserve Study company to establish value and timeframe. Mr. Bakalar requests that the MHOA address the landscaping company regarding inappropriate dumping that has been going on.

2. Stoneybrook HOA

Not present; no report given at the time.

3. Lighthouse Cove HOA

Not present; no report given at the time.

4. Golf Course Update

Mr. Bruce was present and informed the Board that the construction has officially begun, and the golf course is closed. He also advised the Board that Terry's Tree Services will be in the District to remove and plant trees. Mr. Bruce let the Board know that the Engineer Plan Packets are being submitted to the county on May 20th to begin the permit process. Mr. Bruce requests a letter of cooperation from District Engineer or CDD.

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved for Staff (District Manager and District Engineer) to compose a letter of cooperation within 10 to 15 days for the Heritage Harbour South Community Development District.

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

Mr. Jackson was present; however, had no updates for the Board at this time.

B. District Engineer**1. Update of Wetland Survey**

Mr. Schappacher was present; he informed the Board that the wetland survey is completed, and the bid package is ready to go out.

2. Update on Sidewalk and Curb Repairs

Mr. Schappacher presented the Lighthouse Radar Report to the Board. He informed the Board that the sidewalk and curb repairs are about two weeks out.

3. Update of Roadway Repairs

Mr. Schappacher informed the Board that the road repairs are scheduled to begin on May 24, 2022.

4. Radar Sign Updates

Mr. Schappacher represented the Radar Sign report to the Board and trends are staying consistent. The next location rotation is Stone Harbour Loop and Beacon.

5. Update on Drain Painting Bids

On a Motion from Mr. Parker, seconded by Mr. Frankel, with all in favor, the Board approved P.J. Goldman Option 1 for Drain Painting in the amount of \$5,200 for the Heritage Harbour South Community Development District.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, June 7, 2022, at 3:00P.M.

1. Review of District Manager Report

129
130 Ms. Newsome presented the District Manager report to the Board.
131

132 **2. The Proposed Budget meeting will be June 7 as I am working closely**
133 **with the finance team and staff to get the history of and fully understand the**
134 **methodology and budget.**
135

136 Ms. Newsome informed the board that the proposed budget meeting will be
137 June 7, 2022, as she is working closely with the finance team and staff to get the history
138 of and fully understand the methodology of the budget. The Board requests someone
139 from the finance team be present.
140

141 **3. Mr. Bakalar has resigned as MHOA liaison, a successor needs to be**
142 **appointed. Do we have any volunteers or nomination for replacement?**
143

144 Ms. Newsome reminded the board that during the last meeting, Mr. Bakalar
145 submitted his resignation as MHOA liaison. She then asked if any of the other
146 supervisors are willing to take on the role of MHOA liaison in the place of Mr. Bakalar.
147

<p>On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved to appoint Mike Neville as MHOA liaison for the Heritage Harbour South Community Development District.</p>
--

148
149 **4. The letter regarding illegal dumping has been sent to the landscaper**
150 **Mario R. with 5 Star Irrigation.**
151

152 Ms. Newsome informed the board that the letter regarding illegal dumping has
153 been sent to 5 Star Irrigation and will be distributed to the board.
154

155 **5. At this time, River Strand, CDD North, CDD Marketplace, have not**
156 **received a letter from Lennar.**
157

158 **6. The projected meeting date to discuss the Lennar Deed was**
159 **reviewed.**
160

161 Ms. Newsome informed the board that the joint meeting can held at the
162 StoneyBrook Rec Center at 3p. There are a few projected dates that are available. Staff
163 will work together to come to an agreed date that fits in everyone's schedule. The
164 Board requested that Staff send certified letters to all parties once the date, time and
165 location is chosen.
166

167 **7. Light poles are owned by FPL and cannot be used to install speed**
168 **signs. As of today, I will be selecting locations for the signs and bring them to**
169 **Anna so Jose can install the signs on existing poles and be reimbursed by the**
170 **CDD for this task.**
171

172 Ms. Newsome informed the board that the light poles are owned by FPL and
173 cannot be used to install speed signs. Ms. Newsome instructed to pick locations for

speed signs and send them to Anna so Jose can place them throughout the District.

SEVENTH ORDER OF BUSINESS**Old Business**

Nothing to report at the time.

EIGHTH ORDER OF BUSINESS**New Business****A. Discussion of Joint HOA/CDD Meeting**

Staff (District Counsel, District Engineer, and District Manager) will discuss agenda items and maps.

NINTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Bakalar requested that Ms. Newsome follow up with EGIS about cost of parcel acquisition from Lennar. He also requested a better budget process with examples for clarification purposes.

TENTH 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 5:39 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / ~~Vice Chairman~~