

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, August 2, 2022, at 3:08 p.m.** at the **Heritage Harbour South Stoneybrook Recreation Center located 200 Golden Harbour Trail, Bradenton, FL 34214.** 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. Secret
Philip Frankel	Board Supervisor, Asst. Secretary
Tom Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, Fernandez & Jackson 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 3:08 PM.

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on June 7, 2022

Amendments were provided.

On a Motion from Mr. Brodersen seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the June 7, 2022, Board of Supervisors meeting, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Special Meeting held on June 21, 2022

On a Motion from Mr. Neville seconded by Mr. Frankel, with all in favor, the Board approved the Minutes of the June 21, 2022, Board of Supervisors special meeting for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for May 2022

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

On a Motion from Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board approved to ratify the payment of the invoices for May 2022 (\$17,457.50), 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. Zeiner was present. He informed the Board of a letter received from Medallion regarding watercolor place. Mr. Schappacher noted that he has a meeting scheduled with Medallion and will report back to the Board with any information pertinent to the CDD. Mr. Zeiner requested and received concurrence from the Board to open bathrooms at the soccer field. The board discussed the remediations that are needed in some of the pond banks. Mr. Bakalar volunteered to donate his own time to review bank remediation efforts with the Master. There was discussion of a tree that has been uprooted and needs to be removed, the master will have the tree removed.

2. Stoneybrook HOA

Mr. Zeiner was present, no report given at the time.

3. Lighthouse Cove HOA

Not present; no report given at the time.

4. Lennar Property Update- Andy Cohen

Mr. Cohen discussed the Lennar properties with the Board. Mr. Cohen will reach out

to the counsel of the HOA entities then confer with Mr. Schappacher to compile a full list of all parcels that Lennar is offering. When the time is right, Mr. Cohen will also reach out to Lennar Counsel to discuss adding an indemnification provision.

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

Mr. Cohen was present. He discussed the resignation of Mr. Brodersen effective October 1st, 2022. Mr. Cohen also informed the Board of possible options for electing a new board member. The board can advertise that they are soliciting applications for new board members.

B. District Engineer

Mr. Schappacher was present. He informed the Board that the paving is completed, however, they are still waiting for the striping to become available. The speed bumps are not painted yet. Mr. Schappacher also told the Board that the wetland signs replacement is completed. Mr. Schappacher let the Board know that there is a grate on hole 13 that needs to be replaced and a vendor has been contacted to complete the job. Steve Schwartz is working on the reserve study and Mr. Schappacher has reached out to him.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, September 6, 2022, at 3:00P.M. at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

1. Review of District Manager Report

Ms. Newsome presented the district manager report to the Board.

SEVENTH ORDER OF BUSINESS**Old Business**

Nothing to report at the time.

EIGHTH ORDER OF BUSINESS**New Business****A. Discussion of Illegal Dumping on Wetlands**

On a Motion from Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board accepted the inappropriate dumping procedure as proposed by Mr. Bakalar for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Frankel requested that FHP fill out report as presented with more detailed information. He also requested that they patrol the soccer field as well. Mr. Neville asked management to inquire from FHP why tickets are not being issued, he asked if there is something prohibiting them from issuing tickets.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brodersen, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved to adjourn the meeting at 4:49 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman