

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, September 6, 2022, at 3:00 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
Mike Fisher	Representative; MHOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:00 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
August 2, 2022**

On a Motion from Mr. Brodersen seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the August 2, 2022, Board of Supervisors meeting, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations
& Maintenance Expenditures for June
and July 2022**

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 June 2022 (\$9,837.00) and July 2022 (\$33,071.76), Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

**A. Consideration of Heritage Harbour South Master Association's
Approval & Funding Commitment to Establish Half Acre Mircoforest
for Beacon Lake**

Mr. Fisher informed the Board about the upcoming ½ acre microforest project. Mr. Fisher also let the Board know that due to the project being under the threshold, no formal request for approval is needed by the CDD, the District still gave concurrence. Ms. Newsome will follow up with EGIS regarding volunteer insurance and forward that information to Mr. Fisher.

**B. Consideration of Request by Heritage Harbour Master HOA for
Financial Participation for 2022 Reserve Study**

A discussion ensued.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board accepted the formal request from MHOA asking CDD to contribute 50% (\$1,500) to the Reserve Study preformed in August 2022, for the Heritage Harbour South Community Development District.

C. Review of 2022 Reserve Study

There was nothing to discuss. Ms. Newsome will bring hard copies of both the MHOA and CDD South 2022 Reserve Study.

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

A. Golf Cart Crossing Update

Mr. Bruce informed the Board on the most up to date improvements regarding the golf cart crossing, including the item list and the description from Mr. Bruce titled "Tuesday Topics from Golf Club."

On a Motion from Mr. Neville, seconded by Mr. Parker, with all in favor, the Board directed Staff to work with Mr. Bruce to prepare documents for easement recording for the golf course crossing project and to authorize Chairmen to sign outside of the meeting, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. District Counsel Update

Mr. Cohen informed the Board that the Lennar Conyences are still in review and the report from Mr. Schappacher is almost complete. The 2022 CDD vacancies were also discussed. Mr. Broderson resignation is effective 09/30/2022. Someone will need to fill that Seat to the end of his term for Seat 1. Mr. Parker, Seat 5, was up for election and was unopposed, per statute, if no elector qualifies for a Seat to be filled, the vacancy of that Seat should be declared by the Board effective on the 2nd Tuesday following the election in November.

B. District Engineer

Mr. Schappacher informed the Board, that he will reach out to the vendor who is cleaning the curbs; gutters and the sidewalks, to ask if the project will be completed by the end of October. Mr. Brodersen suggests a volunteer to assist in the review of the curb cleaning to make sure all the areas are properly cleaned. The radar signs will be relocated on September 7, 2022. Mr. Schappacher will also follow up with Mr. Frankel regarding the replacement signage for the wetlands.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, October 4, 2022, at 3:00 P.M. at the Heritage Harbour South Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

1. Review of District Manager Report

Ms. Newsome presented the district manager report to the Board. District Manager Report attached as exhibit A.

SEVENTH ORDER OF BUSINESS Old Business

The Board discussed inappropriate dumping process and made an addition that copies of the letters should also be sent to the Lee Weiss and Kaline Govela of the Master HOA.

**EIGHTH ORDER OF BUSINESS Public Hearing on the Fiscal Year
2022-2023 Final Budget**

On a Motion from Mr. Frankel, seconded by Mr. Parker, with all in favor, the Board agreed to open a Public Hearing on the Fiscal Year 2022-2023 Final Budget, for the Heritage Harbour South Community Development District.

On a Motion from Mr. Neville seconded by Mr. Frankel, with all in favor, the Board agreed to close the Public Hearing on the Fiscal Year 2022-2023 Final Budget, for the Heritage Harbour South Community Development District.

1. Consideration of Resolution 2022-03, Adopting the Final Budget for Fiscal Year 2022-2023, and Appropriating Funds

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board adopted the Final Budget for Fiscal Year 2022-2023, for the Heritage Harbour South Community Development District.

**NINTH ORDER OF BUSINESS Consideration of Resolution 2022-04,
Imposing Special Assessments and
Certifying an Assessment Roll**

On a Motion from Mr. Neville, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2022-04, Imposing Special Assessments and Certifying an Assessment Roll, for the Heritage Harbour South Community Development District.

**TENTH ORDER OF BUSINESS Consideration of Resolution 2022-05,
Adopting the Fiscal Year 2022-2023
Meeting Schedule**

On a Motion from Mr. Frankel, seconded by Mr. Bakalar, with majority in favor, the Board agreed at add July 11, 2023, to the Fiscal Year 2022-2023 Meeting Schedule, for the Heritage Harbour South Community Development District.

On a Motion from Mr. Frankel, seconded by Mr. Bakalar, with all in favor, the Board adopted Resolution 2022-05, Fiscal Year 2022-2023 meeting schedule, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Second Addendum
to the Contract for
Professional District Services**

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board accepted the Second Addendum Contract for Professional District Services, for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Campus
Suite Addendum**

District Counsel will prepare documents for the addendum.

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board accepted the Campus Suite Addendum, for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Parker wanted Staff to know that the drains are looking great. Mr. Neville asked Ms. Newsome to scan and share the article from the observer. Mr. Brodersen gave his closing remarks.

FOURTHTEENTH 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 4:41 p.m., for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman