

**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, October 4, 2022, at 4:00 p.m.** at the **Heritage Harbour South Stoneybrook Golf Club located 8000 Golden Stone Harbour Loop, Bradenton, FL 34214.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Mike Neville	<b>Board Supervisor, Chairman</b>
Tad Parker	<b>Board Supervisor, Asst. Secretary</b>
Philip Frankel	<b>Board Supervisor, Asst. Secretary</b>
Tom Bakalar	<b>Board Supervisor, Asst. Secretary</b>
Robin Spencer	<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, Fernandez &amp; Jackson P.A.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering (via Phone)</b>
Mike Fisher	<b>Representative; MHOA</b>

Audience	<b>Present</b>
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<b>FIRST ORDER OF BUSINESS</b>	<b>Call to Order</b>
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Ms. Newsome called the meeting to order at 4:00 PM.

<b>SECOND ORDER OF BUSINESS</b>	<b>Audience Comments</b>
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There was limited audience present. There were no comments from the audience.

<b>THIRD ORDER OF BUSINESS</b>	<b>Plaque Presentation for Lou Brodersen</b>
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Mr. Neville presented a plaque of appreciation to Mr. Brodersen to recognize him for all his hard work and dedication to the Board. In Addition to the plaque, there is a baseball field at the Cal Ripken Sports Complex now named, The Lou Brodersen Baseball field.

**FOURTH ORDER OF BUSINESS**

**Consideration of New Board Members  
Resumes**

The Board reviewed the resumes and heard from the candidates who were not chosen; Christina Brantley, Jane Giannaula, and Robin Spencer.

On a Motion from Mr. Parker seconded by Mr. Frankel, with all in favor, the Board appointed Robin Spencer for Seat 1 with the term ending in 2024, for the Heritage Harbour South Community Development District.

Ms. Spencer was administered the Oath of Office and assumed her Seat. The Board suggested that those submitting for the position can also be present for the November meeting as there is a second seat to become available. The Board may or may not finalize the appointment decisions for the Seats at the November meeting and the appointment may be extended to the December meeting.

On a Motion from Mr. Neville seconded by Mr. Bakalar, with all in favor, the Board declared the vacancy of Seat 5, on the second Tuesday following the November 8 election, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of  
Engagement Renewal for  
Capital Improvement  
Revenue Refunding Bond for  
Series 2013 and Series 2015**

On a Motion from Mr. Frankel seconded by Mr. Bakalar, with all in favor, the Board authorized execution of engagement letters for the arbitrage calculations of Series 2013 and Series 2015 Bonds, for the Heritage Harbour South Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Trustee Successor  
Notice and Tri-Party Agreement Letter**

On a Motion from Mr. Bakalar seconded by Mr. Frankel, with all in favor, the Board authorized execution of the necessary documentation for the transfer of Trustee to US Bank's corporate alter ego, for the Heritage Harbour South Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Lennar Conveyance and  
Consideration of Easement**

The Board thoroughly discussed accepting the land parcels from Lennar and easement related to JLH as presented. The Board was then polled and gave their opinions on the acquisition. The district engineer also weighed in on the subject. It was concluded that the Board needs more time to decide whether to accept the deed from Lennar. If the board accepts the property, the consensus was the easement

related to JCH would be acceptable with a few additional named caveats. Regarding the easement, the district will need a change in language to account for successors in the title, having the property surveyed, and to cover the attorney's fees on the matter. A motion was made by Tad Parker to accept the Lennar Deed/conveyance at this time as presented, however, the motion was failed due to a lack of a second.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors Regular Meeting held on  
September 6, 2022**

The Board would like to make changes to lines 112-113 to reflect "informed the Board "he would reach out to the vendor."

On a Motion from Mr. Neville, seconded by Mr. Parker, with all in favor, the Board approved the amended minutes of the Board of Supervisors regular meeting held on September 6, 2022, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**HOA Updates**

**1. Heritage Harbour Master HOA**

**A. Heritage Harbour South 2022 Microforest Presentation**

Mr. Fisher informed the Board that the microforest project is on hold. He also stated that he is very pleased with how well the vendors cleaned up after the storm.

**2. Stoneybrook HOA**

Not present, no report given at the time.

**3. Lighthouse Cove HOA**

Mr. Williams was present; no report given at the time.

**4. Golf Course Update**

No representative present; no report given at the time.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**1. District Counsel Update**

Mr. Cohen updated the Board on easement documents sent to Mr. Bruce for golf cart crossings and paths related items. Mr. Cohen informed Ms. Spencer of the sunshine laws.

**B. District Engineer**

Mr. Schappacher informed the Board that the wetland signage project is complete, however more signs may need to be added in the future. He advised that the radar signs have been relocated. Mr. Parker informed Mr. Schappacher about the radar signs malfunctioning. Mr. Schappacher will reach out to the vendor to request services to get the signs working again.

**C. District Manager**

**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**

There was no old business that needed to be discussed.

**EIGHTH ORDER OF BUSINESS Supervisors Requests**

Robin Spencer requested that Ms. Newsome set up a call to bring her up to speed about CDD related topics regarding Heritage Harbour South CDD. Mike Neville discussed Board procedure, bringing up the fact that Mr. Parker's last meeting is in November 2022. He also requested an update on financials.

On a Motion from Mr. Neville, seconded by Mr. Broderon, the Board agreed by a 4-1 vote to extend the CDD meeting 30 minutes, for the Heritage Harbour South Community Development District.

Mr. Bakalar expressed methodology concerns and requested examples explaining the methodology. Mr. Frankel expressed his concerns with Rizzetta and requested a meeting with Rizzetta executives.

**FOURTHTEENTH ORDER OF BUSINESS Adjournment**

On a Motion by Mr. Frankel, seconded by Mr. Bakalar, 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



Rizzetta & Company

## District Manager's Report

October 4

# 2022

### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 1, 2022 at 4P
- **Location:** Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212
- **Voter Registration Deadline:** October 11, 2022
- **Next Election:** For Seat 3 Mike Neville and Seat 5 Tad Parker is November 8, 2022

<u>FINANCIAL SUMMARY</u>	<u>7/31/2022</u>
General Fund Cash & Investment Balance:	\$648,516
Reserve Fund Cash & Investment Balance:	\$558,299
Debt Service Fund Investment Balance:	\$582,957
<b>Total Cash and Investment Balances:</b>	<b>\$1,789,772</b>
<b>General Fund Expense Variance:</b>	<b>Under Budget \$53,399</b>

\*\*August Financials are running late

RASI Reports [rasireports@rizzetta.com](mailto:rasireports@rizzetta.com) • CDD Finance Team [CDDFinTeam@rizzetta.com](mailto:CDDFinTeam@rizzetta.com)

Professionals in Community Management

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Rizzetta & Company

## UPDATES:

- Working on verbiage for inappropriate wetland dumping to be added to the Master newsletter.
- Following the HHS vacancy announcement, several resumes have been received.
- Due to financials for August running late, as well as the storm, the budget amendment, for asphalt repairs to be paid from the general fund, will be presented at the November 1<sup>st</sup> meeting. Deadline for budget amendments is November 30<sup>th</sup>.