

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, February 7, 2023, at 4:04 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	Board Supervisor, Chairman
Robin Spencer	Board Supervisor, Vice Chair
Tom Bakalar	Board Supervisor, Asst. Secretary
Mike Neville	Board Supervisor, Asst. Secretary
Eric Hallberg	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; SBHOA
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 4:04 PM.

SECOND ORDER OF BUSINESS

Audience Comments

There was audience present.

THIRD ORDER OF BUSINESS

**Discussion of Stone Harbour Loop
Sound Barrier**

Mr. Frankel addressed the board about the traffic noise complaint on Stone Harbour Loop. He explained to the audience that all CDD meetings are open air meetings and how that can sometimes cause a delay in addressing issues because the board supervisors cannot speak to each other outside of meetings and can only discuss concerns once a month. Mr. Frankel informed the board about a meeting that was set up by Mrs. Georgia Armstrong with state representative Tommy Gregory, which was held on Saturday, Feb 4, 2023. Mr. Frankel explained the CDD's role as landowners and that while certain pieces of land are owned by the CDD, it is the responsibility of the Master HOA to maintain. Mr. Frankel gave an overview of a 20-year span of history of SR 64 and explained that the expansion of the surrounding areas has drastically increased the traffic along the road. He hit on the main point of conversation regarding this being jurisdiction and environmental issues with the lake, and lastly logistics and cost, which could be between \$800,000 to upwards of \$1.2 million according to the FDOT for a wall. The CDD doesn't have those kinds of funds in the budget. Mr. Gregory has secured an investment of \$20k from the FDOT to study the noise pollution along SR 64 and possible abatement that could be found. They are aware of the change in the amount of noise in the area. He informed Everyone that the Board would be taking no action on the noise barrier until they receive the final report from FDOT which should be done by late March possibly April before discussing any solutions hopefully, the issue could be handled entirely by FDOT. Mr. Frankel then went on to ask the audience members what time is the noise Pollution the worst? They replied that rush hours during the week and during the night races on the Saturdays. The District's Engineer Rick Schappacher added that the FDOT study that is being done does take future traffic into account. Mr. Frankel added that he spoke with Mark Bruce the golf course manager and that there will be additional vegetation planted along SR64 that will assist with noise reduction. Mr. Frankel asked Mr. Schappacher to give his preliminary findings from his noise survey. He came at various times of the day and took various readings to measure sound in the area. He will review his findings alongside the findings from the FDOT survey when the report is complete. Residents also voiced concerns about a possible homeless camp in the community. Mr. Bakalar informed everyone that the Master HOA has a designated person responsible for looking into these issues so they should go directly to the Master HOA for assistance.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021-2022 Audit Engagement Letter

On a Motion from Mr. Neville seconded by Ms. Spencer, the Board approved the Fiscal Year 2021-2022 Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank pending amendments from District Counsel, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Tri-Party Agreement

On a Motion from Mr. Neville seconded by Mr. Bakalar, The board accepted the Form of consent trustee letter and agreement from U.S. Bank National Association to U.S. Bank Trust Company, National Association among Heritage Harbour South Community Development District (the "District"), U.S. Bank National Association, as Trustee ("USB"), and U.S. Bank Trust Company, National Association ("Trust Company"), for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of Board
of Supervisors Regular Meeting
held on November 28, 2022**

On a Motion from Mr. Neville seconded by Mr. Bakalar, The Board approved the minutes from the November 28, 2022 meeting, as amended, for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for October, November,
and December**

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, The Board approved the Operations and Maintenance Expenditures for October 2022 (\$13,896.36), November 2022 (\$18,169.51), and December 2022 (\$7,089.16) for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

On behalf of the Master Association, Mr. Fisher informed the Board that the micro-forest is complete and is wonderful and there will be informational tidbits in the form of QR Codes. Mr. Fisher also informed the Board that the HA fountain, that ultimately stopped functioning during the hurricane, will be costly to repair but work is set to begin in June/July.

2. Stoneybrook HOA

Mr. Zeiner gave an update on behalf of Stoneybrook HOA, he made a comment about not being able to hear the Board members due to acoustics as well as noise from the golf course bar. He also informed the board that the invoice for hurricane cleanup has been sent over to the CDD. Ms. Newsome will confer with the Stoneybrook HOA to get all supporting documents related to the invoice and have them sent to the board.

3. Lighthouse Cove HOA

There were no updates from Lighthouse Cove HOA.

120 **4. Golf Course Update**

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122 There were no updates from Heritage Harbour Golf Course.

123 **NINTH ORDER OF BUSINESS**

Staff Reports

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125 **A. District Counsel**

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127 During District Counsel updates Andy Cohen let the Board know that the
128 Lennar deed has been recorded and staff should inform the insurance
129 company as well as in-house staff to keep track of taxes, which there should
130 be none owed on the property. The easement has been executed by the golf
131 course and chair and is being sent to recording. The easement from JLH
132 Properties has also been executed by chair and signature release is being
133 held until counsel's office receives the reimbursement check as agreed upon
134 by all parties. -Check for \$1950.25 was received on 02/22/23 by the District.

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136 **B. District Engineer**

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138 During District Engineer updates, Mr. Schappacher showed the Board a mock
139 up done by Fast Signs for three options for "Speed Checked by Radar" signs.
140 Discussion ensued on the topic new and existing of radar signs. The
141 discussion of purchasing a new radar sign is tabled and will be added to the
142 March agenda. Now that CDD South now owns the land around Lighthouse
143 Cove Mr. Schappacher asked if the Board wanted to revisit a previous
144 request, made roughly 2 years ago, to put in a fence, hedges, or gates along
145 Lighthouse Cove Drive. Mr. Schappacher is going to put a more up to date
146 report together of possible options since the request is so dated. Subject is
147 tabled to next meeting for discussion.

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On a Motion from Ms. Spencer seconded by Mr. Bakalar, with one opposing vote from Mr. Hallberg, the board revisited the motion for the District Engineer to purchase six "Speed Checked by Radar" signs to be affixed to existing posts, not to exceed \$1000, for the Heritage Harbour South Community Development District.

On a Motion from Mr. Frankel seconded by Mr. Bakalar, the Board motioned and approved to extend the meeting to 6:15 p.m., for the Heritage Harbour South Community Development District.

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150 Mr. Schappacher was asked to check speed humps and any height
151 requirements, after researching it was found that the speed bumps meet
152 standard requirements, there are no violations. Mr. Schappacher informed the
153 board that S.M.H is proposing to revamp the big sign on River Heritage Blvd
154 and since the median is owned by CDD South they are asking for approval.
155 District Management will take over correspondence with S.M.H regarding the
156 sign and will report to the board at the next meeting.

Mr. Bakalar requested that Mr. Schappacher get an updated contract for pressure washing of sidewalks. Mr. Schappacher informed the Board that the current company is updating the current contract extension with a 10% discount. Mr. Frankel asked to have this topic added to the March agenda.

On a Motion from Mr. Frankel seconded by Mr. Bakalar, the Board motioned and approved to extend the meeting to 6:30 p.m., for the Heritage Harbour South Community Development District.

C. District Manager
1. Review of District Manager Report

During District Manager updates, Ms. Newsome informed the Board that the reason why FHP has not been picking up shifts is because they have been short staffed and have been working 12 hour shifts since the state was hit with back-to-back hurricanes. Ms. Newsome contacted MCSO to establish a new contract for off-duty services and was given a sample contract. Counsel instructed that the contract needed is for public entities and Ms. Newsome will be reaching out to get the correct information and contract. The Board reviewed the verbiage for inappropriate dumping and Ms. Newsome will take all feedback and revise the verbiage to be more informational. The Board discussed moving meetings to the Stoneybrook Rec Center permanently due to the noise.

TENTH ORDER OF BUSINESS

Supervisors Requests

During Supervisor requests Mr. Bakalar requested 2 budget examples for 2023-2024.

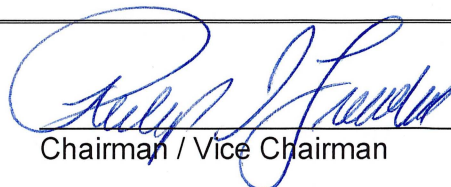
1. An example, keeping the methodology the same and with no increase in assessments.
2. An example, which the dollars are allocated to the lines where money will be spent.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Frankel, seconded by Ms. Spencer, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:33 p.m., for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman