

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, March 7, 2023, at 4:00 p.m.** at the **Stoneybrook Rec Center located at 200 Golden Harbour Trail, Bradenton, FL 34214.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Philip Frankel	<b>Board Supervisor, Chairman</b>
Robin Spencer	<b>Board Supervisor, Vice Chair</b>
Tom Bakalar	<b>Board Supervisor, Asst. Secretary</b>
Mike Neville	<b>Board Supervisor, Asst. Secretary</b>
Eric Hallberg	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Christina Newsome	<b>District Manager; Rizzetta &amp; Company</b>
Kayla Connell	<b>District Manager Financial Servies; Rizzetta &amp; Co.</b>
Andy Cohen	<b>District Counsel; Persson, Cohen Mooney, Fernandez &amp; Jackson P.A.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Matt Tight	<b>Representative; FLCLASS (via Phone)</b>
Sete Zare	<b>Representative; MBS (via Phone)</b>

Audience	<b>Present</b>
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**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.

**THIRD ORDER OF BUSINESS**

**Discussion of Potential Refunding  
of the Series 2013 Bonds**

Sete Zare was present. She informed the Board of what the current status is in regard to the refunding market. Based on her advice, the Board decided to take no action at this time. Sete will continue to monitor the market and report back to the Board when the market is more favorable.

**FOURTH ORDER OF BUSINESS**

**Discussion of Investment Options  
with Public Trust Advisors**

Mike tight was present. He discussed the investment options with the Board.

On a Motion from Mr. Neville seconded by Ms. Spencer, the Board approved for District Counsel to prepare a resolution for investment options to be presented at the April 4, 2023 meeting, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion of Budget for FY 2023-  
2024**

The Board requests a historical snapshot of the budgets for the past 3 to 5 years. The Board decided to hold a budget workshop on March 21, 2023 at the Stoneybrook Rec Center at 4pm.

**SIXTH ORDER OF BUSINESS**

**Discussion of District being a Golf  
Cart Community**

A discussion ensued. Counsel was to provide sample resolutions from other CDD's he has worked with related to golf carts on CDD roadways.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Contract Addendum  
for Pressure Washing**

The Board directed District Counsel to prepare a contract addendum for Premier Pressure Washing.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2021-  
2022 Audit Revised  
Engagement Letter**

On a Motion from Mr. Neville seconded by Mr. Bakalar, the Board approved the Fiscal Year 2021-2022 Audit Revised Engagement Letter, for the Heritage Harbour South Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion of Proposed  
Signage from Sarasota  
Memorial Hospital**

On a Motion from Ms. Spencer seconded by Mr. Bakalar, the Board approved the signage proposal by Sarasota Memorial Hospital subject to preparation of an easement by District Counsel with attorney fees to be paid by the hospital, for the Heritage Harbour South Community Development District.

**TENTH ORDER OF BUSINESS****Consideration of Minutes of Board  
of Supervisors Regular Meeting  
held on February 7, 2023**

On a Motion from Mr. Neville seconded by Mr. Bakalar, the Board approved the minutes from the February 7, 2023 meeting, as amended, for the Heritage Harbour South Community Development District.

**ELEVENTH ORDER OF BUSINESS****Consideration of Operations  
and Maintenance Expenditures  
for January 2023**

On a Motion from Mr. Frankel seconded by Mr. Bakalar, with all in favor, The Board ratified the Operations and Maintenance Expenditures for January 2023 (\$34,942.43) for the Heritage Harbour South Community Development District.

**TWELFTH ORDER OF BUSINESS****HOA Updates****1. Heritage Harbour Master HOA**

Not present, no report given.

**2. Stoneybrook HOA**

Not present, no report given.

**3. Lighthouse Cove HOA**

Not present, no report given.

**4. Golf Course Update**

Not present, no report given.

**THIRTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Andy Cohen was present. He informed the Board that the JLH and Golf Course easements have now been recorded.



**B. District Engineer**

1. Discussion of Broken Pipe at Golf Course

Rick informed the Board that Truescapes Landscaping contract states that they are to repair any pipe 2 inch or smaller. The repairs will be done at no cost to the District.

2. Lighthouse Cove-Access Concerns

The Board discussed the lighthouse cove-access concerns.

3. Discussion of Enhancements to Lighthouse

The Board discussed the enhancements to Lighthouse.

4. Discussion of Purchasing New Radar Signs

On a Motion by Mr. Neville, seconded by Mr. Bakalar, with all in favor, approved to have the District Engineer purchase 2 speed radar signs not to exceed \$6,500, for the Heritage Harbour South Community Development District.

On a Motion by Mr. Neville, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved to extend the meeting to 6:20 p.m., for the Heritage Harbour South Community Development District.

**C. District Manager**

**1. Review of District Manager Report**

Ms. Newsome presented the District Manager Report to the Board.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Neville voiced his concerns about not having access to his email for weeks and other minor problems that are seeming to not be addressed. Mr. Frankel informed the Board that he will be looking into other district management companies to see the services they provide and report back to the Board.

On a Motion by Mr. Neville, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to extend the meeting to 6:30 p.m., for the Heritage Harbour South Community Development District.

Ms. Spencer asked for someone in upper management to come to the next meeting in person to address the Board's concerns.

**FIFTEENTH 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 6:27 p.m., for the Heritage Harbour South Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman