

**HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT****August 1, 2023 - Minutes of Meeting****Page 1****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 1, 2023, at 5:02 p.m.** at the **Stoneybrook Rec Center located at 200 Golden Harbour Trail, Bradenton, FL 34212.** The following is the agenda for this meeting.

Present and constituting a quorum were:

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

Also present were:

Jennifer Goldyn	<b>District Manager, Inframark</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Mike Fisher	<b>President, MHOA</b>
Shawn Durie	<b>Chair, Stoneybrook HOA</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>

Audience **Present**

**FIRST ORDER OF BUSINESS****Call to Order**

Ms. Goldyn called the meeting to order at 5:02 p.m.

**SECOND ORDER OF BUSINESS****Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS****Consideration of Resumes for  
Vacant Seat 4**

The Chair announced everyone who submitted a resume. There were no additional comments from those who submitted. All of the Board Members unanimously agreed that Darnell Bacon was the best candidate for Seat 4.

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On a Motion from Mr. Neville seconded by Mr. Hallberg, with all in favor, the Board appointed Mr. Bacon to Vacant Seat 4 and he was sworn in at this time, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS****Consideration of Meeting Minutes  
from July 11, 2023**

Ms. Goldyn presented the Meeting Minutes from July 11, 2023, to the Board.

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, the Board approved the Meeting Minutes from July 11, 2023, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS****Staff Reports****1. District Counsel**

Mr. Cohen updated the Board that he had a telephone call with the District Manager, Supervisor Hallberg and Director of Finance at Inframark, Leah Popelka to review the District's methodology and how the addition of the Villas and Hotel of the Golf Course could affect the assessments. He notes that talks will continue.

**2. District Engineer**

Mr. Schappacher presented bids under separate cover, for the Lake Bank Repair for Pond 31 from CrossCreek Environmental and Solitude that were caused by a T-box placed by the Golf Course, per the District Engineer. The Golf Course disagrees with this assessment, per the Chair. Mr. Schappacher recommended CrossCreek Environmental complete the work.

On a Motion from Mr. Frankel seconded by Mr. Neville, with all in favor, the Board approved CrossCreek Environmental's proposal for Lake Bank Repair, for Pond 31, in the amount of \$14,657.50, for the Heritage Harbour South Community Development District.

**3. District Manager**

Ms. Goldyn reviewed the Financials with the Board and informed them that they will be more up-to-date next month, as accounting is still entering past due items.

Ms. Goldyn informed the Board that their next regularly scheduled meeting would take place on Tuesday, September 5, 2023, at 5:00 p.m.

**81 SIXTH ORDER OF BUSINESS****Public Hearing on FY 2024 Budget**

On a Motion from Ms. Spencer seconded by Mr. Hallberg, with all in favor, the Board opened the public hearing for FY 24 Budget and Levying the O&M Assessments, for the Heritage Harbour South Community Development District.

82  
83 The Board did not make any changes to the Proposed Budget. Mr. Neville explained the  
84 letter that the residents received regarding the assessments and that some will receive a  
85 very small increase or decrease based on their lot size.  
86

On a Motion from Mr. Neville seconded by Mr. Hallberg, with all in favor, the Board closed the public hearing for FY 24 Budget and Levying the O&M Assessments, for the Heritage Harbour South Community Development District.

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88 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-09,**  
89 **Adopting FY 24 Budget**  
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On a Motion from Mr. Neville seconded by Mr. Hallberg, with all in favor, the Board adopted Resolution 2023-09, Adopting FY 24 Budget, for the Heritage Harbour South Community Development District.

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92 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2023-**  
93 **10, Levying O&M Assessments**  
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On a Motion from Mr. Hallberg seconded by Mr. Neville, with all in favor, the Board adopted Resolution 2023-10, Levying O&M Assessments, for the Heritage Harbour South Community Development District.

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96 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2023-**  
97 **11, Setting FY 2024 Meeting**  
98 **Schedule**  
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On a Motion from Ms. Spencer seconded by Mr. Hallberg, with all in favor, the Board adopted Resolution 2023-11, Setting FY 2024 Meeting Schedule, for the Heritage Harbour South Community Development District.

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101 **TENTH ORDER OF BUSINESS** **Discussion regarding the pole/**  
102 **barrier next to the Resident's Gate**  
103

104 Mr. Schappacher recommended that the shrubs be added to the pole/barrier area by  
105 the Resident's Gate versus concrete bollards since shrubs can be moved if needed. Mr.  
106 Schappacher also noted that anything by the pole/barrier should be 4x4 breakaway. During  
107 the discussion a resident spoke up, stating they were on the Gate Committee with the HOA,  
108 and they were looking into iron gates. The matter was tabled final decision by the HOA on  
109 the gates.  
110

**ELEVENTH ORDER OF BUSINESS**

**Discussion regarding cutout on  
Haven Harbour, near the basketball  
court and pickleball area**

Mr. Schappacher handed out a map, under separate cover, showing possible site crossings on Haven Harbour Way to the amenities. Mr. Schappacher recommended the best spot for an ADA ramp would be east of the basketball court. He also pointed out that it could also be placed on the Haven Harbour Way side across from the driveway to the amenities. This would only require one ramp vs. three that would be needed east of the basketball court. The Board requested proposals for both options.

**TWELFTH ORDER OF BUSINESS**

**Discussion regarding Steet Sign  
Audit**

Mr. Frankel announced that he would like Mr. Schappacher to complete a sign audit to create more consistency with the signs.

On a Motion from Mr. Neville seconded by Mr. Frankel, with all in favor, the Board approved Mr. Schappacher to complete the sign audit, for the Heritage Harbour South Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion regarding Zoom Access  
for Meetings**

Ms. Goldyn informed the Board that Teams is available for the Community call-in. The Board requested that a link for Teams be placed on the website.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion regarding purchasing a  
Smart TV for the Recreation Center**

Mr. Frankel would like to purchase a TV for the Recreational Center to allow the audience to see what the Board is looking at during the meetings. Mr. Frankel will work with the HOA and Master Association on splitting the cost of the TV, since it can be used by all.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion regarding Rizzetta  
Technology Contract**

On a Motion from Mr. Neville seconded by Mr. Frankel, with all in favor, the Board approved the Termination of Rizzetta Technology Contract, for the Heritage Harbour South Community Development District.

The Board requested that the minutes, full agendas and contacts for the HOA and Master all be posted on the website.

**SIXTEENTH ORDER OF BUSINESS****Discussion regarding Speed Bump  
on Stone Harbor Loop**

Mr. Frankel put forth that the CDD take care of grinding down the speed bump on Stone Harbour Loop. Mr. Schappacher informed the Board that he spoke with Mark Bruce with the Golf course and Mr. Bruce stated that the Golf Course will grind down the speed bump. Mr. Bruce will work with Mr. Schappacher to get this completed.

On a Motion from Mr. Hallberg seconded by Mr. Neville, with all in favor, the Board approved to extend the meeting by 15 minutes, for the Heritage Harbour South Community Development District.

**SEVENTEENTH ORDER OF BUSINESS****Discussion regarding Heritage  
Roadway Flooding**

Mr. Schappacher updated the Board that the clogged pipe had been cleaned out by the Marketplace Staff. A truck arrived and cleared it out.

**EIGHTEENTH ORDER OF BUSINESS****Review of Stoneybrook Fence  
Damage**

Mr. Frankel informed the Board that the HOA is obtaining two more proposals to repair the fence. Mr. Frankel also noted that the CDD Board will help pay for the fence because at this time it is not clear which entity owns it. The CDD will be in discussion with the HOA and Master to Determine responsibility.

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

Present and discussion ensued with Board.

**2. Stoneybrook HOA**

The Chair informed the Board that Stoneybrook HOA President confirmed that the gatehouse roof has been repaired and they are looking into getting it painted at the HOA's expense.

**3. Lighthouse Cove HOA**

The Chair reported that the Lighthouse HOA did not meet since the Board's last meeting and therefore nothing to report.

**4. Golf Course Update**

Not present and no report.

**TWENTIETH ORDER OF BUSINESS****Supervisors Requests**

Ms. Goldyn asked Mr. Bacon if he would like to receive the Supervisor pay in the amount of \$200.00, per meeting. Mr. Bacon chose to accept Supervisor pay.

Mr. Hallberg would like the Board to receive financial training from Inframark.

Ms. Spencer would like to see the shrubs exiting the Community trimmed down to allow a better view of traffic.

**TWENTY-FIRST ORDER OF BUSINESS****Adjournment**

On a Motion by Ms. Spencer, seconded by Mr. Hallberg, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:32 p.m., for the Heritage Harbour South Community Development District.

DocuSigned by:

*Kristee Cole*

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Secretary / Assistant Secretary

DocuSigned by:

*Philip Frankel*

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Chairman / Vice Chairman