

**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, July 11, 2023, at 5:01 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, 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>

Also present were:

Angel Montagna	<b>District Manager, Inframark</b>
Jennifer Goldyn	<b>District Manager, Inframark</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Mike Fisher	<b>Representative, 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. Montagna called the meeting to order at 5:01 p.m.

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

The following issue was raised by an audience member who claimed that the speed bump on Stone Harbor Loop is dangerous, and in violation of the Florida Department of Transportation's Greenbook Rules, and should not be allowed.

In response, the Chair denied moving up the Eleventh Order of Business on the Agenda in order to address the issue. The Chair explained that the FDOT controls the main thoroughfares in the State and exempts roads that are owned and controlled by a

CDD. Thus, the Greenbook Rules are not applicable here but only serve as a guide. The CDD recognized that the speed hump situation on Stone Harbour Loop is unsatisfactory and looked into how it came about. The CDD granted the Golf Course a right to put in the crosswalk with certain provisions. Before any work was to be done the Golf Course's contractor was supposed to work in conjunction with the CDD's District Engineer for both the height and the signage. That was not done. The Chair explained that he had conversations with Mark Bruce at the golf course who has arranged to have his contractor grind down the speed hump within the next two weeks.

In further discussion with the audience, it was affirmed that the Golf Course needs to be more responsive to the Stoneybrook Community.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Meeting Minutes from June 6, 2023**

Ms. Montagna presented the Meeting Minutes from June 6, 2023, to the Board.

On a Motion from Mr. Neville seconded by Mr. Hallberg, with all in favor, the Board approved the Meeting Minutes from June 6, 2023, for the Heritage Harbour South Community Development District.

### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **1. District Counsel**

Mr. Cohen reported on the Easement with the signage for Sarasota Memorial Hospital. Mr. Cohen will coordinate with Inframark on the letter allowing for the sign permit.

#### **2. District Manager**

Ms. Montagna informed the Board that she received the electronic files from Rizzetta on June 30, 2023, and they were uploaded into the system on July 5, 2023. As a result, it was not possible to have the financial records available for this meeting. The finances should be available for the next meeting.

Ms. Montagna informed the Board that she would review the management fees and the paving line item in the budget for accuracy.

Ms. Montagna informed the Board that the training will be scheduled for the Avid Exchange program as Inframark is waiting for the completion of the financial records to be entered into the system.

**3. District Engineer**

Mr. Schappacher informed the Board on the sidewalk repairs are completed and are satisfactory. Mr. Schappacher set the parameters on the speed radar detectors and will give the Board a report monthly. Mr. Schappacher will also receive emails from those going over 50 mph.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution****2023-08, Resetting Public Hearing  
for FY 2024 Budget**

Mr. Cohen and Ms. Montagna went through the Resolution with the Board.

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, the Board adopted Resolution 2023-08, Resetting Public Hearing on August 1, 2023, time change from 4:00 p.m. to 5:00 p.m. for FY 2024 Budget, for the Heritage Harbour South Community Development District.

**SIXTH ORDER OF BUSINESS****Discussion regarding the Procedure  
of Collection, Scheduling Interviews  
and Reviewing Resumes for Vacant  
Seat**

The Board has received four applications so far to fill the vacancy. Two of the resident applicants were present and were asked to give a statement of their interest in being on the board. Since there was no formal announcement of the application deadline, it was decided to schedule all applications to be submitted before the August 1, 2023, meeting. The Board requested that Staff post on the website about the Vacant Seat and where interested candidates can send their resumes. The selection will be on August 1, 2023.

**SEVENTH ORDER OF BUSINESS****Discussion regarding Pond 31  
Erosion**

Mr. Schappacher informed the Board of the erosion at Pond 31. The Master Association sent a proposed bill to the CDD to contribute to the payment of the remediation of the erosion of Pond 31. It was noted by Mike Neville that he observed the erosion issue and the neighbors have complained that the erosion was due to the negligence of the Golf Course contractors bustling irrigation pipes. There needs to be a discussion with the Master Association, the Golf Course, and the CDD to remedy the situation. Mr. Cohen recommends that the CDD repair the damage to CDD property and bill the responsible party ahead of time prior to work commencing. Mr. Cohen will prepare a letter to the Golf Course that the District is obtaining proposals to remedy the situation and the letter will also outline outstanding maintenance items related to the Golf Course.

**EIGHTH ORDER OF BUSINESS****Discussion or Marketplace  
Response to Andrew Cohen's  
Letter**

The issue about the flooding problems on River Heritage roadway was addressed by Mr. Cohen in his letter to Marketplace. As a result, the Engineer and Marketplace managers met with Mr. Schappacher, Mr. Neville and Mr. Fisher at the site to evaluate the problem. The flooding seemed to be caused by a blockage of the drain lines that go under both sides of River Heritage Road. Marketplace stated that they will work to have it cleared.

**NINTH ORDER OF BUSINESS****Discussion regarding Stonebrook  
Rec Center and Pond Erosion**

There is an issue regarding the decaying steel fencing, near the picnic area, by the Recreation Center, and the erosion of the pond walls. At this time, is unclear who is the owner of the fence and who is responsible for its maintenance. However, it was determined to get quotes for the replacement or repair of the fencing, to avoid any further problems while the various Boards determine who is responsible for payment.

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

**TENTH ORDER OF BUSINESS****Discussion regarding Credit from  
Stoneybrook HOA regarding  
Overpayment of Gatehouse Repair**

The gatehouse repair was made and paid for by the HOA and the matter is considered resolved. The Stoneybrook HOA also paid the CDD for the overpayment of its share of the clean-up costs from last fall's hurricane debris. The Board was informed that \$3,175 will be credited back to the CDD.

**ELEVENTH ORDER OF BUSINESS****Discussion of Stone Harbour  
Speed Hump and Signage  
Resolving the Issue with HHGC**

See the Second Order of Business.

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

The Board was informed that there are four new soccer goals nets, and one already has been vandalized.

**2. Stoneybrook HOA**

The Board was informed that they are in the process of a gate analysis and a long-term plan has begun.

**3. Lighthouse Cove HOA**

The Board was informed that there is a speeding problem, and the HOA is interviewing a security company that can hand out tickets.

**4. Golf Course Update**

Not present and no report.

**THIRTEENTH ORDER OF BUSINESS****Supervisors Requests**

Mr. Neville would like an updated map for everyone.

**FOURTEENTH 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 7:09 p.m., for the Heritage Harbour South Community Development District.

DocuSigned by:

*Kristee Cole*69155831A236429...  
Secretary / Assistant Secretary

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*Philip Frankel*E8010FD7FB9B4CD...  
Chairman / Vice Chairman