

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, September 5, 2023, at 5:11 p.m.** at the **Stoneybrook Rec Center located at 200 Golden Harbour Trail, Bradenton, FL 34212.**

Present and constituting a quorum were:

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

Also present were:

Jennifer Goldyn	District Manager, Inframark
Rick Schappacher	District Engineer, Schappacher Engineering
Mike Fisher	President, MHOA
Shawn Durie	Chair, Stoneybrook HOA
Daniel Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

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

Ms. Goldyn called the meeting to order at 5:11 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

THIRD ORDER OF BUSINESS **Consideration of Meeting Minutes
from August 1, 2023**

Ms. Goldyn presented the Meeting Minutes from August 1, 2023, to the Board.

On a Motion from Mr. Neville seconded by Mr. Bacon, with all in favor, the Board approved the Meeting Minutes from August 1, 2023, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS**Review of Financial Statements
and Check Register**

Ms. Goldyn presented the Financial Statements and Check Register to the Board. The Board requested that Ms. Goldyn look into the status of the balance transfer started by Rizzetta & Co. in June 2023.

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, the Board approved the Check Register, for the Heritage Harbour South Community Development District.

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

Mr. Lewis updated the Board that there has been no change in the eminent domain issue involving the intersection of Heritage Green and SR 64.

2. District Engineer**A. Marketplace and Beacon Lake Construction Update**

Mr. Schappacher updated the Board that the 60-inch pipe, that was to be installed on September 1, 2023 along Beacon Lake, was pushed back, due to the storm and should be completed by the end of the week, or early next week.

B. Pothole Repair on Heritage Green Way

Mr. Schappacher informed the Board that this has been completed. He noted that it is not aesthetically pleasing since they did not want to mill down into the concrete because they were concerned, they may hit underground wires in this area, under the eminent domain issue above.

C. Pond 31 Bank Repair Update

CrossCreek Environmental will begin the work on the severe erosion on Pond 31 on September 18, 2023, and it will take a few weeks to complete.

D. Community Signage Update

Mr. Schappacher presented the Community Signage Report.
(Under Separate Cover)

The Board requested that the District Manager reach out to the Master Association to cut back the trees, and blocking signs particularly in Lighthouse Cove, as shown in the report.

Mr. Schappacher notes that three of the CDD Monuments are located on the Golf Course property and the Board requested that the District Counsel look into possibly getting an easement with the Golf Course for the three Monuments, as noted in the report.

The Board requested that Mr. Schappacher provide proposals for all Golf Cart Crossing signs to make them all look uniform. Mr. Schappacher will bring this to the October 2023 meeting.

Ms. Spencer discussed with the Board that the trees in the right of way, on Port Harbour Parkway need to be trimmed and that the Master Association's Community Association Manager claimed that is the County's responsibility. Mr. Schappacher located the Interlocal Agreement that shows that the right of way, where the trees are located, is in fact the Master Associations' responsibility. Ms. Goldyn will notify the Master of the Interlocal Agreement and request the trees be trimmed.

E. Storm Grate Replacement Update

Mr. Schappacher informed the Board that the Storm Grates came in and are in place.

F. Stone Harbour Loop Speed Bumps

Mr. Schappacher and Mr. Frankel updated the Board that though the grinding of the speed bumps was completed, the speed bumps still have an abrupt effect when crossing over them. The Board discussed adding an asphalt slope on each side of the speed bumps for a more gradual transition.

<p>On a Motion from Ms. Spencer, seconded by Mr. Hallberg, with all in favor, the Board approved Mr. Frankel to approve outside of a meeting the addition of slopes on the Stone Harbour Loop speed bumps, with a NTE \$2,000.00, for the Heritage Harbour South Community Development District.</p>
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Mr. Schappacher informed the Board that the bid packages for the ADA crossing at Haven Harbour across from the basketball courts are due on September 15, 2023, and will have them for the October 2023 meeting.

Mr. Schappacher informed the Board that he completed an Idalia hurricane report and there were no serious concerns for the District. He did note that Pond 9 was higher than normal and did notify Pond Professionals. Mr. Schappacher is concerned that the grate in the pond could be the reason the pond was so high. The Board asked Mr. Schappacher to get a recommendation from Pond Professionals if they should remove the grates.

Mr. Schappacher presented an estimate for the noise abatement landscape buffer at Stone Harbour Loop in the amount of \$62,101.00.
(Under Separate Cover)

Mr. Schappacher also presented a proposal from CrossCreek Environmental to place two fountains in the ponds, adjacent to Stone Harbour Loop, in the amount of \$25,340.00. The idea is that they could possibly help quell the noise from State Road 64.
(Under Separate Cover)

Mr. Frankel added that the FDOT created a report regarding the noise, and he asked that it be circulated to the Board and be placed on the October agenda.

Mr. Frankel informed the Board that he has reached out to Representative Tommy Gregory to see if FDOT would pay or pay a portion of the landscape noise abatement. He is currently awaiting a response.

Mr. Frankel informed the Board that he has reached out to the Manatee County Sheriff's Office to see if they could supply more security patrols on State Road 64 to help enforce the noise regulations from cars leaving the drag racing that is taking place on Saturday nights.

3. District Manager

Ms. Goldyn informed the Board that their next regularly scheduled meeting would take place on Tuesday, October 3, 2023, at 5:00 p.m.

Mr. Bacon requested more information on the Sunshine Laws.

Ms. Goldyn informed the Board that the Avid invoice training has been put on hold until Inframark completes the upgrade to avoid training and retraining.

SIXTH ORDER OF BUSINESS

Review of 2022 Audit

Ms. Goldyn presented the 2022 Audit to the Board stating there were no negative findings.

On a Motion from Mr. Neville seconded by Mr. Bacon, with all in favor, the Board approved the 2022 Audit, for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS

Review of Broken Sign Proposal from HOA

Mr. Frankel informed the Board that this has been completed and will be paid by the CDD. This sign is located at 7151 Mantuak Point Crossing.

EIGHTH ORDER OF BUSINESS

Review of EGIS proposal

The Board made no changes to the property and inland marine vales proposed by EGIS. The Board did ask Ms. Goldyn to review the Reserve Study that was completed two years ago.

Ms. Goldyn informed the Board that she will schedule a walk with EGIS to review all CDD property values and hazards. The Board requested that Mr. Bacon participate in the walk with Ms. Goldyn and the EGIS advisor.

Ms. Goldyn added that even after the EGIS proposal is accepted by the Board, changes can be made at any time.

NINTH ORDER OF BUSINESS

Review of Website Audit

Ms. Goldyn reviewed the Website Audit and let the Board know that the website is in ADA compliance.

Mr. Frankel asked about moving the website from Campus Suites to another website company and Ms. Goldyn advised the Board that they would have to pay another \$3,000.00 or more to move the website to another company's platform to be ADA compliant.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-12, Designating Officers

On a Motion from Mr. Neville seconded by Mr. Frankel, with all in favor, the Board adopted Resolution 2023-12, Designating Officers, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS**Discussion regarding Storm Grate Reimbursement**

The Board will be looking for contributions for assist in paying for the Storm Grate.

Additionally, the Board wants to examine the O&M Assessments of the Golf Course given the continued deterioration issues that could be attributed to the Golf Course's actions.

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, the Board approved extending the meeting until 7:30 p.m., for the Heritage Harbour South Community Development District.

The Board requested that the District Counsel amend the District Rules so that the time limit for a CDD meeting is extended from two hours to three hours. District Counsel will bring it to the October 2023 meeting.

TWELFTH ORDER OF BUSINESS**Discussion regarding Plantings by the Front Gate**

On a Motion from Mr. Neville seconded by Ms. Spencer, with all in favor, the Board approved the CDD reimbursing the HOA for the purchase of shrubs for the Front Gate with a NTE of \$200.00, the HOA will be responsible for planting and maintaining the shrubs, for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS**Discussion regarding Beacon Lake Parkway**

This item was discussed during the District Engineer section of the agenda.

FOURTEENTH ORDER OF BUSINESS**Discussion regarding Paving on Heritage Green**

This item was discussed during the District Engineer section of the agenda.

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

The Representative of the Heritage Harbour Master HOA informed the Board that they have hired a structural engineer to evaluate the fountain at the entrance as no waterfall companies will work on or repair it if the Monument is not structurally sound.

2. Stoneybrook HOA

The Representative of Stoneybrook HOA noted that there is a special meeting on Thursday, September 7, 2023, at 6:00 p.m.

3. Lighthouse Cove HOA

Not present. Mr. Frankel advised the Board that the Lighthouse Cove HOA has not met since our last meeting.

4. Golf Course Update

Mr. Bruce was not present, but he did send a text to Mr. Neville stating that the old holes 1&2 are getting fronds picked up and fully mowed this week. Mr. Bruce added that both land sale deals are still on track to settle in September.

SIXTEENTH ORDER OF BUSINESS**Audience Comments**

There were no audience comments at this time.

SEVENTEENTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Frankel requested a resolution for the Chair to have a \$5,000.00 non-recurring approval, outside of a meeting and a \$10,000.00 non-recurring approval, outside of a meeting that would require the Chair and the District Manager to approve. Mr. Cohen will bring the resolution to the October meeting.

Mr. Frankel thanked Mr. Schappacher for all his work and dedication to the District and his immediate attention to the District following the hurricane.

Mr. Frankel requested that Ms. Goldyn make sure that a link to call into the meeting is also included on the website.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Ms. Spencer, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:29 p.m., for the Heritage Harbour South Community Development District.

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*Jennifer Goldyn*4A8B4D19863C4A7...
Secretary / Assistant Secretary

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