



Rizzetta & Company

# Heritage Harbour South Community Development District

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**Board of Supervisors' Meeting  
December 4, 2018**

Stoneybrook Golf Club  
8000 Stone Harbour Loop  
Bradenton, FL 34212

[www.heritageharboursouthcdd.org](http://www.heritageharboursouthcdd.org)

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
DECEMBER 4, 2018 AT 4:00 P.M.**

To be held at the Stoneybrook Golf Club, 8000 Stone Harbour Loop, Bradenton, FL  
34212.

<b>District Board of Supervisors</b>	Tad Parker George Mosinskis Michelle Patterson Larry Eichert Richard Lane	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson & Cohen, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

**All cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

November 27, 2018

**Board of Supervisors**  
**Heritage Harbour South**  
**Community Development District**

**AGENDA**

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, December 4, 2018 at 4:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. ADMINISTER OATH OF OFFICE TO NEWLY ELECTED SUPERVISORS**
- 3. PUBLIC COMMENTS**
- 4. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 2, 2018 ..... Tab 1
  - B.** Consideration of Operation & Maintenance Expenditures for September & October 2018 ..... Tab 2
  - C.** HOA Updates
  - D.** Lighthouse Cove HOA Update
  - E.** Golf Course Update
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
    1. Presentation of Radar Sign Data Report..... Tab 3
    2. Pond 30 Bank Restoration Update..... Tab 4
    3. Lighthouse Cove Traffic Gates Update
    4. Parcel 19 & 20 Update
  - C.** Aquatic Service Reports..... Tab 5
    1. Presentation of Water Testing Results..... Tab 6
  - D.** District Manager
    1. Financial Update
    2. Security Update & Traffic Monitoring Report..... Tab 7
    3. Timeline Review ..... Tab 8
    4. Action Item List Review ..... Tab 9
- 6. NEW BUSINESS**
  - A.** Consideration of District Management Contract..... Tab 10
  - B.** Consideration of Aquatic Systems Contract Renewal..... Tab 11
  - C.** Consideration of Resolution 2019-02; Designating Officers ..... Tab 12
  - D.** Consideration of Arbitrage Proposals..... Tab 13
  - E.** Discussion of Gates on Lighthouse Cove Entrances

7. **SUPERVISOR REQUESTS & COMMENTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 933-5571.

Sincerely,

*Gregory B. Cox*

Greg Cox, District Manager

# **Tab 1**

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**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, October 2, 2018 at 4:01 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Tad Parker	<b>Board Supervisor, Chairman</b>
George Mosinskis	<b>Board Supervisor, Vice Chairman</b>
Richard Lane	<b>Board Supervisor, Asst. Secretary</b>
Michelle Patterson	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson &amp; Cohen</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Josh McGarry	<b>Representative, Aquatic Systems, Inc. (via. conf. call)</b>

Audience Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Dennis Swingle commented about the bank erosion issues on the ponds behind 8218 Eagle Isles and discussed the need to get proposals for repair from Mr. Schappacher.

Mr. Tom Bakalar commented about the Golf Course Management.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. Aquatic Service Reports**
  - i. Presentation of Lake Assessment Report**

49  
50 Mr. McGarry provided an update to the Board regarding the pond and wetland  
51 reports.  
52

53 The Board also heard an explanation of the pond assessments for ponds 45 and  
54 46. The Board requested that Aquatic Systems have a representative at every  
55 meeting. The Board requested that a summary of the assessments for 45 and  
56 46 along with the additional ponds being assessed be presented at the next  
57 meeting in a format they can understand clearly along with what actions Aquatic  
58 Systems is recommending as a result of the assessments.  
59

60 The Board requested that a specific paragraph from the Aquatic Systems report  
61 regarding what homeowners are permitted to do in the wetlands be sent out to all  
62 the residents.  
63

64 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
65 **of Supervisors' Regular Meeting held**  
66 **on September 4, 2018**  
67

68 Mr. Cox presented the minutes of the Board of Supervisors' September 4, 2018  
69 meeting.  
70

On a motion from Ms. Patterson, seconded by Mr. Mosinskis, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on September 4, 2018, as presented, for the Heritage Harbour South Community Development District.

71 **FIFTH ORDER OF BUSINESS** **Consideration of Operation**  
72 **Maintenance Expenditures for August**  
73 **2018**  
74  
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76 Mr. Cox presented the Operations and Maintenance Expenditures for August 2018  
77 totaling \$35,509.33.  
78

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for August 2018 totaling \$35,509.33, for the Heritage Harbour South Community Development District.

79 **SIXTH ORDER OF BUSINESS** **HOA Update**  
80  
81

82 Mr. Tom Bakalar provided an update regarding Stoneybrook HOA and Mr. Lee  
83 Miller provided an update on the Master HOA. Mr. Miller provided an update of the  
84 lighting repairs and roadway resurfacing. Mr. Miller requested information regarding the  
85 County fines levied for signage violations along Route 64. He was advised that this  
86 would have been something the Market Place CDD would have information on.  
87

88 **SEVENTH ORDER OF BUSINESS** **Lighthouse Cove Updates**  
89

90 Ms. Eileen Bland submitted questions to the Board as her form of a Lighthouse

91 Cove HOA update. The questions were related to traffic expected on Lighthouse Cove  
92 Drive; the potential to close off Burning Light Way and Chatum Light Run from  
93 Lighthouse Cove Drive; the plans to pave the 7100 block of Chatum Light Run.  
94

95 **EIGHTH ORDER OF BUSINESS**

**Golf Course Updates**

96  
97 Mr. Cox informed the Board that the CDD – Golf Club Mowing Agreement was  
98 still in need of signature. A revised agreement has been presented to the Golf Club due  
99 to a change in ownership.

100  
101 **NINTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

102  
103 **A. District Counsel**

104  
105 Mr. Cohen explained the issue of how solicitors are permitted to have access to  
106 the public roadways inside the Stoneybrook gates but that the act of soliciting on  
107 private properties remains an HOA issue.  
108

109 **B. District Engineer**

110  
111 **1. Roadway Ownership of Lighthouse Cove Drive**

112 Mr. Schappacher explained that ownership of Lighthouse Cove Drive was  
113 transferred to the CDD via a Special Warranty Deed. Ms. Patterson requested  
114 that Lighthouse Cove Drive as a topic be added to the Action Item list so that the  
115 Board could continually monitor issues related to it and the Parcel 19 and 20  
116 traffic.  
117

118 **2. Hole 6 Golf Course Drainage Issues**

119 Mr. Schappacher explained the drainage issue along hole #6 and steps he is  
120 taking to assist with options for solution for the Golf Club as it is their property.  
121

122 **3. Pressure Washing Update**

123 Mr. Schappacher informed the Board that the recent pressure washing work was  
124 completed.  
125

126 **4. Vegetation Removal of Heritage Harbour North Outfalls**

127 Mr. Schappacher discussed the need to clear vegetation from outfall structures in  
128 Heritage Harbour North that allowed ponds in Heritage Harbour South to drain. He  
129 informed the Board that Aquatic Systems quoted \$2,000 to clear them. He noted  
130 that he will be obtaining another quote from Aquagenix for that work. The Board  
131 requested that staff contact SWFWMD to determine if the Heritage Harbour North  
132 outfall structures should be inspected and if a violation notice to Heritage Harbour  
133 North is in order so that they will clear the structures. The Board also requested  
134 staff to send notification to Heritage Harbour North of other issues noted regarding  
135 drainage grates that are dislodged and creating a potential safety hazard.  
136

137 **D. District Manager**

138  
139 Mr. Cox reminded the Board that the next regularly scheduled meeting was



140 scheduled for Tuesday, December 4, 2018 at 4:00 p.m.  
141 Mr. Cox provided an update of the issue of the wildlife rescue individual who  
142 rescued an Osprey by breaking in the door of the lighthouse facility but did not  
143 have funds to pay to fix the door. The Board raised questions as to why the CDD  
144 had to repair the door and not the Master HOA which led to the discussion of the  
145 need to discuss this topic with the Master HOA. The Board members  
146 acknowledged that the door needed to be fixed in the meantime for safety  
147 purposes.

148  
149 Mr. Cox presented the financial update to the Board. Mr. Lane requested  
150 information as to when the \$300,815 currently in ServisFirstBank will be split into  
151 the investments previously approved.

152  
153 Mr. Cox reviewed the activities timeline and action item list with the Board.

154  
155 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2019-01;**  
156 **Parking Enforcement**  
157

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2019-01 Parking Enforcement, for the Heritage Harbour South Community Development District.

158  
159 **ELEVENTH ORDER OF BUSINESS** **Consideration to Extend Meeting by**  
160 **Thirty Minutes**  
161

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board approved to extend the meeting by thirty minutes, for the Heritage Harbour South Community Development District.

162  
163 **TWELFTH ORDER OF BUSINESS** **Consideration of Gate Repair Proposal**  
164

165 Mr. Cox explained the status of the insurance claim for the damages to the entrance  
166 gate. He noted that the trucking company was delaying approving the claim pending  
167 receipt of additional proof that the gate was struck by their truck. Mr. Cox informed the  
168 Board that he was in possession of a witness statement and was obtaining a video  
169 report and would be sending both to the trucking company.

On a Motion by Mr. Parker, seconded by Mr. Lane, and Mr. Mosinskis and Ms. Patterson opposed, the Board did not approve the quote from Elite Painting for \$11,105 to proceed with removing both arches from the structure, for the Heritage Harbour South Community Development District. This motion failed.

171  
On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board requested staff to obtain additional quotes for the removal of the arches and authorized the Chairman to approve a quote with a not-to-exceed amount of \$11,015, for the Heritage Harbour South Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Consideration of District Management  
Contract Renewal**

This item was tabled until the December 4, 2018 CDD meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved to adjourn the meeting at 6:11 p.m. for the Heritage Harbour South Community Development.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

