Heritage Harbour South
Community Development District

Board of Supervisors’ Meeting
December 4, 2018

Stoneybrook Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212

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.

District Board of Supervisors
Tad Parker Chairperson
George Mosinskis Vice Chairperson
Michelle Patterson Assistant Secretary
Larry Eichert Assistant Secretary
Richard Lane Assistant Secretary

District Manager
Greg Cox Rizzetta & Company, Inc.

District Counsel
Andrew Cohen Persson & Cohen, P.A.

District Engineer
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.
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
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                Board Supervisor, Chairman
George Mosinskis          Board Supervisor, Vice Chairman
Richard Lane              Board Supervisor, Asst. Secretary
Michelle Patterson        Board Supervisor, Asst. Secretary

Also present were:

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

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
Mr. McGarry provided an update to the Board regarding the pond and wetland reports.

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

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

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on September 4, 2018

Mr. Cox presented the minutes of the Board of Supervisors’ September 4, 2018 meeting.

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.

FIFTH ORDER OF BUSINESS

Consideration of Operation Maintenance Expenditures for August 2018

Mr. Cox presented the Operations and Maintenance Expenditures for August 2018 totaling $35,509.33.

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.

SIXTH ORDER OF BUSINESS

HOA Update

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

SEVENTH ORDER OF BUSINESS

Lighthouse Cove Updates

Ms. Eileen Bland submitted questions to the Board as her form of a Lighthouse
Cove HOA update. The questions were related to traffic expected on Lighthouse Cove Drive; the potential to close off Burning Light Way and Chatum Light Run from Lighthouse Cove Drive; the plans to pave the 7100 block of Chatum Light Run.

EIGHTH ORDER OF BUSINESS

Golf Course Updates

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

NINTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Counsel

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

B. District Engineer

1. Roadway Ownership of Lighthouse Cove Drive

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

2. Hole 6 Golf Course Drainage Issues

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

3. Pressure Washing Update

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

4. Vegetation Removal of Heritage Harbour North Outfalls

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

D. District Manager

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

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

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

**TENTH ORDER OF BUSINESS**
Consideration of Resolution 2019-01;
Parking Enforcement

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.

**ELEVENTH ORDER OF BUSINESS**
Consideration to Extend Meeting by
Thirty Minutes

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.

**TWELFTH ORDER OF BUSINESS**
Consideration of Gate Repair Proposal

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

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.
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