



Rizzetta & Company

# Heritage Harbour South Community Development District

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## Board of Supervisors' Meeting February 5, 2019

Stoneybrook Golf Club  
8000 Stone Harbour Loop  
Bradenton, FL 34212

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

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
February 5, 2019 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.

January 29, 2019

**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, February 5, 2019 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. DISCUSSION OF ADA WEBSITE COMPLIANCE PROPOSAL. Tab 1**
- 3. PUBLIC COMMENTS**
- 4. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on December 4, 2018 ..... Tab 2
  - B.** Consideration of Operation & Maintenance Expenditures for November & December 2018..... Tab 3
  - C.** HOA Updates
  - D.** Lighthouse Cove HOA Update
  - E.** Golf Course Update
- 5. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
    1. Discussion of Traffic Calming/Roadway Markings
    2. Parcels 19 & 20 Update & Right-of-Way Use Permit..... Tab 4
    3. Pond 30 Repair Status Update
  - C.** Aquatic Service Reports..... Tab 5
  - D.** District Manager
    1. Financial Update
    2. Security Update & Traffic Monitoring Report
    3. Timeline Review ..... Tab 6
    4. Action Item List Review ..... Tab 7
- 6. NEW BUSINESS**
  - A.** Discussion of Tree Removal at Pond L14
  - B.** Consideration of Aeration Proposal ..... Tab 8

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 2**

**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, December 4, 2018 at 4:00 p.m.** at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, 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>
Larry Eichert	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
Jordan Lansford	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson, Cohen &amp; Mooney, P.A.</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and conducted roll call. He explained that due to unforeseen issues at the Golf Club facility, the meeting had been relocated to the Stoneybrook Recreation Center with proper notice posted at the Golf Club. Mr. Cox thanked the Stoneybrook HOA for allowing use of the facility with short notice.

**SECOND ORDER OF BUSINESS**

**Administer Oath of Office to Newly  
Elected Supervisors**

Mr. Cox, a notary public in the State of Florida, administered the Oath of Office to Mr. Tad Parker and Mr. George Mosinskis. These two Supervisors were recently re-elected during the November General Elections.

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**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Eugene Zeiner addressed the Board regarding the Master HOA which included several requests for funding assistance from the CDD. The Board later concluded that meetings between the CDD staff and the Master HOA should be held to begin to formulate new agreements and understandings of the roles for the CDD and the Master HOA.

Mr. Lane opened a discussion regarding the Master HOA setting up a roving patrol.

Mr. Tom Bakalar informed the Board of a safety issue on the golf course where two CDD owned wetland areas have grown up so as to cause a line-of-sight issue on two holes which could cause players to be hit.

Mr. Bakalar also informed the Board of an issue where Lennar has required all HOAs to sign on to a reclaimed water agreement involving Aquaterra and suggested the CDD looks into it.

Mr. Dennis Swingle requested an update of the erosion issue at 8408 Eagle Isles and was informed that this was an agenda item for the meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 2, 2018**

Mr. Cox presented the minutes of the Board of Supervisors' October 2, 2018 meeting. The Board made minor amendments to the minutes.

On a motion from Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on October 2, 2018, as amended, for the Heritage Harbour South Community Development District.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Operation Maintenance Expenditures for September & October 2018**

Mr. Cox presented the Operations and Maintenance Expenditures for September 2018 totaling \$37,681.34 & October 2018 totaling \$44,617.28.

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 September 2018 totaling \$37,681.34 & October 2018 totaling \$44,617.28, for the Heritage Harbour South Community Development District.
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90 **SIXTH ORDER OF BUSINESS** **HOA Update**

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92 Mr. Bakalar requested for the Stoneybrook HOA that the Stoneybrook entrance  
93 gates be restriped and signage be installed to correspond to the changes being  
94 implemented.

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96 **SEVENTH ORDER OF BUSINESS** **Lighthouse Cove Updates**

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98 The Board heard comments from Lighthouse Cove and Lighthouse Townhomes  
99 representatives regarding concerns over the traffic being created along the roadways  
100 due to the development of parcel 19 and 20.

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102 **EIGHTH ORDER OF BUSINESS** **Golf Course Updates**

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104 Mr. Cox informed the Board that the CDD – Golf Club Mowing Agreement was  
105 still in need of signature. He noted that a revised agreement had been presented to the  
106 Golf Club due to a change in ownership.

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108 **NINTH ORDER OF BUSINESS** **Staff Reports**

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110 **A. District Counsel**

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112 Mr. Cohen provided an update regarding the continued efforts to work with  
113 Market Place CDD regarding roadway and other property transfers.

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115 **B. District Engineer**

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117 **1. Presentation of Radar Sig Data Report**

118 Mr. Schappacher provided an update regarding radar speed data.

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120 **2. Pond 30 Restoration Update**

121 Mr. Schappacher presented proposals for pond bank repairs and the Board  
122 requested that the Crosscreek proposal be amended to remove the use of rip rap  
123 and to use aquatic plants instead to pin the material used. The Board asked Mr.  
124 Schappacher to determine if Crosscreek or Aquatic Systems would provide the  
125 aquatic plants install.

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On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved a motion to proceed with Crosscreek, but to use aquatic plants with a Not-to-Exceed amount of \$5,910, for the Heritage Harbour South Community Development District.

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128 **3. Lighthouse Cove Traffic Gates Update**

129 Mr. Schappacher discussed the proposed installation of gates and entrance  
130 blockings along Lighthouse Cove Drive and noted that the first step would be to  
131 request a “pre-op” meeting with the County to discuss installing some form of traffic  
132 calming measures along Lighthouse Cove Drive which could be gates or some  
133 form of speed bumps or tables.

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**4. Parcel 19 & 20 Updates**

Mr. Schappacher provided an update of the status of the drainage installations for parcels 19 and 20 and the use of skimmers in the storm drains that will empty into Lake 48. He indicated he will continue to coordinate with his engineer point of contact.

On a Motion by Mr. Mosinskis, seconded by Mr. Parker, with all in favor, the Board requested staff to coordinate discussions separately with the Manatee County and the developer of Parcels 19 and 20 regarding traffic control measures for Lighthouse Cove Drive, for the Heritage Harbour South Community Development District.

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Mr. Schappacher informed the Board of the status of asphalt and sidewalk repairs.

**C. Aquatic Repairs**

Mr. Josh McGarry presented his waterway inspection reports for ponds and wetlands.

Mr. Parker discussed the continuing issue with Water Lettuce in wetland W-Z.

Mr. McGarry presented the results of water analysis performed on five waterways and alum treatment to be performed on the five locations (L-4, L-5, L-7, L-35, and L-36) for a total cost of \$17,033.00.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved the Aquatic Systems proposal in the amount of \$17,033.00, for alum treatment to be performed on the five locations, for the Heritage Harbour South Community Development District.

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**1. Consideration of Aquatic Systems Contract Renewal**

The Board considered the approval of the second renewal of the Aquatic Systems service contract. Mr. Lane discussed the addition of a clause that requires attendance from a representative from Aquatic Systems at every regular CDD meeting with a \$1,000 penalty for non-attendance.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved the second renewal of the Aquatic Systems service contract and approved the renewal with the addition of a clause that requires attendance from a representative from Aquatic Systems at every regular CDD meeting with a \$1,000 penalty for non-attendance, for the Heritage Harbour South Community Development District.

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**D. District Manager**

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday, February 5, 2019 at 4:00 p.m. with the intent of the meeting being held

169 at the Stoneybrook Golf Club as usual.

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171 Mr. Cox reviewed his audit of the Manatee County Sheriff's Office bills and  
172 credits and informed the Board that the requested shifts would now be filled  
173 again by the Manatee County Sheriff's Office now that the school system has  
174 hired security personnel.

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176 Mr. Cox presented the financial update to the Board.

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178 The Board requested that Mr. Cohen review the current agreement with  
179 Aquaterra for reclaimed water.

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181 The Board requested that Mr. Cox try to have the company doing the repairs to  
182 the Lighthouse proceed with immediate removal of the existing arches so they  
183 would not be hit again.

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

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187 Mr. Cox distributed a handout regarding Website ADA Compliance and noted  
188 that a discussion regarding the handout would be scheduled for the February 5,  
189 2019 CDD meeting.

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191 Mr. Cox provided a recommendation that staff initiate coordination with the  
192 Master HOA regarding renewal of agreements regarding maintenance of certain  
193 common areas, roadways, waterways, etc. now that the Master HOA has been  
194 placed under the control of the residents.

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196 **TENTH ORDER OF BUSINESS**

**Consideration of District Management  
Contract**

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On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board approved the revised District Management Contract with Rizzetta & Company, Inc., for the Heritage Harbour South Community Development District.

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200 **ELEVENTH ORDER OF BUSINESS**

**Consideration to Resolution 2019-02;  
Designating Officers**

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203 Mr. Cox presented Resolution 2019-02, Designation of Officers and explained its  
204 purpose and content. Mr. Lane nominated Mr. Parker as Chairman and no other  
205 nominations were made. Ms. Patterson nominated Mr. Mosinskis as Vice-Chairman  
206 and no other nominations were made. Mr. Cox explained the remaining Board  
207 Supervisors along with himself and Ms. Angel Montagna, with Rizzetta, would be  
208 appointed as Assistant Secretaries.

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On a motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2019-01; Designating Officers, for the Heritage Harbour South Community Development District.

211 **TWELFTH ORDER OF BUSINESS**

**Consideration of Arbitrage Proposals**

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214 Mr. Cox presented proposals from LLS Tax Solutions and AMTECH for Arbitrage  
215 Calculation Services to the Board.

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On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board approved the LLS Tax Solutions Proposal for Arbitrage Calculation Services, for the Heritage Harbour South Community Development District.

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218 **THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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220 There were no supervisor requests.

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222 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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224 On a motion from Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board  
225 approved to adjourn the meeting at 5:59 p.m. for the Heritage Harbour South  
226 Community Development.

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Secretary / Assistant Secretary

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

