



Rizzetta & Company

# Heritage Harbour South Community Development District

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## Board of Supervisors' Meeting April 2, 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  
April 2, 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 Mooney, P.A.	Persson, Cohen &
<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.

March 26, 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, April 2, 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. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on February 5, 2019..... Tab 1
  - B. Consideration of Operation & Maintenance Expenditures for January & February 2019..... Tab 2
  - C. HOA Updates
  - D. Lighthouse Cove HOA Update
  - E. Golf Course Update
- 4. 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
    3. Pond 30 Repair Status Update
  - C. Aquatic Service Reports..... Tab 3
    1. Presentation of Cost to Provide Power for Aeration (under separate cover)
    2. Presentation of Sampling Report ..... Tab 4
  - D. District Manager
    1. Financial Update
    2. Security Update & Traffic Monitoring Report..... Tab 5
    3. Timeline Review ..... Tab 6
    4. Action Item List Review ..... Tab 7
- 5. NEW BUSINESS**
  - A. None
- 6. SUPERVISOR REQUESTS & COMMENTS**
- 7. 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, February 5, 2019 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>
Andy Cohen	<b>District Counsel; Persson, Cohen &amp; Mooney, P.A.</b>
Josh McGarry	<b>Representative, Aquatic Systems, Inc.</b>
Chris Byrne	<b>Representative, Vertex Fountains</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**

**Discussion of ADA Website  
Compliance Proposal**

The Board received a presentation from Jeremy Horelick, with ADA SC, regarding their proposal to work with the District and Rizzetta to make the CDD website ADA Accessible. The Board discussed the proposal and the options presented. The Board approved to proceed with Option #2 and to initially have the website information and documents that are not required by statute removed for the conversion to an accessible website format. Mr. Cohen will be working with ADA SC to have an agreement prepared for the Chairman's execution.

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On a motion by Mr. Lane, seconded by Mr. Eichert, with all in favor, the Board approved to proceed with Option #2 of the ADA SC website accessibility proposal and authorized the Chairman to execute the contract prepared by District Counsel, for the Heritage Harbour South Community Development District.

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51 **THIRD ORDER OF BUSINESS**

**Audience Comments**

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53 No audience comments.

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55 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

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57 **C. Aquatic Reports**

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

61

62 **i. Consideration of Aeration Proposal**

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64 The Board considered proposals presented by Chris Byrne, with Vertex, for  
65 aeration systems for ponds # 4, 5, 7, 35 and 38. Mr. Byrne also presented a  
66 proposal for maintenance service on these systems. The Board requested staff  
67 to gather additional information regarding the cost of providing power to the  
68 systems.

69

70 **ii. Discussion of Tree Removal at Pond 14**

71

72 The Board discussed the status of a tree near pond #14 that is growing out of a  
73 CDD wetland, leaning over HOA owned property and ultimately over the CDD  
74 owned outflow structure. The HOA has requested the tree be removed due to its  
75 unaesthetically pleasing appearance. Mr. Cox explained that the HOA has  
76 authority to cut the tree at the edge of its property which would for the most part,  
77 remove the bulk of the tree.

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79 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on December 4, 2018**

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83 Mr. Cox presented the minutes of the Board of Supervisors' December 4, 2018  
84 meeting. The Board made minor amendments to the minutes.

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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 December 4, 2018, as amended, for the Heritage Harbour South Community Development District.

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90 **SIXTH ORDER OF BUSINESS** **Consideration of Operation**  
91 **Maintenance Expenditures for**  
92 **November & December 2018**  
93

94 Mr. Cox presented the Operations and Maintenance Expenditures for November  
95 2018 totaling \$21,711.50 & December 2018 totaling \$15,510.43.  
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On a motion from Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for November 2018 totaling \$21,711.50 and December 2018 totaling \$15,510.43, for the Heritage Harbour South Community Development District.

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98 **SEVENTH ORDER OF BUSINESS** **HOA Updates**  
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100 The Board received HOA updates from Tom Bakalar representing the  
101 Stoneybrook HOA and Gene Zeiner representing the Heritage Harbour Master HOA.  
102 Mr. Bakalar provided an update on the repair of the Stoneybrook entrance gate and the  
103 removal of the tree at pond # 14. Mr. Gene Zeiner informed the Board that a meeting  
104 was held that day with Mr. Cox, Mr. Cohen, Mr. Parker and officers of the Master HOA  
105 which proved to be very beneficial for future cooperation between the organizations.  
106

107 **EIGHTH ORDER OF BUSINESS** **Lighthouse Cove Updates**  
108

109 Ms. Bland noted that the Lighthouse Cove has a new management company.  
110

111 **NINTH ORDER OF BUSINESS** **Golf Course Updates**  
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113 No update.  
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115 **TENTH ORDER OF BUSINESS** **Staff Reports (Continued)**  
116

117 **A. District Counsel**  
118

119 Mr. Cohen, during his update to the Board, noted that during the discussion held  
120 with the Master HOA it was determined that an agreement is needed between  
121 the Master HOA, the Heritage Harbour South CDD and the Cal Ripken baseball  
122 league regarding their use of the fields that are owned by the CDD and managed  
123 by the Master HOA. The Board discussed the preparation of the agreement and  
124 it was concluded that Mr. Cohen will work with the Master HOA for the drafting of  
125 the agreement.  
126

127 Mr. Cohen provided an update of the Aquaterra contract that was entered into by  
128 the HOA.  
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130 **B. District Engineer**  
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132 Mr. Cox informed the Board that for medical reasons, Mr. Schappacher was not  
133 able to be present and not able to provide an update on the engineering agenda  
134 items.

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**D. District Manager**

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday, March 5, 2019 at 4:00 p.m. at the Stoneybrook Golf Club.

Mr. Cox provided an update of the December 2018 financials and distributed a report of the credits provided back to the CDD for Off-Duty Deputy shifts that were not filled. Mr. Cox explained that the Sheriff's Office has agreed to provide refunds in the future for unfilled shifts versus credits.

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

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Patterson, during Supervisor requests, provided a general comment against the posting of negative social network comments by members of the community.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved to adjourn the meeting at 6:00 p.m. for the Heritage Harbour South Community Development.

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

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Chairman / Vice Chairman