



Rizzetta & Company

Heritage Harbour South Community Development District

**Board of Supervisors' Meeting
May 7, 2019**

Stoneybrook Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212

www.heritageharboursouthcdd.org

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 7, 2019 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 Vacant Michelle Patterson Larry Eichert Richard Lane	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen & Mooney, 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.

April 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, May 7, 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 Minutes of Board of Supervisors' Regular Meeting held on April 2, 2019..... Tab 2
 - C. Consideration of Operation & Maintenance Expenditures for March 2019 Tab 3
 - D. HOA Updates
 - E. Lighthouse Cove HOA Update
 - F. Golf Course Update
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Parcels 19 and 20 Update
 2. Radar Sign Update..... Tab 4
 3. Traffic Calming 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
- 5. NEW BUSINESS**
 - A. Acceptance of George Mosinskis Resignation Tab 8
 - B. Presentation of Registered Voter Count Tab 9
 - C. Presentation of Fiscal Year 2019-2020 Proposed Budget..... Tab 10
 - D. Consideration of Resolution 2019-03; Approving Fiscal Year 2019-2020 Proposed Budget & Setting Public Hearing Tab 11

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 Board Supervisor, Chairman
George Mosinskis Board Supervisor, Vice Chairman
Richard Lane Board Supervisor, Asst. Secretary
Michelle Patterson Board Supervisor, Asst. Secretary
Larry Eichert Board Supervisor, Asst. Secretary

Also present were:

- Greg Cox District Manager; Rizzetta & Company
Andy Cohen District Counsel; Persson, Cohen & Mooney, P.A.
Josh McGarry Representative, Aquatic Systems, Inc.
Chris Byrne Representative, Vertex Fountains

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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THIRD ORDER OF BUSINESS

Audience Comments

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No audience comments.

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FOURTH ORDER OF BUSINESS

Staff Reports

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C. Aquatic Reports

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

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i. Consideration of Aeration Proposal

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ii. Discussion of Tree Removal at Pond 14

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

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FIFTH ORDER OF BUSINESS

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

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Mr. Cox presented the minutes of the Board of Supervisors' December 4, 2018 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**
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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.
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107 **EIGHTH ORDER OF BUSINESS** **Lighthouse Cove Updates**
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109 Ms. Bland noted that the Lighthouse Cove has a new management company
110 named Resource Property Management and the Manager's name is Nancy Haynes.
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112 **NINTH ORDER OF BUSINESS** **Golf Course Updates**
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114 No update.
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116 **TENTH ORDER OF BUSINESS** **Staff Reports (Continued)**
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118 **A. District Counsel**
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120 Mr. Cohen, during his update to the Board, noted that during the discussion held
121 with the Master HOA it was determined that an agreement is needed between
122 the Master HOA, the Heritage Harbour South CDD and the Cal Ripken baseball
123 league regarding their use of the fields that are owned by the CDD and managed
124 by the Master HOA. The Board discussed the preparation of the agreement and
125 it was concluded that Mr. Cohen will work with the Master HOA for the drafting of
126 the agreement.
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128 Mr. Cohen provided an update of the Aquaterra contract that was entered into by
129 the Master HOA on July 6, 2018. He noted that the agreement has the Master
130 HOA collecting funds from all the sub-associations and making single payments
131 to Aquaterra. He reminded the Board that this does not affect, as he sees it right
132 now, the ability to terminate the CDD agreement with Aquaterra as of April 7,
133 2021. The Board members discussed and determined that they should continue
134 to monitor the arrangement as it moves closer to April 2021.

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B. District Engineer

Mr. Cox informed the Board that for medical reasons, Mr. Schappacher was not able to be present and not able to provide an update on the engineering agenda items.

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.
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Secretary / Assistant Secretary

Chairman / Vice Chairman