



Rizzetta & Company

# Heritage Harbour South Community Development District

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## Board of Supervisors' Meeting June 4, 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  
JUNE 4, 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 Vacant 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 & Mooney, 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.

May 29, 2019

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

**REVISED AGENDA**

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, June 4, 2019 at 4:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212. The following is the revised 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 May 7, 2019 ..... Tab 1
  - B. Consideration of Operation & Maintenance Expenditures for April 2019 ..... Tab 2
  - C. HOA Updates
  - D. Lighthouse Cove HOA Update
  - E. Golf Course Update
  - F. Discussion of Off-Duty Deputy Support
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C.
    1. Update on Lighthouse Drive Traffic Calming ..... Tab 3
    2. Update on Parcels 19 and 20
  - D. Aquatic Service Reports ..... Tab 4
  - E. District Manager
    1. Financial Update
    2. Security Update & Traffic Monitoring Report
    3. Timeline Review ..... Tab 5
    4. Action Item List Review ..... Tab 6
- 5. NEW BUSINESS**
  - A. Consideration of ADA Website Accessibility Proposals ... Tab 7
  - B. Discussion of Cost Sharing with Master Association Regarding Road Markings and Stripping at Main Gate
- 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, May 7, 2019 at 4:02 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>
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>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Josh McGarry	<b>Representative, Aquatic Systems, Inc.</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. Larry Lovell addressed the Board regarding midge fly issues on Lake #36 and drainage concerns for Lake #48.

49 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on February 5, 2019**

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Mr. Cox presented the minutes of the Board of Supervisors' February 5, 2019 meeting.

On a motion from Ms. Patterson, seconded by Mr. Eichert, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on February 5, 2019, for the Heritage Harbour South Community Development District.

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57 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on April 2, 2019**

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Mr. Cox presented the minutes of the Board of Supervisors' April 2, 2019 meeting.

On a motion from Mr. Parker, seconded by Mr. Eichert, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on April 2, 2019, for the Heritage Harbour South Community Development District.

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64 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation  
Maintenance Expenditures for March  
2019**

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Mr. Cox presented the Operations and Maintenance Expenditures for March 2019 totaling \$23,883.48. The Board requested staff research options to replace the use of Manatee County Off-Duty Deputies.

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 March 2019 totaling \$23,883.48, for the Heritage Harbour South Community Development District.

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73 **SIXTH ORDER OF BUSINESS**

**HOA Updates**

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The Board received an update from Gene Zeiner regarding the Heritage Harbour Master HOA. He addressed the installation of bollards on Heritage Green Way; the conversion of streetlights to LED; and the negotiations with the Cal Ripken Youth Baseball League using the baseball fields.

The Board authorized two hours' time initially for Mr. Cohen to work with the Master HOA's attorney regarding negotiating the agreements with the Cal Ripken Youth Baseball League

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84 **SEVENTH ORDER OF BUSINESS**

**Lighthouse Cove Updates**

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No update was provided.

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

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90 No update was provided.

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92 **NINTH ORDER OF BUSINESS** **Staff Reports**

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94 **A. Aquatic Report**

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96 The Board received an update of the pond maintenance from Josh McGarry, with  
97 Aquatic Systems. Mr. McGarry discussed the drainage issue at L-7 and received  
98 authorization from the Board to initiate Talapia harvesting at no cost to the CDD.  
99 He explained that the Midge treatments were underway for Lake #36 and the  
100 Carp stocking was to start soon.

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102 The Board discussed the conservation area clearing that has taken place behind  
103 8209 Quail Greens and requested that Mr. Cox send them a letter to cease any  
104 further clearing.

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106 **B. District Counsel**

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108 Mr. Cohen provided an update regarding the status of the website ADA access  
109 proposals.

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111 **C. District Engineer**

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113 The Board received an update from Rick Schappacher, District Engineer,  
114 regarding parcels 19 and 20 and informed the Board that a traffic signal was  
115 being considered for installation at one of the entrances to the developing  
116 commercial area.

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118 Mr. Schappacher informed the Board of the plan to relocate, temporarily, the  
119 radar speed signs to the major entrance roadways to determine speeding levels.  
120 He also provided a brief update of the status of Parcel 35.

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122 Mr. Zeiner, representing the Master HOA, provided a presentation to the Board  
123 addressing options for traffic calming to include traffic circles and speed bumps /  
124 humps.

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126 On a motion from Mr. Lane, seconded by Mr. Eichert, with three in favor and Ms.  
127 Patterson opposed, the Board authorized the Chairman to approve the installation of to-  
128 be-determined traffic calming measures along Lighthouse Drive, subject to County  
129 approval, with a not-to-exceed amount of \$25,000, for the Heritage Harbour South  
130 Community Development.

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132 **D. District Manager**

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134 Mr. Cox reminded the Board that the next regular meeting was scheduled for  
135 Tuesday, June 4, 2019 at 4:00 p.m. at the Stoneybrook Golf Club.  
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137 Mr. Cox provided an update of the February 2019 financials.

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139 Mr. Cox reviewed the timeline with the Board and agreed to add pond bank  
140 erosion inspections to the timeline.

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142 **TENTH ORDER OF BUSINESS**

**Acceptance of Resignation of George  
Mosinskis**

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145 The Board requested staff to prepare an announcement of the vacant seat on the  
146 Board and to have it circulated throughout the community through email blasts and  
147 other sources of communication with the information that applicants for the position will  
148 be considered at the August 2019 Board meeting.

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On a motion from Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board accepted the resignation of George Mosinskis, for the Heritage Harbour South Community Development District.

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151 **ELEVENTH ORDER OF BUSINESS**

**Presentation of Registered Voter  
Count**

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On a motion from Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board accepted the Manatee Registered Voter Count of 2,294 as of April 15, 2019, for the Heritage Harbour South Community Development District.

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155 **TWELFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2019-2020  
Proposed Budget**

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158 Mr. Cox presented the proposed budget for fiscal year 2019-2020. The Board  
159 requested no changes to the proposed budget.

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161 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-03;  
Approving Proposed Fiscal Year 2019-  
2020 Budget and Set Public Hearing**

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On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2019-03; Approving Proposed Fiscal Year 2019-2020 Budget and Set Public Hearing for September 3, 2019 at 4:00 p.m., for the Heritage Harbour South Community Development District.

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166 **FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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168 There were no supervisor requests.

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175 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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177 On a motion from Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board  
178 approved to adjourn the meeting at 5:54 p.m. for the Heritage Harbour South  
179 Community Development.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT