



Rizzetta & Company

# Heritage Harbour South Community Development District

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## Board of Supervisors' Meeting August 6, 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**

To be held at the Stoneybrook Golf Club, 8000 Stone Harbour Loop, Bradenton, FL  
34212.

|                                      |   |  |
|--------------------------------------|---|--|
| <b>District Board of Supervisors</b> | Tad Parker<br>Vacant<br>Michelle Patterson<br>Larry Eichert<br>Richard Lane | Chairperson<br>Vice Chairperson<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>              | Greg Cox  | Rizzetta & Company, Inc.   |
| <b>District Counsel</b>              | Andrew Cohen  | Persson, Cohen &<br>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.

July 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, August 6, 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. SPECIAL AGENDA TOPIC**
- 3. PUBLIC COMMENTS**
- 4. BUSINESS ADMINISTRATION**
  - A. Acceptance of Resignation of Michelle Patterson
  - B. Consideration of Appointment of Seat #3 ..... Tab 1
  - C. Consideration of Minutes of Board of Supervisors' Regular Meeting held on June 4, 2019 ..... Tab 2
  - D. Consideration of Minutes of Board of Supervisors' Special Meeting held on June 19, 2019 ..... Tab 3
  - E. Consideration of Operation & Maintenance Expenditures for May & June 2019 ..... Tab 4
  - F. HOA Updates
  - G. Lighthouse Cove HOA Update
  - H. Golf Course Update
- 5. STAFF REPORTS**
  - A. District Counsel
    1. Discussion and Update Regarding the Sports Field
  - B. District Engineer
  - C.
    1. Update on Lighthouse Drive Traffic Calming
    2. Update on Parcels 19 and 20
    3. Update on Speed Tables for River Heritage Blvd.
    4. Update on Sidewalk and Curb Repairs ..... Tab 5
    5. Update on Signage and Striping repairs ..... Tab 6
    6. Update on Asphalt Repairs ..... Tab 7
  - D. Aquatic Service Reports ..... Tab 8
  - E. District Manager
    1. Financial Update
    2. Security Update & Traffic Monitoring Report ..... Tab 9
    3. Timeline Review ..... Tab 10
    4. Action Item List Review ..... Tab 11

- 6. **NEW BUSINESS**
  - A. Consideration of ADA Website Accessibility Proposals .... Tab 12
  - B. Consideration of Rizzetta Technology Services Proposal. Tab 13
  - C. Ratification of 2017-2018 Audit ..... Tab 14
  - D. Discussion of Aquatic System’s Contract Renewal
- 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**

## **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, June 4, 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>        |
| 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. Ira Tropp addressed the Board regarding potholes that need to be fixed within the community.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on May 7, 2019**

Mr. Cox presented the minutes of the Board of Supervisors' May 7, 2019 meeting. Ms. Patterson discussed how she felt the minutes should contain more information regarding the Board's interest in discussions with the developer of the parcels in the

49 Heritage Harbour Market Place CDD regarding sharing of costs related to the impact of  
50 construction in parcels 19 and 20 and other impacts on the community.  
51

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on May 7, 2019, for the Heritage Harbour South Community Development District.

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53 **FOURTH ORDER OF BUSINESS**

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

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57 Mr. Cox presented the Operations and Maintenance Expenditures for April 2019  
58 totaling \$19,149.99. Ms. Patterson requested that the O&M cover sheet be formatted  
59 differently to make it easier to read.  
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60

On a motion from Mr. Parker, seconded by Mr. Eichert, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for April 2019 totaling \$19,149.99, for the Heritage Harbour South Community Development District.

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62 **FIFTH ORDER OF BUSINESS**

**HOA Updates**

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64 The Board received an update from Gene Zeiner, representing the Heritage  
65 Harbour Master HOA. His update included recent accomplishments by the Master  
66 HOA; meetings held with members of the CDD and CDD staff; and actions he  
67 requested from the CDD Board and staff. Mr. Zeiner's requests included having Mr.  
68 Schappacher inspect the recent TECO gas line installation on CDD property; having Mr.  
69 Schappacher inspect traffic signage that might need replacing; having Mr. Schappacher  
70 evaluate the inbound lanes of Heritage Green Way; suggesting that Mr. Cohen contact  
71 the developer to determine if they will repair roadway damage along Heritage Green  
72 Way; and request that the CDD approve the purchase of traffic control devices for River  
73 Heritage Blvd as recommended by the "Joint Task Force".  
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75 **SIXTH ORDER OF BUSINESS**

**Lighthouse Cove Updates**

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77 No update was provided.  
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79 **SEVENTH ORDER OF BUSINESS**

**Golf Course Updates**

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81 No update was provided.  
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84 **EIGHTH ORDER OF BUSINESS**

**Discussion of Off-Duty Deputy  
Support**

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86

87 The Board received information from Mr. Cox related to availability of Florida  
88 Highway Patrol off-duty services and the costs. He also informed them that the  
89 Bradenton City Police do not provide these services outside of the City limits. The  
90 Board requested a cost analysis of Florida Highway Patrol vs. Manatee County Sheriff's



91 Office off-duty services for the next CDD meeting in August.

92 The Board approved for the Chairman to execute an agreement for services with  
93 the Florida Highway Patrol, subject to information received from EGIS regarding the  
94 need for workers comp insurance. Upon approval of this service, the Board concurred  
95 with Mr. Cox's suggestion of scheduling eight (8) 4-hour shifts for Florida Highway  
96 Patrol and eight (8) 4-hour shifts for Manatee County Sheriff's Office between this  
97 meeting and the August meeting.

98

On a motion from Mr. Eichert, seconded by Ms. Patterson, with all in favor, the Board authorized the Chairman to execute an Agreement for Florida Highway Patrol services, subject to the information received regarding the need for worker's compensation insurance, for the Heritage Harbour South Community Development District.

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100 **NINTH ORDER OF BUSINESS**

**Staff Reports**

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102 **A. District Counsel**

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104 No report.

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106 **B. District Engineer**

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108 Mr. Schappacher provided an update of the installation of two traffic calming  
109 humps on Lighthouse Cove Drive with a cost of \$11,250.

110

111 Mr. Schappacher informed the Board that it was not intended to open the  
112 connection from the COSCO area to Lighthouse Cove Drive until the COSCO  
113 opens. He explained that the developer's engineer has confirmed that  
114 additional modifications would be developed in the intersections to the  
115 COSCO area to include a traffic signal and/or stop signs. He noted that the  
116 CDD-owned pond #57 was scheduled for expansion by the developer and  
117 this should indicate the need to continue the process to convey that to them.

118

119 Mr. Schappacher provided an update of the speed data from the radar speed  
120 detection signs that were moved to the main entrance roadways. He  
121 discussed the high rates of speed detected.

122

123 Mr. Schappacher discussed the status of testing of the irrigation valves.

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125 **C. Aquatic Report**

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127 Mr. McGarry, with Aquatic Systems, provided the Board with an update of the on-  
128 going Midge Fly treatments. The Board requested information regarding the  
129 removal of the Tilapia fish and the status of the five ponds that received Alum  
130 treatments. The Board questioned the status of the wetland report for this month  
131 which Mr. McGarry indicated he would check into. Ms. Patterson asked for an  
132 update of the conservation area that had been encroached upon and Mr. Cox  
133 provided an update and indicated more information would follow.



179 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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181 On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board  
182 approved to adjourn the meeting at 5:45 p.m. for the Heritage Harbour South  
183 Community Development.

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

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

DRAFT