



Rizzetta & Company

Heritage Harbour South Community Development District

Board of Supervisors' Meeting December 3, 2019

Stoneybrook Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212

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.

District Board of Supervisors	Tad Parker Mike Neville Larry Lovell 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.

November 25, 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, December 3, 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 November 5, 2019..... Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for October 2019 Tab 2
 - C.** HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
- 4. STAFF REPORTS**
 - A.** Aquatic Service Reports..... Tab 3
 - B.** District Counsel
 - C.** District Engineer
 - D.**
 1. Update on Parcels 19 and 20
 2. Speed Hump Installation Status
 3. Irrigation Valve Status
 - E.** District Manager
 1. Financial Update
 2. Security Update & Traffic Monitoring Report
 3. Timeline Review Tab 4
 4. Action Item List Review Tab 5
- 5. NEW BUSINESS**
 - A.** Discussion of Stormwater System Maintenance
- 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, November 5, 2019 at 4:00 p.m.** at the Stoneybrook Golf Club, 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Tad Parker	Board Supervisor, Chairman
Mike Neville	Board Supervisor, Vice-Chairman
Larry Lovell	Board Supervisor, Asst. Secretary
Rick Lane	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.
Rick Schappacher	District Engineer; Schappacher Engineering
Josh McGarry	Representative, Aquatic Systems, Inc.

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

On a motion from Mr. Parker, seconded by Mr. Lovell, with all in favor, the Board approved to amend the agenda to add discussion of Master HOA Stormwater Maintenance request letter, for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Lee Miller addressed the Board regarding the need for pond bank mowing along the pond banks by the golf course.

Mr. Tom Bakalar addressed the Board regarding options for traffic control along River Heritage Blvd.

45 Mr. David Gutierrez addressed the Board regarding the status of paving of roadways
46 coming off of Hwy 64 and the need for landscaping near lake 48 near the COSTCO
47 area. Mr. Cox informed the Board that requests had been made to the Golf Club to
48 have pond banks mowed. Mr. Zeiner, with the Master HOA, informed the Board that
49 paving work was commencing.

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51 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
52 **of Supervisors' Regular Meeting held**
53 **on October 1, 2019**
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On a motion from Mr. Neville, seconded by Mr. Eichert, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 1, 2019, as presented, for the Heritage Harbour South Community Development District.

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56 **FOURTH ORDER OF BUSINESS** **Consideration of Operation**
57 **Maintenance Expenditures for**
58 **September 2019**
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60 Mr. Cox presented the Operations and Maintenance Expenditures for September
61 2019 totaling \$45,833.12.
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On a motion from Mr. Parker, seconded by Mr. Lovell, with all in favor, the Board approved to ratify the payment of the invoices in the Operations and Maintenance expenditures report for September 2019 totaling \$45,833.12, for the Heritage Harbour South Community Development District.

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64 **FIFTH ORDER OF BUSINESS** **Heritage Harbour Master HOA Updates**
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66 The Board received a Heritage Harbour Master HOA update from Eugene
67 Zeiner. Mr. Zeiner discussed on-going roadway work; dog park vandalism; a leak repair
68 at the soccer field area; light repairs at the soccer field area; pending parking lot repair;
69 pending playground work; and pending proposals for ballfield fence and timer repairs.

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71 **SIXTH ORDER OF BUSINESS** **Heritage Harbour Master HOA**
72 **Stormwater Committee Update**
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74 Mr. Lovell introduced a letter from the Master HOA that requested that the CDD
75 Board consider approving that the Master HOA assume all responsibility for the
76 maintenance of all the stormwater systems in Heritage Harbour. The Board discussed
77 the topic and with a motion from Mr. Lovell, seconded by Mr. Neville, the Board
78 approved to have the topic added to the December 3, 2019 CDD agenda for further
79 consideration.
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85 **SEVENTH ORDER OF BUSINESS** **Stoneybrook HOA**

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87 The Board received a Stoneybrook HOA update from Mr. Lee Miller who
88 informed the Board that the rear gate had once again been damaged by a vehicle.
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90 **EIGHTH ORDER OF BUSINESS** **Lighthouse Cove HOA**

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92 No report.

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94 **NINTH ORDER OF BUSINESS** **Staff Reports**

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96 **A. Aquatic Report**

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98 The Board received an aquatic service update from Josh McGarry, with
99 Solitude/Aquatic Systems. Mr. McGarry presented the most recent MT report to
100 the Board along with a midge fly assessment for Lake 36. Mr. McGarry indicated
101 that he will have his staff conduct an additional larva count to determine if most
102 recent treatments were effective. Mr. Lane requested an update of the Tilapia
103 removal vendor's activities.
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105 **B. District Counsel**

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107 The Board received a District Counsel update from Mr. Cohen. He discussed
108 the upcoming stormwater fees meetings scheduled with the County. He also
109 discussed the work he has done to date on reviewing the Aquaterra agreements
110 in place. He noted that the CDD would be able to withdraw from the agreement
111 in April 2021, but that there was still additional research required as to how the
112 agreement impacts the entire community. Mr. Schappacher added information
113 regarding how the water source could be gained from the County and that there
114 would need to be a cost-benefit analysis of taking these actions.
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116 **C. District Engineer**

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118 Mr. Schappacher provided information regarding on-going issues with the
119 erosion of the Lake 48 bank erosion and how the Parcel 19/20 developer has
120 made repairs to date. He noted that the pressure washing vendor would start the
121 week after Thanksgiving. He also provided an update of the roadway striping
122 work.
123

124 **D. District Manager**

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126 Mr. Cox reminded the Board that the next regular meeting was scheduled for
127 Tuesday, December 3, 2019 at 4:00 p.m. at the Stoneybrook Golf Club.
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129 Mr. Cox reviewed the current time line and action item list.
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134 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-01;
Designating Officers**

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On a Motion by Mr. Eichert, seconded by Mr. Lane, with all in favor, the Board of Supervisors approved to adopt Resolution 2020-01; Designating Officers as Tad Parker to continue as Chairman and Mike Neville as Vice-Chairman and all remaining supervisors as Assistant Secretaries along with Angel Montagna and Greg Cox, for the Heritage Harbour South Community Development District.

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138 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Granting Heritage
Harbour Master Association to Install
and Fund 4 Speed Humps**

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The Board discussed the topic of the Master HOA funding and installing 4 speed humps on River Heritage Blvd. in order to help control speeding. The Board also discussed the possible future installation of stop signs on River Heritage Boulevard at Montauk Point Crossing.

On a Motion by Mr. Parker, seconded by Mr. Eichert, with four in favor and Mr. Neville opposed, the Board of Supervisors approved, with Mr. Neville voting no, to authorize the Heritage Harbour Master HOA to proceed with the installation of speed humps, contingent upon the review by Mr. Schappacher, on River Heritage Boulevard, for the Heritage Harbour South Community Development District.

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148 **TWELFTH ORDER OF BUSINESS**

Supervisor Requests and Comments

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Mr. Lane requested that Mr. Bakalar review again the options available for traffic control on River Heritage Boulevard and inquire about funding from Manatee County. He also asked about having a no left turn sign installed for west bound traffic onto River Heritage Boulevard; leaving current radar speed signs installed on River Heritage Boulevard; installing additional stop signs; and having restrictions placed on River Heritage Boulevard for truck traffic.

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157 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved to adjourn the meeting at 5:58 p.m. for the Heritage Harbour South Community Development.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

ERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$147,127.44**

Approval of Expenditures:

____Chairperson

____Vice Chairperson

____Assistant Secretary

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	001187	7645 Camden	New Glvanized Grate 7645	\$ 1,050.00
A N J Excavation LLC	001187	Harbour Invoice#3-HHS Irrig	Camden 08/19 HHS Irrigation Valve 08/19	\$ 825.00
A N J Excavation LLC	001187	Invoice#4 HHS	Sidewalk Repairs 09/19	\$ 5,252.00
Ajax Paving Industries of Florida, LLC	001198	191119-01	Road Paving	\$ 122,355.00
Ajax Paving Industries of Florida, LLC	001200	191119-02	Road Striping	\$ 960.00
Aquatic Systems, Inc.	001201	0000457504	Monthly Lake Maintenance 10/19	\$ 2,244.00
Aquatic Systems, Inc.	001201	0000457505	Monthly Wetland Maintenance 10/19	\$ 2,712.00
Heritage Harbour Golf Club	001188	090319	Meeting Space Rental 09/03/19	\$ 150.00
Heritage Harbour Golf Club	001190	100119	Meeting Space Rental 10/01/19	\$ 150.00
Larry G. Lovell	001191	LL100219	Board of Supervisor Meeting 10/02/19	\$ 200.00
Lawrence R. Eichert	001189	LE100219	Board of Supervisor Meeting 10/02/19	\$ 200.00
LLS Tax Solutions Inc.	001202	001832	Refunding Bond Series 2015 10/19	\$ 500.00
Manatee County Sheriff's Office	001195	38597	Deputy & Equip/Admin 09/19	\$ 540.00
Michael Joseph Neville	001192	MN100219	Board of Supervisor Meeting 10/02/19	\$ 200.00

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Office Dynamics	001193	00029691	1 Book Copied 09/19	\$ 35.27
Persson, Cohen & Mooney, P.A	001196	23181	Professional Services 09/19	\$ 1,612.50
Rizzetta & Company, Inc.	001197	INV0000043836	District Management Fees 10/19	\$ 5,031.50
Rizzetta Technology Services	001203	INV0000004761	Email & Website Hosting Services 10/19	\$ 175.00
Schappacher Engineering LLC	001199	1452	Engineering Services 09/19	\$ 2,735.17
Tad Parker	001194	TP100219	Board of Supervisor Meeting 10/02/19	<u>\$ 200.00</u>
Report Total				<u>\$ 147,127.44</u>