



Rizzetta & Company

# Heritage Harbour South Community Development District

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## Board of Supervisors' Meeting October 5, 2021

Heritage Harbour 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 Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212

<b>District Board of Supervisors</b>	Mike Neville Louis Brodersen Philip Frankel Tad Parker Thomas Bakalar	Chairperson Vice-Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Christina Newsome	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 813-533-2950. 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.

October 1, 2021

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, October 5, 2021 at 4:00 p.m.** at the Heritage Harbour 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 August 31, 2021.....Tab 1
  - B.** Consideration of Operation & Maintenance Expenditures for August 2021 .....Tab 2
  - C.** HOA Updates
    1. Heritage Harbour Master HOA
    2. Stoneybrook HOA
    3. Lighthouse Cove HOA
- 4. STAFF REPORTS**
  - A.** District Counsel
    1. Consideration of Central Park Management Agreement....Tab 3
  - B.** District Engineer
    1. District Engineer Updates
  - C.** District Manager
    1. Review of District Manager Report .....USC
    2. Security Update & Traffic Monitoring Report
- 5. NEW BUSINESS**
  - A.** Consideration of Wildlife Sign Proposals .....Tab 4
  - B.** Discussion Regarding Speed Bumps
  - C.** Discussion Regarding Gate Loop Proposals.....Tab 5
  - D.** Discussion Regarding E-Blast.....Tab 6
  - E.** Ratification of EGIS Insurance Renewal .....Tab 7
- 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) 533-2950.

Sincerely,  
*Christina Newsome*

Christina Newsome  
District Manager

**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, August 31, 2021 at 4:00 p.m.** at the Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Mike Neville	<b>Board Supervisor, Chairman</b>
Louis Brodersen	<b>Board Supervisor, Vice-Chairman</b>
Tad Parker	<b>Board Supervisor, Asst. Secretary</b>
Thomas Bakalar	<b>Board Supervisor, Asst. Secretary</b>
Philip Frankel	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Christina Newsome	<b>District Manager; Rizzetta &amp; Company</b>
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>
Gene Zeiner	<b>Representative; MHOA</b>
Mike Fisher	<b>Representative; MHOA</b>
Marc Bruce	<b>Representative; Heritage Harbour Golf Club</b>

Audience                      **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 4:00 p.m. by Ms. Newsome with all Board members present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There was audience present. There were no comments from the audience.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Regular Meeting held  
on August 3, 2021**



90 During the District Engineer updates, Mr. Schappacher informed the Board that the  
91 paving work is complete, and that the striping should be complete on Thursday,  
92 September 2, 2021.

93  
94 Mr. Schappacher also gave the Board an update on Parcels #19 and #20. He has  
95 walked the area and there were a couple areas of concern, he has sent pictures  
96 over to the vendor so these issues can be addressed.

97  
98 Mr. Schappacher informed the Board that he will reach out to Jim Ward regarding  
99 Pond #56.

100  
101 **C. District Manager**  
102  
103 During the District Manager updates, Ms. Newsome informed the Board that the  
104 next regular meeting will be held October 5, 2021.

105  
106 **NINTH ORDER OF BUSINESS** **Financial Update**  
107  
108 The Board reviewed the financial statements for July 2021. There were no  
109 questions.

110  
111 **TENTH ORDER OF BUSINESS** **Activity Timeline and Current Action**  
112 **Item List**  
113  
114 There were no additional lines added to the action item list, Mr. Zeiner informed the  
115 Board that talks are in the works for Lake 48.

116  
117 There is still no Aquaterra update.

118  
119 **ELEVENTH ORDER OF BUSINESS** **Public Hearing of Fiscal Year 2021-**  
120 **2022 Budget**  
121

On a Motion by Mr. Neville, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to open the public hearing on the Fiscal Year 2021-2022 Budget, for the Heritage Harbour South Community Development District.
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122  
123 There was an audience present.

124  
125 Audience member, Mark Bruce, informed the Board that the TRIM Notice he  
126 received had not reflected the reduction of \$10,400.00. It was decided that he and Mr.  
127 Cox would continue this discussion outside of the meeting.

128  
129 There were no additional comments regarding the Fiscal Year 2021-2022 budget  
130 or the levying of special assessments.

131

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the closure of the 2021-2022 budget and the levying of special assessments hearing, for the Heritage Harbour South Community Development District.
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132 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2021-06;**  
133 **Adopting Fiscal Year 2021-2022 Final**  
134 **Budget**  
135  
136

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board Supervisors approved, Resolution 2021-06; Adopting Fiscal Year 2021-2022 Final Budget, for the Heritage Harbour South Community Development District.

137  
138 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-07;**  
139 **Imposing Special Assessments and**  
140 **Certifying an Assessment Roll**  
141

On a Motion by Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board Supervisors approved Resolution 2021-07; Levying & Imposing O&M Assessments for Fiscal Year 2021-2022, for the Heritage Harbour South Community Development District.

142  
143 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-08;**  
144 **Setting Fiscal Year 2021-2022 Meeting**  
145 **Schedule**  
146

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved Resolution 2021-08; Setting Fiscal Year 2021-2022 Meeting Schedule, for the Heritage Harbour South Community Development District.

147  
148 **FIFTEENTH ORDER OF BUSINESS** **Presentation of 2021 Arbitrage Report**  
149 **Series 2013 and Series 2015**  
150

151 Mr. Cohen discussed the 2021 Arbitrage Report Series 2013 and Series 2015 with  
152 the Board.

153  
154 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Arbitrage**  
155 **Engagement Letter Series 2013 and**  
156 **Series 2015**  
157

On a Motion by Mr. Bakalar, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the Arbitrage Engagement Letter Series 2013 and the Arbitrage Engagement Letter Series 2015, for the Heritage Harbour South Community Development District.

158  
159 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
160

On a Motion by Mr. Bakalar, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved During Supervisor requests for, Ms. Newsome to follow-up on post locations for off-duty patrols, for the Heritage Harbour South Community Development District.

161

162 Mr. Bakalar and Mr. Schappacher will get together to discuss speed bumps options,  
163 to include cost and locations to present at the next meeting. Mr. Schappacher  
164 suggested to speak with the residents of the streets chosen to make sure they are on  
165 board with possible installation of speed bumps. This being due to the amount of noise  
166 that is generated with having a speed bump on the street.

167

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to extend the meeting for 5 minutes, for the Heritage Harbour South Community Development District.

168

169 Mr. Brodersen suggested that an e-blast be sent to the residents regarding the  
170 current and future road work and paving. Mr. Zeiner offered the HOA newsletter as a  
171 possible place for the e-blast. He also informed the Board about debris from golf  
172 equipment being on the roadways from Haven Harbour to Stone Harbour.

173

174 Mr. Neville discussed the use of language with the Board, with emphasis on what is  
175 and is not an emergency as well as making sure that information being given is factual.

176

177 **EIGHTEENTH ORDER OF BUSINESS**                      **Adjournment**

178

179 On a Motion by Mr. Bakalar, seconded by Mr. Brodersen, with all in favor, the Board of  
180 Supervisors approved to adjourn the meeting at 6:03 p.m., for the Heritage Harbour  
181 South Community Development District.

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183

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186

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

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

# Heritage Harbour South Community Development District

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District Office · Riverview, Florida - (813) 994-1001  
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614  
[www.heritageharboursouthcdd.org](http://www.heritageharboursouthcdd.org)

## **Operations and Maintenance Expenditures August 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2021 through August 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:   **\$15,502.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Heritage Harbour South Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Heritage Harbour Golf Club	1501	083121-HH Golf	Meeting Space Rental 08/31/21	\$ 150.00
LLS Tax Solutions Inc.	1498	2378	Refunding Bond Series 2015 07/20/21	\$ 500.00
LLS Tax Solutions Inc.	1498	2380	Refunding Bond Series 2013 07/20/21	\$ 500.00
Louis Brodersen	1491	LB080321	Board of Supervisor Meeting 08/03/21	\$ 200.00
Michael Joseph Neville	1493	MN080321	Board of Supervisor Meeting 08/03/21	\$ 200.00
Persson, Cohen & Mooney, P.A	1499	908	Legal Services 07/21	\$ 393.00
Philip I Frankel	1492	PF080321	Board of Supervisor Meeting 08/03/21	\$ 200.00
Rizzetta & Company, Inc.	1494	INV0000060292	District Management Fees 08/21	\$ 4,843.25
Rizzetta Technology Services	1495	INV0000007664	Email & Website Hosting Services 07/21	\$ 175.00
Rizzetta Technology Services	1495	INV0000007775	Email & Website Hosting Services 08/21	\$ 175.00
Schappacher Engineering LLC	1502	1959	Engineering Services 08/21	\$ 225.00
Solitude Lake Management	1500	PI-A00628210	Fisheries Maintenance 07/21-08/21	\$ 540.75
Tad Parker	1496	TP080321	Board of Supervisor Meeting 08/03/21	\$ 200.00

# Heritage Harbour South Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas G Bakalar	1490	TB080321	Board of Supervisor Meeting 08/03/21	\$ 200.00
Wells Fargo Bank	1497	1991087	Trustee Fee 7/19/21-07/18/2022	<u>\$ 7,000.00</u>
<b>Report Total</b>				<b><u>\$ 15,502.00</u></b>