

# HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.heritageharboursouthcdd.org](http://www.heritageharboursouthcdd.org)

February 21, 2022

**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, March 1, 2022, at 4:00 p.m.** at, **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 February 1, 2022 ..... Tab 1
  - B.** Consideration of Operation & Maintenance Expenditures for January 2022 ..... Tab 2
  - C.** HOA Updates
    1. Heritage Harbour Master HOA
    2. Stoneybrook HOA
    3. Lighthouse Cove HOA
    4. Golf Course Update
- 4. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** District Manager
    1. District Manager's Report ..... Tab 3
- 5. OLD BUSINESS**
  - A.** None
- 6. NEW BUSINESS**
  - A.** Consideration of New Wetland Signs ..... Tab 4
- 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) 533-2950.

Sincerely,

*Christina Newsome*

Christina Newsome  
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 1, 2022, at 4:02 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.

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>

Also present were:

Christina Newsome	<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>
Mike Fisher	<b>Representative; MHOA</b>
Mark Bruce	<b>Representative; Heritage Harbour Golf Course</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Newsome called the meeting to order at 4:02 PM.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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

49 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
50 **of Supervisors Regular Meeting held**  
51 **on December 7, 2021**  
52

53 Ms. Newsome presented the consideration of Regular Board Meeting Minutes  
54 for the meeting held on December 7, 2021. The Board made a change on line 128  
55 M&M to Pond Professionals.  
56

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the December 7, 2021 Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

57  
58 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
59 **Maintenance Expenditures for**  
60 **November & December 2021**  
61

62 Ms. Newsome presented the consideration of the Operation & Maintenance  
63 Expenditures for November 2021 for \$9,857.50 and December \$32,052.18  
64

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved to ratify the payment of the invoices for November 2021 \$9,857.50 and December 2021 \$32,052.18, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

65  
66 **FIFTH ORDER OF BUSINESS** **HOA Updates**  
67

68 **1. Heritage Harbour Master HOA**  
69

70 Mr. Fisher is interviewing new security company and will report back at next  
71 meeting.  
72

73 **2. Stoneybrook HOA**

74 Not present. No report.  
75

76 **3. Lighthouse Cove HOA**

77 Not present. No report. The Board acknowledged representative from  
78 Lighthouse Cove should attend but does not.  
79

80 **4. Lighthouse Cove HOA**

81 Mr. Bruce stated the development is in process; the Board of County  
82 Commissioners meeting will be scheduled in March or April. The Golf Course  
83 is scheduled to be closed for renovations May through November.  
84  
85  
86  
87  
88  
89

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen updated the board on a broken irrigation line and answered questions on the maintenance agreement with the applicable HOA.

**B. District Engineer**

Mr. Schappacher presented the traffic report to the Board. The next location for radar signs will be Lighthouse Cove. Mr. Schappacher will get a proposal for inlet painting.

**C. District Manager**

Ms. Newsome presented the District Manager's report.

Ms. Newsome reminded the Board of the next Board meeting on March 1, 2022 at 4:00 p.m.

Ms. Newsome stated Mr. Bruce will keep her updated on Golf Course renovations and Golf Course availability.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Bakalar requested contacting the Master Association regarding the poles for speed signs.

Mr. Brodersen inquired about the Manager and Chairman spending threshold.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to adjourn the meeting at 5:47 p.m., for the Heritage Harbour South Community Development District.

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

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

## **Tab 2**

# Heritage Harbour South Community Development District

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District Office · Riverview, Florida - (813) 994-1001  
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## **Operations and Maintenance Expenditures January 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:   **\$32,052.18**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Heritage Harbour South Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync	001561	20088	Website Service Quarterly 01/22	\$ 384.38
Jeremy R. Cohen	001558	123121 Cohen	Deputy 12/21	\$ 225.00
Persson, Cohen & Mooney, P.A	001562	1576	Legal Services 12/21	\$ 1,335.00
Rizzetta & Company, Inc.	001557	INV0000064540	District Management Fees 01/22	\$ 5,018.25
Rizzetta & Company, Inc.	001565	INV0000064819	Annual Dissemination Service FY21/22	\$ 1,000.00
Sarasota Signs and Visuals, Inc	001559	INV-22800	Deposit - Wildlife Crossing Signs 01/22	\$ 569.15
Schappacher Engineering LLC	001563	2066	Engineering Services 12/21	\$ 1,515.00
Tyler Husbands	001560	122221 Husbands	Deputy 12/21	\$ 225.00
Tyler Husbands	001560	122721 Husbands	Deputy 12/21	\$ 225.00
Tyler Husbands	001560	122821 Husbands	Deputy 12/21	<u>\$ 225.00</u>
<b>Report Total</b>				<b><u>\$ 32,052.18</u></b>