



***Heritage Harbour South
Community Development
District***

**February 3, 2026
Revised Final Agenda Package**

Heritage Harbour South Development District

Board of Supervisors:

Philip Frankel, Chair
Darnell Bacon, Vice Chair
Mike Neville, Assistant Secretary
Lisa Davis, Assistant Secretary
Kevin Kruckeberg, Assistant Secretary

Staff:

Alize Aninipot, District Manager
Terri Lusk, District Accountant
Andrew Cohen, District Counsel
Rick Schappacher, District Engineer
Crystal Yem, District Admin

Revised Final Meeting Agenda Tuesday, February 3, 2026 – 5:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of the Agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Business Administration**
 - A. Consideration of Minutes from the Regular Meeting on December 2, 2025... Page 3
 - B. Consideration of November and December 2025 Check Registers..... Page 6
5. **Staff Reports**
 - A. District Accountant
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Update on Adding the Gazebos to the Insurance Policy.....Page 36
6. **Business Items**
 - A. Consideration of Resolution 2026-01, Designating Officers.....Page 41
7. **HOA updates**
 - A. Heritage Harbour Master HOA
 - B. Stoneybrook HOA
 - C. Golf Course Update
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Tuesday, March 3, 2026, at 5:00 p.m.

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935

<https://www.heritageharboursouthcdd.org/>

Meeting Location:

Stoneybrook Recreation Center
200 Golden Harbour Trail
Bradenton, FL 34212

MINUTES OF MEETING
HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on Tuesday, December 2, 2025, and called to order at 5:00 p.m. at the Stoneybrook Recreation Center, located at 200 Golden Harbour Trail, Bradenton, FL 34212.

Present and constituting a quorum were:

Philip Frankel	Board Supervisor, Chair
Darnell Bacon	Board Supervisor, Vice Chair
Mike Neville	Board Supervisor, Asst. Secretary
Lisa Davis	Board Supervisor, Asst. Secretary
Kevin Kruckeberg	Board Supervisor, Asst. Secretary

Also present were:

Wesley Elias	Senior District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Rick Schappacher	District Engineer, Schappacher Engineering
Andy Cohen	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Terri Lusk	District Accountant, Inframark

Audience Members

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Aninipot called the meeting to order at 5:00 p.m.

SECOND ORDER OF BUSINESS **Adoption of the Agenda**

On MOTION by Mr. Frankel, seconded by Ms. Davis, with all in favor, the December 2, 2025, Revised Final Agenda was adopted.

THIRD ORDER OF BUSINESS **Audience Comments**

A resident presented photographs to the Board and expressed concerns regarding CDD South-owned ponds that were treated in June 2024. The resident also requested clarification regarding prior discussions involving CDD South and the potential sale of portions of Central Park and possibly the roadway. The Board clarified that CDD South declined to engage in discussions with the County concerning development or the sale of the baseball field and formally rejected the proposal.

FOURTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from Workshop Meeting on May 20, 2025

Mr. Cohen requested clarification regarding why the requested changes were not incorporated into the minutes. Ms. Aninipot informed the Board that the February 4, 2025 meeting was a joint meeting between the HOA and the CDD, during which Mark Albrecht, Christina Brantley, Christopher Cogarty, Grace Russolillo, Darryl Levine,

and Jennifer Jordan were physically present. Ms. Aninipot further clarified that the May 20, 2025 meeting was solely a budget workshop and that no members of the HOA were present.

On MOTION by Mr. Frankel, seconded by Mr. Bacon, with all in favor, the minutes from the Workshop Meeting from May 20, 2025, were approved.

B. Consideration of Minutes from Regular Meeting on November 4, 2025

On MOTION by Mr. Kruckeberg, seconded by Ms. Davis, with all in favor, the minutes from the Regular Meeting from November 4, 2025, were approved.

C. Review of the October 2025 Check Registers

Ms. Aninipot clarified to the Board that the budget includes four line items for insurance, and that all items correspond to the insurance policy and are within the approved budget.

On MOTION by Mr. Frankel, seconded by Mr. Bacon, with all in favor, the October 2025 Check Register was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Ms. Lusk informed the Board that she expects to provide the preliminary materials to the auditor by the end of December. Mr. Kruckeberg inquired whether the cloud access listed on the check register was for a one-year term. Ms. Lusk confirmed that it was.

B. District Counsel

Mr. Cohen informed the Board that both Maintenance Agreements have been executed and introduced his colleague, Carla Armstrong, to the Board.

C. District Engineer

Mr. Schappacher presented his report to the Board and informed the Board that the 3 grate inlets arrived.

1. Consideration of the Pavement Seal Bid Package Proposal

Discussion ensued. Ms. Aninipot informed the Board that \$27,100 is allocated in the Roadway Repair line item for these proposals.

On MOTION by Mr. Frankel, seconded by Mr. Bacon, with all in favor, the Board approved the pavement seal and striping on Stone Harbour Loop outside of the gatehouse by Parking Lot Services Proposal for \$14,192.

D. District Manager

Ms. Aninipot informed the Board that the Audit Committee contract is nearing expiration. She stated that the current contract amount is \$3,575 per year, and that proposals for the selection of an auditor will be presented at the next meeting.

On MOTION by Mr. Frankel, seconded by Ms. Davis, with all in favor, the Audit committee has been established by the Board.

Ms. Aninipot advised the Board that the next meeting scheduled will be held on February 3, 2026, and there will be no meeting in January.

SIXTH ORDER OF BUSINESS Business Items

A. Ratification of Signage from Aramco Inc Proposal

The original quote was \$1,806.59, which included 13 bike lane signs and sales tax. After the removal of sales tax, the revised quote for 13 bike lane signs was \$1,069.00, and this amount was approved by the Chair.

On MOTION by Mr. Frankel, seconded by Ms. Davis, with all in favor, the Board ratified the Proposal for the Signage from Aramco Inc.

SEVENTH ORDER OF BUSINESS HOA Updates

A. Heritage Harbour Master HOA

Ms. Friday informed the Board that demolition of the gazebos is scheduled to begin next week and that the master portion of the grates has been paid.

B. Stoneybrook HOA

There were no updates for the Board.

C. Golf Course Update

There were no updates for the Board.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. Frankel informed the Board and the community regarding the ongoing irrigation issue.

Mr. Frankel requested that engineers and vendors attend future meetings.

The Board requested that District Engineer contact the marketplace to obtain irrigation plans.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bacon, seconded by Ms. Davis, with all in favor, the meeting was adjourned at 5:43 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100107	11/05/25	FIELDS CONSULTING GROUP LLC	3663	BEWARE WILDLIFE SIGNS & POSTS (4)	Street Sign Repairs/Replacements	546491-54101	\$655.00
001	100109	11/10/25	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	6473	LEGAL SERVICES 10/25	District Counsel	531146-51401	\$4,975.50
001	100110	11/10/25	BROWN'S TROPHIES	153440	NAME TAGS	Misc-Contingency	549900-58200	\$88.03
001	100111	11/20/25	INFRAMARK LLC	163586	NOV25 MANAGEMENT SERVICES	District Manager	531150-51301	\$4,914.00
001	100112	11/20/25	SCHAPPACHER ENGINEERING LLC	2955	ENGINEERING SRVCS THRU 10/31/25	District Engineer	531147-51501	\$2,726.19
001	100113	11/20/25	STONEBROOK AT HERITAGE HARBOUR	1113025	NOV 2025 MEETING ROOM RENTAL	Miscellaneous Services	549001-51301	\$100.00
001	DD186	11/07/25	DARNELL BACON -EFT	DB-110425-EFT	BOARD 11/04/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD187	11/07/25	MICHAEL J NEVILLE - EFT	MN-110425-EFT	BOARD 11/04/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD188	11/07/25	PHILIP I FRANKEL - EFT	PF-110425-EFT	BOARD 11/04/25	P/R-Board of Supervisors	511001-51101	\$200.00
Fund Total								\$14,058.72

RESERVE FUND - 005

005	100108	11/10/25	TRAFFIC LOGIX CORPORATION	SIN34547	CLOUD ACCESS FOR RADAR SIGNS FY 2026	Prepaid Items	155000-58200	\$1,000.00
005	100114	11/20/25	TRAFFIC LOGIX CORPORATION	SIN34556	CLOUD ACCESS FOR RADAR SIGNS FY 2026	Capital Reserve	568018-58200	\$1,000.00
Fund Total								\$2,000.00

Total Checks Paid	\$16,058.72
--------------------------	--------------------

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to

Inframark
Heritage Harbour South CDD
Attn: Kristee Cole
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3663
Terms: Due on receipt
Invoice date: 09/29/2025
Due date: 10/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Printing & Reproduction	Custom "Beware Wildlife" (18x24) reflective metal sign.	4	\$90.00	\$360.00
2.	Printing & Reproduction	8-ft standard 2lb. galvanized u-channel post	4	\$40.00	\$160.00
3.	Printing & Reproduction	Custom "Beware Wildlife" (18x24) reflective decal only (For clubhouse bulletin board).	1	\$60.00	\$60.00
4.	Shipping	Hand deliver to: Heritage Harbour CDD, 8000 Stone Harbour Loop Bradenton, FL 34212	1	\$75.00	\$75.00
Total					\$655.00



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6473
Date: 11/04/2025
Due On: 12/04/2025

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,975.50) - (\$0.00) = \$4,975.50

HHSOUTH

Heritage Harbour South Community Development District

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	10/01/2025	Initial review of agenda package for 10/7 CDD meeting.	0.25	\$310.00	\$77.50
Service	AHC	10/03/2025	Review Stoneybrook Maintenance Agreement and exchange e-mails re: maintenance of signage.	0.25	\$310.00	\$77.50
Service	DPL	10/07/2025	Review Gran Paradiso complaints and send to the chair.	0.75	\$310.00	\$232.50
Service	AHC	10/07/2025	Continued review of agenda package and final preparation for CDD meeting. Attend meeting.	3.75	\$310.00	\$1,162.50
Service	AHC	10/08/2025	Follow-up on action items from 10/7 CDD meeting. Conference call with District Manager and Chair to discuss storm gates. Review and execute DEO annual reporting form and prepare correspondence to District Manager to coordinate payment of annual fee. Review e-mail to Golf Course owner re: storm grate maintenance.	0.50	\$310.00	\$155.00
Service	AHC	10/09/2025	Review e-mails re: public records requests. Review and respond to e-mail from Master HOA counsel and e-mail status of maintenance agreement revisions to Board.	0.50	\$310.00	\$155.00

Service	AHC	10/10/2025	Tele-conv. with Chair re: Golf Villas property issues.	0.25	\$310.00	\$77.50
Service	DPL	10/13/2025	Review historical Aquaterra contract documents and applicable law re: limitation period.	0.50	\$310.00	\$155.00
Service	AHC	10/13/2025	Exchange e-mails re: recent public records request related to proposed land exchange.	0.25	\$310.00	\$77.50
Service	AHC	10/14/2025	Tele-conv. with Chairman re: pending items. Review and reply to e-mails re: Albrecht public records request response.	0.50	\$310.00	\$155.00
Service	AHC	10/16/2025	Tele-conv. with Chairman re: pending items including Aquaterra.	0.25	\$310.00	\$77.50
Service	AHC	10/22/2025	Confer with associate counsel re: Aquaterra issues.	0.50	\$310.00	\$155.00
Service	JB	10/22/2025	Meeting with Atty. Andy Cohen re: Aquaterra and initial research.	0.40	\$155.00	\$62.00
Service	JB	10/22/2025	Review of historical irrigation service agreements re: Aquaterra.	1.80	\$155.00	\$279.00
Service	JB	10/22/2025	Conducted research re: questions raised over irrigation water service, contracts, equitable interest, easements, and potential options for client.	3.20	\$155.00	\$496.00
Service	JB	10/22/2025	Initial draft of legal memo re: irrigation water system / service.	1.60	\$155.00	\$248.00
Service	JB	10/27/2025	Reviewed litigation filed against Gran Paradiso land developer containing claims related to water service agreements. Researched service contract expiration, automatic renewal clauses, equitable interest in real property, and fraudulent misrepresentation in contracts. Continued to develop draft brief for client.	2.50	\$155.00	\$387.50
Service	JB	10/28/2025	Meeting with atty. Cohen re: irrigation water supply. Submitted all research and notes to atty. Cohen for review.	0.50	\$155.00	\$77.50
Service	AHC	10/28/2025	Tele-conv. with Chair and continued review of Aquaterra issues.	0.75	\$310.00	\$232.50
Service	JB	10/29/2025	Finished first draft of memo re: water irrigation service agreements consistent with direction from atty.	0.80	\$155.00	\$124.00

			Cohen. Submitted to atty. Cohen for review.			
Service	JB	10/29/2025	Responded to question presented by Chairman via email re: Aquaterra.	0.30	\$155.00	\$46.50
Service	AHC	10/29/2025	Initial review of agenda package for 11/4 CDD meeting. Continued work on Aquaterra issues and send draft Memo to Chair.	0.75	\$310.00	\$232.50
Service	AHC	10/31/2025	Continued revision and then finalize Master Association maintenance agreements. E-mail drafts to Board, District management and Master HOA counsel.	0.75	\$310.00	\$232.50
					Subtotal	\$4,975.50
					Total	\$4,975.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6473	12/04/2025	\$4,975.50	\$0.00	\$4,975.50
Outstanding Balance				\$4,975.50
Total Amount Outstanding				\$4,975.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

Invoice #153440

Thank you for your business! Please note address change!

L - 4



Brown's Trophies Tampa
3225 W Cypress Street
Tampa, FL, 33607
813-321-7782
<http://www.brownstrophies.com>
Tampa@brownstrophies.com

Created	October 13, 2025
Customer Due Date	November 7, 2025
Invoice Date	October 13, 2025
Terms	Upon Receipt
Payment Due Date	October 13, 2025
Total	\$88.03
Outstanding	\$88.03

Customer Billing


Heritage Harbor South CDD
Alize Aninipot
656-207-2410
aaninipot@inframark.com

Customer Shipping

Heritage Harbor South CDD
Alize Aninipot

Customer Notes

9400150105796031883709

Category	Item #	Description	Qty	Items	Price	Taxed	Total
Laser		2"X8" LZ901 REF #9158 2/23 Alize Aninipot Lisa Davis Kevin Kruckeberg Rick Schappacher	4	4	\$18.00	X	\$72.00
Proof - Laser		Prood Sent After Payment is Received	0	0	\$0.00	X	\$0.00
							
Shipping		2005 Pan Am Cir Suite 300 Tampa, FL 33607	1	1	\$7.50	X	\$7.50
Disclaimer	DISC	***DISCLAIMER*** Once your order has been approved & processed; no changes of any kind can be made. A separate order will have to be placed & pricing could be subject to change. Proofs are not completed until your invoice has been paid unless otherwise communicated. This quote and its pricing are valid for 30 days.		0	\$0.00	X	\$0.00

Fee	Description	Qty	Amount	Taxed	Total
Credit Card Processing Fee	This fee can be removed if you plan to pay by Check/Purchase Order/ACH Bank Transfer. Please inform us prior to making payment.	1	\$2.39	X	\$2.39

Total Quantity	5
Item Total	\$79.50
Fees Total	\$2.39
Sub Total	\$81.89
Tax	\$6.14 (7.5%)
Total Due	\$88.03
Paid	\$0.00
Outstanding	\$88.03



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163586

DATE

11/11/2025

BILL TO

Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4958

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,914.00		4,914.00
Subtotal					4,914.00

Subtotal \$4,914.00

Tax \$0.00

Total Due \$4,914.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Schappacher Engineering LLC

PO Box 21256
 Bradenton, FL 34204
 941-251-7613

Invoice

Date	Invoice #
11/5/2025	2955

Bill To
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
10/2/2025	Review invoice for sidewalk flumes and forward to Inframark for payment. Coordinate with CDD manager regarding deteriorated storm inlets. Review e-mail from board member regarding clearing of central ditch and respond.	1.25	165.00	206.25
10/3/2025	Review files for central ditch clearing maps and correspondence, respond to CDD and Master.	0.25	165.00	41.25
10/6/2025	Discussion with CDD chairperson for driveway addition in Lighthouse Cove, review aerials and respond. Discuss seal coating at entrance, prepare bid package and compute quantities & costs. Coordinate with CDD manager for street sweeping in community. Coordinate with vendor for additional sidewalk flume.	1.25	165.00	206.25
10/7/2025	Prep work for CDD meeting, review agenda items and print pertinent documents. Coordinate with printing company for Ownership Map. Pick up map at printer's and attend CDD meeting. Site review following meeting to check on storm inlets.	5.25	165.00	866.25
10/8/2025	Download site photos, prepare photo summary and review files for golf course inlet Record Drawings. Prepare package for grate replacement and coordinate with vendor. Coordinate with golf course manager in attempt to get easements. Send summary to CDD and Master.	2	165.00	330.00
10/13/2025	Coordinate with CDD manager and radar sign vendor for cloud renewal. Respond to height painting at guard house. Review e-mail regarding public records request. Prepare justification of costs for Inframark.	0.75	165.00	123.75
10/17/2025	Coordinate with radar vendor regarding renewal of cloud subscription for access to radar signs. Coordinate with CDD manager regarding ordering signs for community. send summary e-mail with breakdown. Prepare seal coating package and coordinate with president of Stoneybrook and Kevin at CDD. Coordinate with vendor for coal tar sealant specifications. Site review to inventory monument signs throughout community.	2.25	165.00	371.25
10/21/2025	Review files for irrigation plans and Record Drawings, send to team.	0.5	165.00	82.50
10/22/2025	Download and log in photos from site review for monuments. Prepare map of all monuments and prepare photo summary, send to CDD manager, MPOA and HOA.	1	165.00	165.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
11/5/2025	2955

Bill To
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
10/23/2025	Finalize bid package for seal coat and striping on Stone Harbour Loop at front entrance. Send bid package to vendors.	0.75	165.00	123.75
10/24/2025	Respond to vendor's questions for seal coating at entrance.	0.25	165.00	41.25
10/31/2025	Download photos from site reviews and log in.	0.75	165.00	123.75
10/31/2025	Jeffcoat prints and copies	1	44.94	44.94
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$2,726.19

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Signs	Sidewalk & Roadway Review & Repairs	Irrigation System	Storm Water System Inspection & Repairs	Lighthouse Cove Issues	Ownership and Map Updates	Golf Course Assistance
10/2/2025				41.25		165.00			
10/3/2025						41.25			
10/6/2025				165.00			41.25		
10/7/2025	660.00	41.25		82.50		82.50			
10/8/2025						330.00			
10/13/2025	41.25		82.50						
10/17/2025		247.50	41.25	82.50					
10/21/2025					82.50				
10/22/2025		165.00							
10/23/2025				123.75					
10/24/2025				41.25					
10/31/2025		41.25		41.25		41.25			
10/31/2025								44.94	
Monthly Total	\$0.00	\$41.25	\$0.00	\$206.25	\$0.00	\$41.25	\$0.00	\$44.94	\$0.00
Annual Total	\$701.25	\$495.00	\$123.75	\$577.50	\$82.50	\$660.00	\$41.25	\$44.94	\$0.00



**STONEYBROOK AT
HERITAGE HARBOUR
HOA**

INVOICE

INVOICE # 1113025
DATE: 11/13/2025

200 Golden Harbour Trail
Bradenton, Florida 34212
Phone: 941-750-9688

TO:
Heritage Harbour South CDD
313 Campus Street
Celebration, FL 34747
Email: KCole@inframark.com

COMMENTS OR SPECIAL INSTRUCTIONS:
Meeting Room Rental

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	November 2025 Meeting Room Rental	100.00	\$100.00
SUBTOTAL			\$100.00
SALES TAX			0
TOTAL DUE			\$100.00

Make all checks payable to **STONEYBROOK AT HERITAGE HARBOUR HOA**
Address: **200 Golden Harbour Trail, Bradenton, FL 34212**
If you have any questions concerning this invoice, contact Manager.
Phone: 941-750-9688
Email: Manager@StoneybrookHOA.com

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Heritage Harbour South</u>
Board Meeting Date:	<u>November 4th, 2025</u>

Name		In Attendance Please X	Paid
1	Philip Frankel	x	\$200
2	Mike Neville	x	\$200
3	Lisa Davis	x	Yes
4	Kevin Kruckeberg	x	Yes
5	Darnell Bacon	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

11/5/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 11/5/2025 14:53

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Heritage Harbour South</u>
Board Meeting Date:	<u>November 4th, 2025</u>

	Name	In Attendance Please X	Paid
1	Philip Frankel	x	\$200
2	Mike Neville	x	\$200
3	Lisa Davis	x	Yes
4	Kevin Kruckeberg	x	Yes
5	Darnell Bacon	x	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

11/5/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 11/5/2025 14:53

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Heritage Harbour South</u>
Board Meeting Date:	<u>November 4th, 2025</u>

Name	In Attendance Please X	Paid
1 Philip Frankel	x	\$200
2 Mike Neville	x	\$200
3 Lisa Davis	x	Yes
4 Kevin Kruckeberg	x	Yes
5 Darnell Bacon	x	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

11/5/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 11/5/2025 14:53

**Traffic Logix**

P.O. Box 222428
Chantilly, VA 20153
Phone: 1-866-915-6449

Fax:

www.trafficlogix.com

GST No.: 837372499RT0001

QST No.: 1214636715TQ0001

Invoice Number:

SIN34547

Invoice Date:

10/28/2025

Page: 1

INVOICE

Bill To: Inframark, Inc.
Attn: Kristee Cole
3604 53rd Avenue, East
Bradenton, FL 34203
USA

Ship To: Heritage Harbour South
Rick Schappacher
3604 53rd Avenue, East
Bradenton, FL 34203
USA

Customer ID	P.O. Number	Sales Order No.	Terms	Due Date	Quote #
HER006		T-SO-031740	1% 10 days, Net 30	11/27/2025	QUO-50728-M7M0D3

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
WD-RFS-L1-1Y-R Jan 1st, 2026 - Jan 1st, 2027	Each	2	2	500.00	1,000.00

Tracking No:

**CHECK REMITTANCE TO ADDRESS HAS CHANGED,
PLEASE REMIT TO: P.O. Box 222428,
CHANTILLY, VA 20153**

1/1

Subtotal:	1,000.00
Invoice Discount:	0
Total Sales Tax:	0.00
Total USD:	1,000.00

If either Party does not question or dispute this Invoice within twenty-one (21) days of receiving it, the Invoice shall be considered correct, complete and conclusive between the Parties. Page 26

**Traffic Logix**

P.O. Box 222428
Chantilly, VA 20153
Phone: 1-866-915-6449

Fax:

www.trafficlogix.com

GST No.: 837372499RT0001

QST No.: 1214636715TQ0001

Invoice Number:

SIN34556

Invoice Date:

10/28/2025

Page: 1

INVOICE

Bill Heritage Harbour South CDD
To: 3604 53rd Avenue East
Bradenton, FL 34203
USA

Ship Heritage Harbour South CDD
To: 3604 53rd Avenue East
Bradenton, FL 34203
USA

Customer ID	P.O. Number	Sales Order No.	Terms	Due Date	Quote #
HER006		T-SO-031742	1% 10 days, Net 30	11/27/2025	QUO-50658-C4C5Q5

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
WD-RFS-L1-1Y-R Oct 1st, 2025 - Oct 1st, 2026	Each	2	2	500.00	1,000.00

Tracking No:

**CHECK REMITTANCE TO ADDRESS HAS CHANGED,
PLEASE REMIT TO: P.O. Box 222428,
CHANTILLY, VA 20153**

1/1

Subtotal:	1,000.00
Invoice Discount:	0
Total Sales Tax:	0.00
Total USD:	1,000.00

If either Party does not question or dispute this Invoice within twenty-one (21) days of receiving it, the Invoice shall be considered correct, complete and conclusive between the Parties. Page 27

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/25 to 12/31/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100115	12/02/25	INFRAMARK LLC	164545	OCT25 POSTAGE	Miscellaneous Mailings	541030-51301	\$2.96
001	100116	12/05/25	ARAMSCO INC	369763	SPEED LIMIT 30 SIGNS/YELLOW MARKER SIGNS	Street Sign Repairs/Replacements	546491-54101	\$1,069.50
001	100117	12/16/25	INFRAMARK LLC	165712	DEC25 MANAGEMENT SERVICES	District Manager	531150-51301	\$4,914.00
001	100118	12/16/25	ANJ EXCAVATION LLC	41	GRATE REPAIRS, SPLIT COST W/MASTER ASSOC	Misc-Contingency	549900-58200	\$3,262.50
001	100119	12/16/25	INNERSYNC	INV-SN-892	WEBSITE HOSTING-QUARTERLY	Website Hosting/Email services	534369-51301	\$384.38
001	100119	12/16/25	INNERSYNC	INV-SN-1163	WEBSITE HOSTING-QUARTERLY	Website Hosting/Email services	534369-51301	\$384.38
001	100120	12/16/25	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	6535	LEGAL SERVICES 11/25	District Counsel	531146-51301	\$2,769.73
001	15147	12/12/25	US BANK	7978292	TRUSTEE FEES-CUSTODY ACCT 11/01/25-10/31/26	ProfServ-Trustee Fees	531045-51301	\$1,000.00
001	DD189	12/08/25	DARNELL BACON -EFT	DB-120225-EFT	BOARD 12/2/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD190	12/08/25	PHILIP I FRANKEL - EFT	PF-120225-EFT	BOARD 12/2/25	P/R-Board of Supervisors	511001-51101	\$200.00
Fund Total								\$14,187.45

Total Checks Paid	\$14,187.45
--------------------------	--------------------



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164545

DATE

11/25/2025

BILL TO

Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4958

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					2.96

Subtotal \$2.96

Tax \$0.00

Total Due \$2.96

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Heritage Harbour South CDD
210 N. University Drive
Suite 702
Coral Springs FL 33071
United States

Invoice # INV-SN-1163
Invoice Date: 12/1/2025
Due Date: 12/31/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$384.38
Tax Total:
Total: \$384.38
Amount Paid: \$0.00

Direct Deposit Instruction:**Amount Due: \$384.38**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



INVOICE

Heritage Harbour South CDD
210 N. University Drive
Suite 702
Coral Springs FL 33071
United States

Invoice # INV-SN-892
Invoice Date: 7/17/2025
Due Date: 8/16/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38

Subscription start: 10/1/2024
Subscription end: 9/30/2025

Subtotal: \$384.38
Tax Total:
Total: \$384.38
Amount Paid: \$0.00

Direct Deposit Instruction:**Amount Due: \$384.38**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165712

DATE

12/1/2025

BILL TO

Heritage Harbour South Community
Development
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4958

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,914.00		4,914.00
Subtotal					4,914.00

Subtotal

\$4,914.00

Tax

\$0.00

Total Due

\$4,914.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Aramsko
14521 60th Street North
Clearwater, FL 33760

Invoice

Invoice Date	Invoice #
11/7/2025	369763

Bill To	Ship To
Heritage Harbour South CDD 200 Golden Harbour Trail Bradenton, FL 34212	Heritage Harbour South CDD 200 Golden Harbour Trail Bradenton, FL 34212

P.O. Number		Terms	Rep	Via	Tax Exempt Info:	
		Credit Card	CA		N/A	
Quantity	Item Code	Description			Price Ea...	Amount
22	OM1-2-18-Dg3	18x18 Black & Yellow Button object Marker			35.50	781.00T
5	R2-1-24-30-HI	24x30 High Intensity Speed Limit 30 (Stock: U-ch Only)			44.70	223.50T
1	Ship	Shipping & Handling :			65.00	65.00
		Shipped on: Shipped by: Tracking / Pro # Invoice #:				
	Contact	Customer Contact Name: Alize Aninpot Customer Contact Ph# : 656-2072410 Customer Contact email: aaninipot@inframark.com Special Instructions (if any):			0.00	0.00
				Sales Tax (0.0%) \$0.00		
Phone #		E-mail	Website		Total \$1,069.50	
727-446-7983		NTSRemit@Aramsko.com	www.NTSigns.com		Balance Due \$1,069.50	
Corporate Physical Office: Aramsco, Inc. Five Radnor Corporate Center, 100 Matsonford Road, Suite 510, Radnor PA 19087 Corporate Remittance Address: PO BOX 783956 Philadelphia, PA 19178-9356						

INVOICE

A N J EXCAVATION LLC

1220 59th Ave E
Bradenton, FL 34203
941-405-5426
Mondoandjacob@gmail.com

INVOICE # 41
DATE: NOVEMBER 10, 2025

TO Heritage Harbour South CDD
C/O Inframark Inc.
313 Campus Street
Celebration, FL. 34747

JOB SITE ADDRESS	START DATE	END DATE
Heritage Harbour- Galvanized Grate Replacement at 3 Structures	October	November

LINE ITEM	DESCRIPTION	LINE TOTAL
1	Order galvanized grating, removal of existing grate that is rusted out, make room to fit the new galvanized grate- Structure 27, 29A, and 118- 3 grates x \$2,175.00/EA	\$6,525.00
TOTAL		\$6,525.00

Make all checks payable to A N J EXCAVATION LLC
THANK YOU FOR YOUR BUSINESS!

RECOMMENDED FOR PAYMENT:

 11/11/25

INVOICE

Invoice # 6535
Date: 12/01/2025
Due On: 01/01/2026

Heritage Harbour South Community Development District
inframarkcms@payableslockbox.com

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,769.73) - (\$0.00) = \$2,769.73

HHSOUTH

Heritage Harbour South Community Development District

Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	11/03/2025	Review and reply to e-mails from Supervisor Neville. Continued review of agenda package and prepare for CDD meeting. E-mail revisions to Minutes to District management.	1.50	\$310.00	\$465.00
Service	AHC	11/04/2025	Continued review of Master HOA/ CDD agreements and final preparation for CDD meeting. Attend meeting.	3.00	\$310.00	\$930.00
Service	AHC	11/05/2025	Follow-up on action items from 11/4 CDD meeting including e-mailing final Master Agreements to Master HOA counsel. Exchange e-mails with Master HOA counsel.	0.25	\$310.00	\$77.50
Service	AHC	11/13/2025	Tele-conv. with Chairman re: HHMA meeting and follow-up with HHMA counsel re: signature of revised Maintenance Agreements. Review and reply to e-mail from Villa developer counsel re: land swap agreement.	0.50	\$310.00	\$155.00
Service	JB	11/18/2025	Exchange e-mails re: Aquaterra agreements.	0.30	\$155.00	\$46.50

Service	JB	11/19/2025	Reviewed HH South CDD irrigation agreements and provided two samples in response to client and atty Cohen's request.	0.50	\$155.00	\$77.50
Service	DPL	11/21/2025	Review irrigation deficiencies. Prepare draft demand to golf course owner. E-mail draft for review/comment. Revise and send certified and regular mail.	3.00	\$310.00	\$930.00
Service	AHC	11/25/2025	Initial review of agenda package for December CDD meeting.	0.25	\$310.00	\$77.50
Services Subtotal						\$2,759.00

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	11/21/2025	certified mail: Letter to Mark Bruce re fencing	1.00	\$10.73	\$10.73
Expenses Subtotal					\$10.73
Subtotal					\$2,769.73
Total					\$2,769.73

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6535	01/01/2026	\$2,769.73	\$0.00	\$2,769.73
Outstanding Balance				\$2,769.73
Total Amount Outstanding				\$2,769.73

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7978292
Account Number: 251235000
Invoice Date: 11/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Heritage Harbour South CDD
c/o Inframark
5645 Coral Ridge Drive, no. 407
Coral Springs, FL 33076
United States

HERITAGE HARBOUR SOUTH CDD CUSTODY

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,000.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HERITAGE HARBOUR SOUTH CDD CUSTODY

Invoice Number: 7978292
Account Number: 251235000
Current Due: \$1,000.00

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 251235000
Invoice # 7978292
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7978292
Invoice Date: 11/25/2025
Account Number: 251235000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

HERITAGE HARBOUR SOUTH CDD CUSTODY

Accounts Included 251235000
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	1,000.00	100.00%	\$1,000.00
Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026				\$1,000.00
TOTAL AMOUNT DUE				\$1,000.00



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Heritage Harbour South</u>
Board Meeting Date:	<u>December 2nd, 2025</u>

Name		In Attendance Please X	Paid
1	Philip Frankel AP	x	Yes
2			
3	Lisa Davis	x	Yes
4	Kevin Kruckeberg	x	Yes
5	Darnell Bacon AP	x	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

12/2/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 12/2/2025 19:05

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Heritage Harbour South</u>
Board Meeting Date:	<u>December 2nd, 2025</u>

Name	In Attendance Please X	Paid
1 Philip Frankel AP	x	Yes
2		
3 Lisa Davis	x	Yes
4 Kevin Kruckeberg	x	Yes
5 Darnell Bacon AP	x	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

12/2/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 12/2/2025 19:05

Personnel	Hours			Earnings				Gross	Statutory Deductions		Voluntary Deductions	Net Pay	Memos
	Reg	O/T	H 3/4	Reg	O/T	E 3/4	E 5		Federal	State/Local			
Paid-In Department - 051101 - 51101													
Davis, Lisa M Associate ID: 52WHI0EGN File #: 001002 W-In Dept: 051101 H Dept: 051101 Rate: 200.0000	1.00			200.00				200.00	SS 12.40 Med 2.90	S1 FL 0.00 S2 FL 0.00	CK1 CHECKING 184.70	Voucher# eVoucher 0.00	
	Totl Hrs Worked: 1.00												
Kruckeberg, Kevin E Associate ID: AMTT15DYQ File #: 001003 W-In Dept: 051101 H Dept: 051101 Rate: 200.0000	1.00			200.00				200.00	SS 12.40 Med 2.90	S1 FL 0.00 S2 FL 0.00		Check# 184.70	
	Totl Hrs Worked: 1.00												
Dept. Total 051101	Reg O/T Hours 3 Hours 4	2.00 0.00 0.00 0.00	Reg 400.00 Earnings 3 0.00 Earnings 5 0.00				O/T 0.00 Earnings 4 0.00 Gross 400.00	SS 24.80 Med 5.80		Total Deductions 184.70		2 Pays 184.70	
Voluntary Ded. Analysis CK1 184.70													



Coverage Agreement Endorsement

Endorsement No.: 1
Member: Heritage Harbour South Community
Development District

Effective Date: 01/02/2026
Agreement No.: 100125619

Coverage Period: October 1, 2025 to October 1, 2026

In consideration of **a waived premium**, the coverage agreement is amended as follows:

Property & Inland Marine

Inland Marine-Removed

Item #2

Description: Gazebos Construction Material

Property Added

Unit #14

Description: Gazebo

Unit #15

Description: Gazebo

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: January 02, 2026

Authorized by: 

**Heritage Harbour South Community Development District**

Policy No.: 100125619
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
1	Light House		2005	10/01/2025	\$254,918		\$254,918		
	8000 Stone Harbor Loop Bradenton FL 34212		Masonry non combustible	10/01/2026					
	Gable			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
2	Lighting		2005	10/01/2025	\$39,463		\$39,463		
	8000 Stone Harbor Loop Bradenton FL 34212		Electrical equipment	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
3	Concession Stand		2005	10/01/2025	\$196,903		\$220,478		
	8000 Stone Harbor Loop Bradenton FL 34212		Masonry non combustible	10/01/2026	\$23,575				
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
4	Pavilion		2005	10/01/2025	\$74,005		\$74,005		
	8000 Stone Harbor Loop Bradenton FL 34212		Masonry non combustible	10/01/2026					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
5	Soccer Restroom		2005	10/01/2025	\$96,863		\$96,863		
	8000 Stone Harbor Loop Bradenton FL 34212		Masonry non combustible	10/01/2026					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
6	Dock		2005	10/01/2025	\$56,375		\$56,375		
	8000 Stone Harbor Loop Bradenton FL 34212		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
7	Guard House		2005	10/01/2025	\$133,404		\$136,479		
	8000 Stone Harbor Loop Bradenton FL 34212		Joisted masonry	10/01/2026	\$3,075				
	Simple hip			Asphalt shingles					

**Heritage Harbour South Community Development District**

Policy No.: 100125619

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Back Gate		2005	10/01/2025	\$32,416		\$32,416	
	8000 Stone Harbor Loop Bradenton FL 34212		Joisted masonry	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Ballfield Fencing		2005	10/01/2025	\$56,375		\$56,375	
	River Heritage Blvd Bradenton FL 34212		Non combustible	10/01/2026				
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
10	Dugout Pavilions		2005	10/01/2025	\$50,738		\$50,738	
	River Heritage Blvd Bradenton FL 34212		Frame	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
11	Bleachers		2005	10/01/2025	\$28,188		\$28,188	
	River Heritage Blvd Bradenton FL 34212		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
12	Playground		2025	10/01/2025	\$209,862		\$209,862	
	27.49770° N, 82.46536° W Bradenton FL 34212		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
13	Playground Fencing		2025	10/01/2025	\$7,112		\$7,112	
	27.49770° N, 82.46536° W Bradenton FL 34212		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
14	Gazebo		2025	01/02/2026	\$18,000		\$18,000	
	8000 Stone Harbour Loop Bradenton FL 34212		Frame	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
15	Gazebo		2025	01/02/2026	\$18,000		\$18,000	
	8000 Stone Harbour Loop Bradenton FL 34212		Frame	10/01/2026				



Property Schedule

Heritage Harbour South Community Development District

Policy No.: 100125619
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Total:	Building Value	Contents Value	Insured Value
	\$1,272,622	\$26,650	\$1,299,272



Heritage Harbour South Community Development District

Policy No.: 100125619
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$296,300	\$1,000
	Misc Signs (310 Signs)(Max value \$1K)			10/01/2026		
Total					\$296,300	

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF HERITAGE HARBOUR
SOUTH COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Heritage Harbour South Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Phill Frankel</u>	Chair
<u>Darnell Bacon</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Alize Aninipot</u>	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary
<u>Mike Neville</u>	Assistant Secretary
<u>Lisa Davis</u>	Assistant Secretary
<u>Kevin Kruckeberg</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3RD day of February, 2026.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors