

**MINUTES OF MEETING
HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, June 4, 2026 at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 12:30 p.m. and was presided over by Ms. Danielle Graef, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Danielle Graef	Chairperson
Brian Billingham	Vice Chair
Bob Beene	Assistant Secretary

Absent:

Daniel Hulgass	Assistant Secretary
Chelsea Rusk	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel

Audience:

Nancy Lyons

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 12:30 p.m. Roll call was conducted and all Members of the Board were present, with the exception of Supervisor Hulgass and Supervisor Rusk, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 2, 2026 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, the April 2, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of Heritage Harbour Market Place Community Development District Approving the Agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-7 transferred the JPWard and Associates LLC agreement over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

Mr. Ward added Resolution 2026-8 to the Agenda which amended the dates, time, and location of Board Meetings for the balance of the fiscal year. He explained the meetings would move back to the main clubhouse. He stated the meeting scheduled for July 2 would be canceled; the other two meetings were scheduled for August 6 and September 3, at 12:30 p.m. at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, FL 34212. He indicated the meetings would be re-advertised. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report dated April 15, 2026**
- b) Important Board Meeting Dates for Balance of Fiscal Year 2026**
 - Landowners' Election and Regular Meeting: Thursday, November 5, 2026 at 12:30 p.m.**
- c) Financial Statement for period ending March 31, 2026 (unaudited)**
- d) Financial Statement for period ending April 30, 2026 (unaudited)**

Mr. Ward indicated the supervisor of Elections reported there were zero qualified electors residing within the District as of April 15, 2026. He explained this number became significant when two thresholds were met, one was six years from the date of CDD establishment and the other was 250 qualified electors residing in the District. He stated no action was required.

FIFTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests; there were none.

SIXTH ORDER OF BUSINESS**Public Comments**

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present.

SEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 12:36 p.m.

On MOTION made by Danielle Graef, seconded by Brian Billingham, and with all in favor, the Meeting was adjourned.

Heritage Harbour Market Place
Community Development District

Signature: James Ward

James Ward (Sep 4, 2026 12:20:39 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Danielle Graef

Danielle Graef (Sep 4, 2026 12:27:00 EDT)

Email: dnesbitt@edgewoodproperties.com

Danielle Graef, Chairperson

HHMP - Minutes 06 04 2026 - PDF for Signatures

Final Audit Report

2026-09-04

Created:	2026-09-04
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnMsv4z_wD1A7gX3li7s5iOuzqQcnuGD

"HHMP - Minutes 06 04 2026 - PDF for Signatures" History

-  Document created by Anastasya Beauchamps (beauchampsa@pfm.com)
2026-09-04 - 4:17:24 PM GMT
-  Document emailed to dnesbitt@edgewoodproperties.com for signature
2026-09-04 - 4:17:29 PM GMT
-  Document emailed to James Ward (wardj@pfm.com) for signature
2026-09-04 - 4:17:29 PM GMT
-  Email viewed by James Ward (wardj@pfm.com)
2026-09-04 - 4:20:28 PM GMT
-  Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-09-04 - 4:20:39 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Email viewed by dnesbitt@edgewoodproperties.com
2026-09-04 - 4:26:18 PM GMT
-  Signer dnesbitt@edgewoodproperties.com entered name at signing as Danielle Graef
2026-09-04 - 4:26:58 PM GMT
-  Document e-signed by Danielle Graef (dnesbitt@edgewoodproperties.com)
Signature Date: 2026-09-04 - 4:27:00 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-09-04 - 4:27:00 PM GMT