

**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, November 3, 2022, at 1:00 p.m., at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

Danielle Graef	Chairperson
Bill Nesbitt	Vice Chairperson
Brian Billingham	Assistant Secretary
Dan Huglas	Assistant Secretary
Hector Mencia	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Andrew Gill	JPWard and Associates

Audience:

All resident's 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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 1:07 p.m. He called roll and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Heritage Harbour Market Place Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Law and Code of Ethics for Public Employees
- c) Form 1 – Statement of Financial Interests

Mr. Gill, as a notary public, administered the Oath of Office to Daniel Huglas, William Nesbitt, and Brian Billingham who signed and returned the Oath for purposes of inclusion in the record. He discussed filing the Form-1; Board Members should file the Form-1 in the County in which said Board Member resides within 30 days of today's date.

Mr. Ward explained if you failed to file the Form-1 within the 30 days, significant fines could accrue. He explained this Form should be filed with the Supervisor of Elections Office and could be filed electronically. He indicated he would be happy to help with the Form-1 if needed.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2023-1**

Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District canvassing and certifying the results of the Landowners' election of Supervisors held pursuant to Section 190.006(2), Florida Statutes

Mr. Gill: The three individuals elected were Bill Nesbitt, Dan Hulgas and Brian Billingham for Seats 1, 2 and 4, respectively. He stated Dan Hulgas and Brian Billingham would serve four-year terms which expired in November in 2026, and Bill Nesbit would serve a two-year term expiring November 2024. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, Resolution 2023-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-2**

Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District declaring a vacancy in Seat (5) on the Board of Supervisors; appointing an Individual to fill the vacancy in Seat (5) on the Board of Supervisors Pursuant to Section 190.006(4), Florida Statutes; providing for severability, conflicts and an effective date

Mr. Gill asked if the Board would like to appoint someone to fill Seat 5.

Ms. Graef appointed Hector Mencia.

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, Resolution 2023-2 was adopted, and the Chair was authorized to sign.

Mr. Gill, as a notary public, administered the Oath of Office to Hector Mencia who signed and returned the Oath for purposes of inclusion in the record. He again discussed the Form-1.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-3**

Consideration of Resolution 2023-3, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District Re-Designating Certain Officers of the Heritage Harbour Market Place Community Development District following the Landowners' Election

Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.

The Board chose Danielle Graef to serve as Chairperson, Bill Nesbitt to serve as Vice Chairperson and the remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and Treasurer.

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Minutes

April 7, 2022 – Regular Meeting Minutes

Mr. Gill asked if there were any corrections or deletions; hearing none, he called for a motion.

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, the April 7, 2022 Regular Meeting Minutes were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-4

Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the Heritage Harbour Market Place Community Development District a resolution designating the Registered Agent; designating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date

Mr. Gill indicated this Resolution set James Ward as the Registered Agent, and the Office was the District's Office. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Tentative Board Meeting Dates for Balance of Fiscal Year 2023

1. Presentation of Proposed FY 2024 Budget, and Setting of the Budget Adoption Public Hearing – February 2, 2023, 1:00 P.M.

2. Public Hearings: F2024 Budget Adoption – May 4, 2023, 1:00 P.M.

b) Form 8B Reminder

c) Financial Statement for period ending March 31, 2022 (unaudited).

d) Financial Statement for period ending April 30, 2022 (unaudited)

e) Financial Statement for period ending May 31, 2022 (unaudited)

f) Financial Statement for period ending June 30, 2022 (unaudited)

g) Financial Statement for period ending July 31, 2022 (unaudited)

h) Financial Statement for period ending August 30, 2022 (unaudited)

i) Financial Statement for period ending September 30, 2022 (unaudited)

No report.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Gill asked if there were any Supervisor’s requests; there were none. He asked if there were any members of the audience present in person or by video or audio with questions or comments; there were none.

TENTH ORDER OF BUSINESS

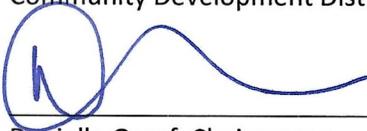
Adjournment

Mr. Gill adjourned the meeting at approximately 1:20 p.m.

On MOTION made by Ms. Danielle Graef, seconded by Mr. Bill Nesbitt, and with all in favor, the Meeting was adjourned.

Heritage Harbour Market Place
Community Development District


James P. Ward, Secretary


Danielle Graef, Chairperson