

**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 3, 2021, at 2:15 p.m., at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

Danielle Graef	Vice Chairperson
Bill Riley	Assistant Secretary
Bill Nesbitt	Assistant Secretary

Absent:

Russell Smith	Chairperson
Dan Huglas	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel

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

District Manager James P. Ward called the meeting to order at approximately 2:15 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Smith and Supervisor Huglas, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 1, 2021 – Public Hearing Minutes

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

On MOTION made by Mr. Bill Riley, seconded by Ms. Danielle Graef, and with all in favor, the April 1, 2021, Public Hearing Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2021-6**

Consideration of Resolution 2021-6, a Resolution of the Board of Supervisors of the Heritage Harbour Marketplace Community Development District ratifying, confirming, and approving the execution and recordation of the consent to and Notice of Heritage Harbour Market Place Community Development District's allocation of Debt Assessments

Mr. Ward: Essentially what happens is that the owner of the property, parcel 26, split his parcel into four separate condominium type units with four separate PID numbers now where before it had one Property ID number. In and of itself that's not problematic, but one of those PID numbers turns out to be a parking lot, so what we are doing is spreading the debt that was on the entire parcel, including what the parking lot was, to the three remaining developable parcels. To do that, the owner has agreed to, and we have split that parcel out into its four separate parts, and we are doing a consent that has been recorded in the public records to show that split. It also provides that if a developer in the future ever takes that parking lot and turns it back into some kind of developable property, the Board has the ability at that time to then go back and move the debt back onto that undeveloped parking lot, back to a developed state if it gets developed in the future. That's what this resolution does. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Bill Riley, seconded by Ms. Danielle Graef, and with all in favor, Resolution 2021-6 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Staff Reports****Staff Reports****I. District Attorney**

No report.

II. District Engineer

No report.

III. District Manager

- a) Report of Number of Registered Voters as of April 15, 2021
- b) Financial Statement for period ending March 31, 2021 (unaudited)
- c) Financial Statement for period ending April 30, 2021 (unaudited)

Mr. Ward: Statute requires the Supervisor of Elections in the County where the District is located to report the number of registered voters in the District as of April 15 each year. You have a whopping zero qualified electors in this District. You will always have that unless the property changes its characterization from commercial property to residential and someone actually moves and lives in the boundaries of this particular CDD. It is significant for CDDs when they hit two thresholds. One is 6 years from the date of establishment, and two is when they hit 250 qualified electors, then you transition the Board from a landowner election to qualified elector election. I will report this to you each year as a matter of record. There is no action required from you.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

He asked if there were any audience questions or comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:18 p.m.

On MOTION made by Mr. Bill Nesbit, seconded by Mr. Bill Riley, and with all in favor, the Meeting was adjourned.

Heritage Harbour Market Place
Community Development District

Russell Smith

Russell Smith, Chairperson


James P. Ward, Secretary

Signature: 
Russell Smith (Oct 28, 2021 15:58 EDT)

Email: russell.r.smith@lennar.com

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Final Audit Report

2021-10-28

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