

**MINUTES OF MEETING OF HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Heritage Harbour North Community Development District's Board of Supervisors was held on Thursday, June 1, 2017, at 2:00 p.m., at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum were:

Terrence Kirschner	Chairperson
Nancy Lyons	Vice Chairperson
Mike Fisher	Assistant Secretary
Pauline Tasler	Assistant Secretary
John Wisz	Assistant Secretary

Also present were:

James P. Ward	District Manager
Shane Cooper	District Engineer
Greg Urbancic (via telephone)	District Counsel

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:04 p.m., and roll call determined that all members of the Board were present with the exception of John Wisz, who joined the meeting during the discussion of the Proposed Budget.

2. Consideration of the Minutes

a) February 2, 2017 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to the minutes. There being none, he asked for a motion.

Motion was made by Ms. Tasler and seconded by Ms. Lyons, to approve the April 7, 2016 minutes, and with all in favor, the motion was approved.

3. Consideration of Resolution 2017-5 Approving the Proposed Budget for Fiscal Year 2018 and Setting the Public Hearing on the Proposed Budget for Thursday, August 3, 2017 at 2:00 PM at the River Strand Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212

Mr. Ward said the proposed budget was comprised of two parts. One was the General Fund, which was administrative. Mr. Ward pointed out that an updated Page 2 had been distributed with corrected numbers in the Assessment Comparison Chart. He said the assessment rate had dropped from \$64.74 per unit to \$59.81 per unit. He said the administrative budget had stayed the same from the prior year. He called for questions on the General Fund.

Mr. Fisher questioned the number of units, which he thought was 1,874. A discussion ensued, and Mr. Ward explained that most of the units were platted, and if any were not platted, those would be the anticipated units that the developer plans to be built in the future. He said at this point the number of units in the budget was very close to accurate. They may not be the same as what is used in the Homeowner's Association.

Mr. Ward stated that on Page 5, the 2014 Bonds, was the Debt Service associated with the River Strand area of Heritage Harbour. The rates were the same as prior years.

Mrs Lyons asked about Page 4, Bank Service Fees, and if these had gone up 200%. Mr. Ward responded that governmental agencies were required to keep accounts in Qualified Public Depositories, and there were certain reserve requirements these banks must keep to hold a governmental account. He said the fees charged on a monthly basis were based on the reserve requirements, which did go up periodically during the year. He added that the amount in the budget was a proposed number.

Mrs Lyons asked about the Discounts and Tax Collector Fees which had increased substantially. Mr. Ward said these fees were based on the units that were on roll, so the more units that were on the roll, the higher the Discount and the Tax Collector Fee would go. He said this figure anticipated more units going on the roll.

Mrs Lyons asked if the 85-foot lots were designations on the 2014 bond series, and Mr. Ward responded that was correct.

Mr. Ward stated the big change was on Page 9, which are the 2017 Bonds, the original 2007 Bonds. He directed the Board to note the decrease in the rates as a result of the refinancing.

Mrs. Lyons asked about the total differential for the CDD billing. Mr. Ward said the General Fund had gone down \$4.50 and the total had gone down \$24-25. He said this was effective after May 1, and enough cash had been left to cover the November 1st, 2017 payment, and this budget covers the May 1, 2018 and November 1st of 2018 payments. Mr. Ward said unfortunately governmental accounting did not correspond

exactly to tax bills, so the budget showed the November 1, 2017 payment and the May 1, 2018 payment. He said he reserved funds for the November 1, 2018 payment in the cash balances. He explained how the cash was budgeted for tax purposes.

A Board member pointed out some typos in the document.

Mr. Ward asked for any further changes, pointing out that there would not be another meeting before the public hearing.

Mr. Ward asked for a motion to adopt the resolution.

Motion was made by Ms. Lyons and seconded by Mr. Wisz to adopt Resolution 2017-5 as described above, and with all in favor, the motion was approved.

4. Consideration of Transfer of Environmental Resource Permits to the Heritage Harbour North CDD for Subphase J – Units 2-4 and the Moorings

Mr. Cooper informed the Board that these permits cover the development of the infrastructure in the areas of Units 2-4. He stated that since these areas were substantially completed, it was now appropriate to transfer them to the CDD for perpetual maintenance. Mr. Ward added that this was a relatively normal consequence of development from construction phase to operation and maintenance phase.

A Board member clarified that the CDD was responsible and not the HOA.

Mr. Ward called for a motion to approve the transfer to the CDD.

Motion was made by Ms. Lyons and seconded by Mr. Fisher to approve the transfer of the Environmental Resource Permits as described above, and with all in favor, the motion was approved.

5. Staff Reports

- a) **Attorney** – No report.
- b) **Engineer** – No report.
- c) **Manager** - Mr. Ward reported that the statute required him to report to the Board each year the number of registered voters within the District, which was significant when two thresholds were reached. One was 250 qualified electors and the other was after 6 years from the date of establishment. He said Heritage Harbour North had reached both thresholds. He said no action was required.

Mr. Ward reminded the Board that they would be receiving their Form 1 Statement of Financial interests and this must be completed on time.

7. Supervisor's Requests and Audience Comments

There were no comments from the Board or audience.

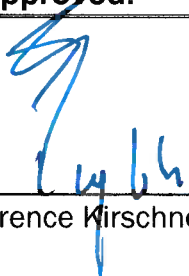
8. Adjournment

Motion was made by Mr. Fisher and seconded by Ms. Lyons to adjourn the meeting, and with all in favor, the motion was approved.

The meeting was adjourned at 2:30 p.m.



James P. Ward Secretary



Terrence Kirschner, Chairman