

**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, February 2, 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
John Wisz	Assistant Secretary
Pauline Tasler	Assistant Secretary
Michael Fisher	Assistant Secretary

Absent:

None

Also present were:

James P. Ward	District Manager
Charles Thompson	District Counsel (telephonic)

Audience present were:

None

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:22 p.m., and roll call determined that all members of the Board were present.

2. Review of the Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees

Mr. Ward said he would defer this item until next meeting because the attorney had an alternate on the phone. He said he would go over this information separately with them at the next meeting.

3. Consideration of Resolution 2017-1 Re-designating the Officers of the District

Mr. Ward stated the current officer slate included Mr. Kirschner as Chairperson, no Vice Chairperson, with Ms. Lyons, Mr. Fisher and Mr. Wisz acting as Assistant Secretaries of the Board. He asked that they decide among themselves the designation of officers. Mr. Ward said he was the Secretary/Treasurer, which was an administrative post. After short discussion by the Board, Mr. Ward announced that Terry Kirschner would remain as Chairperson, Nancy Lyons as Vice Chairperson, and John Wisz, Mike Fisher and Pauline Tasler would be Assistant Secretaries, and James Ward would remain as Secretary/Treasurer.

Motion was made by Mr. Kirschner and seconded by Mr. Wisz, to approve the designation of officers for the Board as described above, and with all in favor, the motion was approved.

4. Consideration of the Minutes of the November 3, 2016 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 Mr. Kirschner and seconded by Mr. Fisher, to approve the November 3, 2016 minutes, and with all in favor, the motion was approved.

5. Discussion of Re-financing Options for the Series 2007 Bonds

Mr. Ward said they retained the firm of MBS Capital Markets some months ago to begin the review of their refinancing options, and Mr. Brett Sealy from MBS Capital Markets was present at the meeting to represent the firm. Mr. Ward said that Mr. Sealy actually did the original underwriting for the 2007 and 2014 bonds, and he had asked him to review the refinancing options with the Board.

Mr. Sealy stated that his firm specializes in Community Development District finance, and in the last five years they have underwritten \$1.8 billion in tax exempt bonds for Florida CDD's and were highly qualified.

Mr. Sealy said at the time the bonds were originally issued, there was a limited amount of development activity within the district. He added because of that, the bonds were originally issued on a non-rated basis because they were unable to go to one of the rating agencies and obtain an investment grade rating on bonds secured by undeveloped property. He said the interest rate of 6 3/8 in 2007 was reflective of the undeveloped status of the property and because of the credit improvement in the

district, there was an option now to obtain investment grade rating, which would allow them to significantly reduce the interest rate on the bonds.

Mr. Sealy directed the Board to the materials provided and explained the information contained there. He said there were three considerations for the Board: economic, credit and timing. He said from the timing perspective, the district would be out of its call protection beginning May 1, 2017. He said as the district was nearly fully developed, from a credit standpoint the district was there. He said from an economic standpoint, the interest was such that the current interest rate would be less. He explained the recent history of interest rates and did a current analysis of their situation, and concluded that there would be a significant reduction in interest rate. He said this could mean an annual reduction to the property owners also. He stated the reduction was coming from the interest rate differential, not the maturity.

Mr. Ward asked for questions from the Board. Mr. Kirschner asked if there was any disadvantage in doing this. Mr. Sealy stated that there really was not, nothing that would have a negative effect on any of the residents or for the district as a whole. Mr. Kirschner asked about timing, and Mr. Sealy said they were coming up to May 1, and the environment was for a rising interest rate, he would suggest they act soon.

Mr. Sealy said the next step in the process was the preparation of a credit package and its submittal by MBS. He said the rating agencies charge \$20,000 to submit the package, and MBS would only get reimbursed that cost if they brought back a rating, the district elected to proceed, and the transaction closed successfully. He said their fee was 1.5 percent of the principal amount of the bonds issued.

Mr. Ward stated that Mr. Sealy's firm does an amazing job of putting together a credit package and the fee structure was excellent.

Mr. Kirschner asked if there was a point where the Board could say they did not want to move forward. Mr. Sealy responded that there were various steps in the process where this could happen.

Mr. Sealy was asked if all of the figures were net and the response was affirmative.

Mr. Ward stated if the Board wished to proceed, there were two things they needed to do. He said first they would need to retain a bond counsel, which was a firm that would give them a legal opinion that these were tax exempt bonds, etc. Mr. Ward recommended that they use the firm of Greenspoon Marder, with whom he was familiar. He said secondly they would authorize MBS to proceed with the credit package to give them a head start.

Motion was made by Mr. Wisz and seconded by Ms. Lyons to retain the firm of Greenspoon Marder, PA as bond counsel, and with all in favor, the motion was approved.

Motion was made by Ms. Lyons and seconded by Mr. Fisher, to authorize MBS Capital Markets to proceed with the credit package, and with all in favor, the motion was approved.

6. Consideration of Resolution 2017-2 amending the FY 2017 Adopted Budget

Mr. Ward stated the he was putting forth this resolution to change the on-roll, off-roll assessment amount in the General Fund and Debt Service Fund because the rolls they received from the County originally had the wrong ownership information in them. He said the budget itself has not changed at all.

Motion was made by Ms. Lyons and seconded by Ms. Tasler, to approve Resolution 2017-2 as described above, and with all in favor, the motion was approved.

7. Consideration of Proposals for the Continuation of Dissemination Agent Services for the Heritage Harbour North CDD

Mr. Ward gave some background on this item saying that the CDD reported certain information to national repositories on a quarterly basis, and they have been doing so since 2007. He said they now must select a disclosure services firm, and he provided two proposals to them for review. He said both provide the services for the same price, and it was up to the Board to choose.

Motion was made by Mr. Kirschner and seconded by Mr. Wisz, to approve the services of Disclosure Services, LLC, and with all in favor, the motion was approved.

8. Staff Reports

- a. **Attorney** – Mr. Thompson had nothing to report.
- b. **Engineer** – Mr. Ward said there was no report, that he received from the engineer.
- c. **Manager** - Mr. Ward asked if there were any questions on the December 31, 2016, financials. He said essentially there was no change, and the audit would be out in a few weeks. There were no questions.

9. Supervisor's Requests and Audience Comments

Mr. Ward asked for comments from the Board or the audience, and there were none.

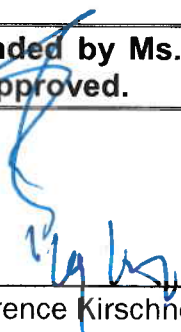
10. Adjournment

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

The meeting was adjourned at 2:46 p.m.



James P. Ward Secretary



Terrence Kirschner, Chairman

Active Townhouses in Wilton Manors up to \$350K

Current Price	ML#	Beds	#FB	SqFt Liv Area	Address	City	PROP TYPE	Area	Status
\$679,999	F10057806	3	2	1,885	9 Middlesex Dr Unit#9	Wilton Manors	Condo/Co-Op/Vill 2.94%	3370	A -360
\$619,000	F10064263	3	2	1,763	9 Coventry Way Unit#9	Wilton Manors	Condo/Co-Op/Vill 1.62%	3370	A -357
\$579,900	F10038785	3	3	2,461	2601 NE 14th Ave Unit#100	Wilton Manors	Condo/Co-Op/Vill 5.17%	3370	A -235
\$499,999	A10204128	3	2	2,257	1403 NE 23rd St Unit#22A	Wilton Manors	Condo/Co-Op/Vill	3370	A -221
\$499,000	F10067496	3	2	1,830	356 NE 21st Ct Unit#356	Wilton Manors	Condo/Co-Op/Vill	3370	A 228
\$445,000	F10063876	4	3	2,908	2708 NE 8th Ave Unit#2708	Wilton Manors	Condo/Co-Op/Vill	3370	A 153
\$425,000	F10057229	3	3	2,047	2233 NE 9th Ave Unit#2233	Wilton Manors	Condo/Co-Op/Vill 4.71%	3370	A 207
\$419,900	A10253485	3	2	1,980	2271 NE 9th Ave Unit#2271	Wilton Manors	Condo/Co-Op/Vill 1.21%	3370	A 211
\$419,000	F10046909	3	3	2,125	2685 NE 9th Ave Unit#9	Wilton Manors	Condo/Co-Op/Vill 1.29%	3370	A 197
\$410,000	H10276027	3	3	2,317	2725 NE 8 AV Unit#117	Wilton Manors	Condo/Co-Op/Vill	3370	A
\$409,000	A10262784	2	2	1,766	2740 NE 8th Ave Unit#2740	Wilton Manors	Condo/Co-Op/Vill	3370	A
\$400,000	F10061091	3	3	1,826	906 NE 28th St Unit#906	Wilton Manors	Condo/Co-Op/Vill 1.25%	3370	A
\$389,900	F10054725	3	3	2,106	2725 NE 8th Ave Unit#118	Wilton Manors	Condo/Co-Op/Vill 1.9%	3370	A
\$379,000	F10015922	2	2	1,604	2612 NE 14th Ave Unit#112	Wilton Manors	Condo/Co-Op/Vill	3370	A
\$374,900	F10062322	2	2	1,766	2754 NE 8th Ave Unit#2754	Wilton Manors	Condo/Co-Op/Vill	3370	A
\$369,900	F10017112	2	2	1,766	2746 NE 8 AVENUE Unit#2746	Wilton Manors	Condo/Co-Op/Vill T->A	3370	A
\$359,900	F10023821	3	3	2,076	2725 NE 8th Ave Unit#117	Wilton Manors	Condo/Co-Op/Vill	3370	A
\$345,000	F10056030	2	2	1,720	2625 NE 14th Ave Unit#105	Wilton Manors	Condo/Co-Op/Vill	3370	A 189

Closed Sales Townhouses In Wilton Manors up to \$350K

Current Price	ML#	Beds	#FB	SqFt Liv Area	Address	City	PROP TYPE	Area	Status
\$558,750	F10038976	3	2	2,000	2638 NE 9th Ave Unit#2638	Wilton Manors	Condo/Co-Op/Vill PS->CS	3370	CS 279
\$535,000	F10055172	3	2	1,946	17 NE 25th St Unit#1	Wilton Manors	Condo/Co-Op/Vill B->CS	3370	CS 274
\$515,000	F10038217	3	2	1,962	2626 NE 9th Ave Unit#1	Wilton Manors	Condo/Co-Op/Vill PS->CS	3370	CS 262
\$440,000	F10042103	3	3	1,945	2227 NE 9th Ave Unit#9	Wilton Manors	Condo/Co-Op/Vill PS->CS	3370	CS 226
\$440,000	A10205624	4	3	2,063	2261 NE 9th Ave Unit#2261	Wilton Manors	Condo/Co-Op/Vill PS->CS	3370	CS 213
\$429,000	F10049576	3	3	1,826	910 NE 28th St Unit#910	Wilton Manors	Condo/Co-Op/Vill B->CS	3370	CS 234
\$400,000	F10012517	3	3	1,826	906 Duval Ct Unit#102	Wilton Manors	Condo/Co-Op/Vill B->CS	3370	CS 219
\$390,000	A10161032	3	3	2,063	2245 NE 9th Ave Unit#2245	Wilton Manors	Condo/Co-Op/Vill B->CS	3370	CS 187
\$365,000	F10037408	2	2	1,738	2601 NE 14th Ave Unit#112	Wilton Manors	Condo/Co-Op/Vill A->PS	3370	CS 210
\$352,000	F10029220	3	2	2,038	2760 NE 8th Ave Unit#2760	Wilton Manors	Condo/Co-Op/Vill PS->CS	3370	CS 172

Pending Sales Townhouses in Wilton Manors Any Price

Current Price	ML#	Beds	#FB	SqFt Liv Area	Address	City	PROP TYPE	Area	Status
\$289,000	F10055468	2	2	1,160	685 Kensington Pl Unit#103D	Wilton Manors	Condo/Co-Op/Vill B->PS	3370	PS -249
\$279,900	F10049563	2	2	1,272	844 NE 20th Dr Unit#844	Wilton Manors	Condo/Co-Op/Vill A->PS	3370	PS -220
\$275,000	F10051995	2	2	1,200	672 Kensington Pl Unit#48	Wilton Manors	Condo/Co-Op/Vill A->PS	3370	PS -229
\$179,000	F10065912	2	1	1,180	125 NE 20th Ct Unit#7G	Wilton Manors	Condo/Co-Op/Vill A->PS	3370	PS -151

EXECUTIVE DEPARTMENT
STATE OF FLORIDA



In the Name and by the Authority of the

STATE OF FLORIDA

I, Rick Scott, Governor of Florida, by virtue of the authority vested in me by the Constitution and Laws of this State, do hereby commission

Pauline R. Tasler

who was duly elected on the Eighth day of November, A.D., 2016, to be

***Board of Supervisors,
Heritage Harbour North Community Development District,
Manatee County, Seat Two***

for a term beginning on the Twenty-Second day of November, A.D., 2016, until the Sixteenth day of November, A.D., 2020, according to the Constitution and Laws of the State and in the Name of the People of the State of Florida to have, hold and exercise the said office, and all the powers and responsibilities appertaining thereto, and to receive the privileges and emoluments thereof in accordance with the law.



In Testimony Whereof, I do hereunto set my hand and cause to be affixed the Great Seal of the State, at Tallahassee, the Capital, this the Fifth day of December, A.D., 2016, and of the Independence of the United States the Two Hundred and Forty-First year.

ATTEST:

Ken Detmold
Secretary of State

Rick Scott
Governor of Florida

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of Manatee

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board of Supervisors, Heritage Harbor North CDD,
Manatee County, (Title of Office) Seat Two

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Pauline R Tasler
Signature

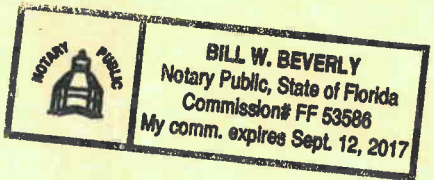
Sworn to and subscribed before me this 13 day of December.

Bill W Beverly
Signature of Officer Administering Oath or of Notary Public

Bill W Beverly
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced Florida Drivers License # 7246-676-45-930 0



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

8309 Grand Estuary Rd PAULINE R TASLER
Street or Post Office Box # 302 Print Name

Bradenton, FL 34212 Pauline R Tasler
City, State, Zip Code, Signature