

**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, August 3, 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:

Nancy Lyons (via telephone)	Vice Chairperson
Mike Fisher	Assistant Secretary
Pauline Tasler	Assistant Secretary
John Wisz	Assistant Secretary

Absent was:

Terrence Kirschner	Chairperson
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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 2:00 p.m., and roll call determined that all members of the Board were present with the exception of Supervisor Kirschner.

2. Consideration of the Minutes

a) March 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. Lyons and seconded by Mr. Wisz to approve the March 2, 2017 minutes, and with all in favor, the motion was approved.

b) June 1, 2017 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to the minutes. Ms. Lyons pointed out an error in the year of 2016, which should be changed to 2017. Mr. Ward noted this correction and asked for a motion to approve the minutes.

Motion was made by Mr. Fisher and seconded by Ms. Tasler to approve the June 1, 2017 minutes, and with all in favor, the motion was approved.

3. Public Hearings

Mr. Ward said this item was two Public Hearings.

- a) The first Public Hearing was related to the adoption of the Fiscal Year 2018 Budget. He asked for a motion to open the Public Hearing.

Motion was made by Mr. Wisz and seconded by Ms. Lyons to open the Public Hearing, and with all in favor, the motion was approved.

Mr. Ward opened the meeting for public comment. Hearing none, he stated there had been no written communication to him with respect to comments on the Fiscal Year 2018 Budget. He then asked for a motion to close the Public Hearing.

Motion was made by Ms. Tasler and seconded by Ms. Lyons to close the Public Hearing, and with all in favor, the motion was approved.

Mr. Ward asked for Board comments. He stated the Budget had not changed but had been updated to reflect the refinancing of the 2007 bonds.

Hearing no comments or questions, he asked for a motion to adopt Resolution 2017-6 relating to the annual appropriations and adoption of the Budget for Fiscal Year 2018.

Motion was made by Ms. Lyons and seconded by Mr. Wisz to adopt Resolution 2017-6, and with all in favor, the motion was approved.

- b) Mr. Ward stated the second Public Hearing was related to the imposition of special assessments, adoption of an assessment roll, and approving the general fund special assessment methodology for Fiscal Year 2018. He asked for a motion to open the Public Hearing.

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

Mr. Ward called for public comment. Hearing none he stated he had not received any written comment with respect to this Public Hearing. He then asked for a motion to close the Public Hearing.

Motion was made by Ms. Fisher and seconded by Ms. Tasler to close the Public Hearing, and with all in favor, the motion was approved.

Mr. Ward then asked for questions from the Board. Hearing none, he called for a motion to approve Resolution 2017-7.

Motion was made by Mr. Wisz and seconded by Ms. Tasler to adopt Resolution 2017-7, and with all in favor, the motion was approved.

4. Consideration of Resolution 2017-8

Mr. Ward said a statute required the Board to adopt a resolution if and to the extent that they had regular Board meetings on a yearly basis. He said although they did not have regular meetings, they would set them as the first Thursday of each month at 2:00 p.m.

Motion was made by Ms. Tasler and seconded by Mr. Fisher to adopt Resolution 2017-8 as described above, and with all in favor, the motion was approved.

5. Consideration of Resolution 2017-9

Mr. Ward explained that Resolution 2017-9 amended the Fiscal Year 2017 Budget, and the only change that had been made was in the on-roll and off-roll amount.

Ms. Lyons asked about the 2017 Bonds Debt Service Fund. She said the total number of units listed was 1864, and the number from the CPA for the HOA was 1877. She asked if the differences were acceptable or in an acceptable range.

Mr. Ward responded that within the context of the Budget amendment, those were the unit counts that were constructed or anticipated to be constructed in September of last year. He said they were the totals not specific to a bond issue. He added in the 2018 Budget there was a slight difference as changes had been made. He said in every district that he has represented there has always been a difference in the number of units within the District and the number of units that the Homeowners Association used.

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

Motion was made by Mr. Fisher and seconded by Ms. Tasler to adopt Resolution 2017-9 as described above, and with all in favor, the motion was approved.

6. Staff Reports

- a) **Attorney** – Mr. Urbancic reported updates on the last Legislative session. He said the proposed amendment to the Sunshine Law had failed by a small margin.

Ms. Lyons stated that in November of 2016, the District signed a contract with Aqua Terra with the understanding that Aqua Terra owned the permit for the water coming in to the property. She said it has been verified that Aqua Terra still did not own it, and it would be some time before ownership would be moved over to them. She asked if that presented a problem and would it be necessary to void the original contract and reissue one when Aqua Terra has ownership.

Mr. Urbancic responded that he did not think so. He said he would reach out to Lennar and find out when they were going to transfer the permit to Aqua Terra.

Ms. Lyons responded that so far Lennar's answer has been because of the timing of when these situations were considered, it would be another six to nine months before the permit was transferred.

Mr. Ward said he thought this was correct. He said he had talked to Lennar and they were in the process of the transfer, but in the regulatory environment, it would be a long process. He said he agreed with Mr. Urbancic that it would not have a material effect on the agreement, especially since Aqua Terra was, in fact, Lennar and was a wholly owned subsidiary of Lennar.

- b) **Engineer** – No report.

- c) **Manager** – No report.

7. Supervisor's Requests and Audience Comments

A Board member brought forth an issue concerning an environmental resource permit for a portion of the DRI project area, which up until now had not been transferred to the CDD. He stated it encompassed what was known as Heritage Harbour Sub Phase G,

which was not subsequently modified and assigned a permit number. He said the portion under discussion involved Winding Brook Lane and River Hammock Drive. He said they simply needed to identify that the permit was being transferred to the CDD for perpetual operation.

Mr. Urbancic asked if that permit went along with the facility that the CDD owned, and the response was affirmative.

Mr. Ward added that it was a standard procedure. Mr. Ward asked for a motion to accept the transfer for purposes of operation and maintenance.

Motion was made by Ms. Tasler and seconded by Ms. Lyons to accept the transfer of the property described above, and with all in favor, the motion was approved.

There were no comments from the audience.

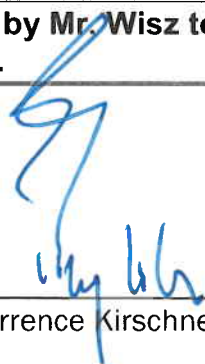
8. Adjournment

Motion was made by Mr. Fisher and seconded by Mr. Wisz 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