MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District was held on Thursday, November 6, 2025, at the Sanctuary Clubhouse (Community Room), 6835 Willowshire Way, Bradenton, Florida 34212. It began at 1:00 p.m. and was presided over by Ms. Nancy Lyons, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Nancy Lyons	Chairperson
John Wisz	Vice Chairperson
Pauline Tasler	Assistant Secretary
Michael Fisher	Assistant Secretary
Louise Buckley	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Matt Morris	Morris Engineering

Audience:
Grace
Joe Rassett, COO/General Manager w/River Strand Golf & Country Club HOA
Anne Naramore, Board President - River Strand Golf & Country Club HOA

All residents' 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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 1:00 p.m. He called roll and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

May 1, 2025 – Regular Meeting Minutes

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

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, the May 1, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors of Heritage Harbour North Community Development District Redesignating 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. Ward stated Resolution 2026-1 was a clean-up item, re-designating the registered agent and the registered office for the CDD. He explained he moved a few years ago and this resolution changed the address of the registered office (his office) to match his new location within the record. He noted the address had already been changed at the State level; this resolution simply codified the address in the CDD's records.

On MOTION made by Nancy Lyons, seconded by John Wisz and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Discussion

Discussion on the Re-Use Irrigation Infrastructure Report prepared by Morris Engineering & Consulting

Mr. Ward: a couple of months ago we retained Matt Morris's firm to evaluate the ability of the District to utilize the County reuse system for purposes of irrigation throughout the entire community, and what the cost of that would be. We will talk about the timing of how to do all that, and then a process we can go through in order to implement this kind of a program. The first thing I would like to do is have Matt take a few moments and go through this report with you.

Mr. Matt Morris: Our report, we tried to keep it short and to the point. We identified two options. We think option 1 is the most feasible option, the most efficient option, and the quickest way to get you all to effectively install a new reuse line that would run down and connect to an existing Manatee County reuse line on State Road 64. We have reached out to the County preliminarily. They have confirmed that they believe there is enough capacity in that line to connect to and to provide water. That first option you will see in the report is to make that connection. Our preliminary estimates are to run a 12 or 16 inch reuse line that would run up River Heritage Blvd, up to the entrance, into River Strand. Heritage Harbour North owns the actual irrigation lines that are in River Strand, so we would connect that new line to the existing lines to be able to feed the development with that reuse. There is a second option. The second option is a bit more complicated and would involve permitting and installing some recharge wells, installing a new pumping system, identifying some stormwater *ponds within Heritage Harbour North to pump water out of and set the system up that way. There is a lot more maintenance and things involved in that in the long run. That's another reason we believe option 1 is the most efficient way to go about it. There are still some permitting efforts we would have to go through. We would obviously have to permit that new line with Manatee County. We would have to do some permitting with the Water Management District to modify the existing water use permit. However, in this case, since we would be connecting to the County Line, we would effectively be pulling Heritage Harbour North out of that water use permit anyway. That's a much easier task with SWFMD as well. Our initial high level estimates are somewhere in the million dollar range for that option 1, and we think the timeline to accomplish everything from the time the Board decides to start moving forward until the point that the reuse was ready to connect would be about a two-year time period.*

Mr. Ward: Can you take a moment and go through option 3 also?

Mr. Morris: Option 3 is the scenario where we have the series of wells that you would add into the system in the event that Manatee County has a shortage of reuse. That would be more of a backup type solution as opposed to a complete solution. My experience has been that Manatee County has never had an issue with delivering reuse to other communities, so this would be more of a belt and suspenders to option 1.

Mr. Ward: My reaction is, it's good to have a backup plan in place. We are not talking a million dollars for a backup plan. It would be a minor number and probably something we should seriously look at as we move this process forward.

Ms. Lyons: I was thinking, option 1 because it's so complete, but I really like having a backup plan. So, if we do option 1 and 3 we are still looking at only about $1.5 million dollars, or not even.

Mr. Morris: One more item with regard to option 1 and option 3 is that the permitting effort and the design effort can happen simultaneously. So, if we are moving forward with option 1 to connect to the County reuse, we'd be doing the design and the permitting effort as well as what's needed to bring option 3 into it at the same time. That can all be accomplished in that 2 year time period.

Mr. Ward: Questions from the audience?

Mr. Joe Rasset: The only thing I'd say, as a Board, is we recognize this is probably our biggest risk and the sooner we can do this the better off we will be. We also know we have some litigation potential with Aqua Terra, or whoever they are now, because we have until 2036 for our agreement, so we may have some issues going forward, but it shouldn't stop us from doing this. This is important.

Ms. Anne Narramore: So, we met earlier, Darryl and I, Jim, and Joe Rasset on this with Matt, to go over Matt's plan, and we fully support, including Joe, option 1 and 3 together. And to begin execution as soon as possible because that situation across the street is never going to get better and as Joe said, this is our biggest risk as a community. We can work the legal issues out and figure out how to fund the legal fees. We will all work together, but from our point of view, please move forward.

Mr. _____: As an owner in River Strand, and also I pay taxes in the CDD South, I love this plan. It sounds fantastic. I listened to the CDD South meeting the other night and their Chair, Phil Franco (ph) had spoken with Jeffrey Marco, Aqua Terra, Sunshine, and in coming out of that conversation, Phil said, in his opinion, Aqua Terra is going to be going to the CDDs to ask for cooperation in the cost of replacing those pumps. Coming out of that it is my understanding that we don't just have a water issue because the County is not supplying it. I think they have an equipment issue and how is that going to relay to our timeframe if they can't afford to replace pumps on their own?

Ms. Lyons: This plan includes the new equipment, so we get right over that hurdle immediately.

Mr. Ward: If you guys are all in agreement with proceeding – Our existing agreement with Aqua Terra does not terminate for 10 years. I think we should proceed now. We should implement now irrespective of the termination of that contract. The way Matt has designed the system, we can connect directly to the reuse system of the County, and we will need to work this out over the next year or so, whatever that may be. We will have to come up with a way to finance and pay for all of this. My initial thought is that, since you are a little short on cash, you don't have cash, so I've got to figure that problem out, but in terms of paying for this, what I would like to do is a short term borrowing. Maybe a 3-year or 5-year note with a bank to finance. It doesn't matter what the rates are right now because the number is pretty low. You have 1,870 units on $1.5 million dollars. We are talking $600 or $800 dollars a unit anyways. Even if it's $1,000 dollars it doesn't matter. Finance it over a few years. the thing you have to know is, we are going to have to do a capital assessment which means we are going to have to go through the process of levying a capital assessment on all residents in the community which is going to require mailed notice and a public hearing. So, you are going to have to listen to all your residents when they come out and you're going to have make sure we tell them exactly what we are doing, why we are doing it, what the cost of this is, etc. That's a number of months out before we can get to that, but I want you to know that's where we are headed as a part of this process. From a litigation perspective I don't know what this will entail but we need to proceed forward now. Litigation will occur as it occurs and we will have to deal with it outside of the context of this process.

Mr. Fisher: This is just for North. This does not include CDD South property at all. So, if they go dry it's on them.

Mr. Ward: Correct. We have the ability because of your location to connect directly to the reuse line of Manatee County. I don't think the South does without some gyrations in that line distribution system that we partially own, but at the end of the day, we can connect directly to the County reuse system, bypass all of that drama, and move on with life. I think the faster we move with this the better we are.

The Board was in agreement.

Mr. Ward: Okay. We are going to authorize Matt to proceed forward quickly with his design and permitting and cost estimates and we will come back to you at some point with time schedules. I will come back to you with how to finance it and come back to you with planning *for doing all of that over the next four to six months. If you are all in agreement, that is the way we are going to proceed.*

The Board was in agreement.

FIFTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic: The legislative session is going to kick off in January. I will keep you up to date. There are already a few bills filed that could affect some things that we do. Once I have more clarity I will get with everyone. Also, just a reminder, make sure you do your ethics training by the end of the year.

II. District Engineer

No report.

III. District Manager

a) Annual Ethics Training Reminder – due before December 31, 2025
b) Financial Statement for period ending July 31, 2025 (unaudited)
c) Financial Statement for period ending August 31, 2025 (unaudited)
d) Financial Statement for period ending September 30, 2025 (unaudited)

Mr. Ward: Your ethics training is in your agenda package. Make sure it gets done by December 31, 2025. Then you get to check the box next summer when you file Form 1.

SIXTH ORDER OF BUSINESS Supervisor's Requests

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

SEVENTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public questions or comments; there were none.

Mr. Ward thanked the HOA Board for being a true partner with the CDD during this process. He said over the next six or eight months the HOA would be an integral part of this process. He indicated he was happy to have Mr. Morris and Mr. Urbancic on board as well.

Ms. Narramore stated one thing discussed this morning was drafting a communication to the community about this subject. She noted Mr. Ward agreed to edit the communication and then she would see it was sent out.

Discussion ensued regarding how important it was to share the information about the reuse water plan with the community.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 1:24 p.m.

On MOTION made by Michael Fisher, seconded by John Wisz, and with all in favor, the Meeting was adjourned.

Heritage Harbour North
Community Development District

James P. Ward

James P. Ward, Secretary

Nancy Lyons
Nancy Lyons (Feb 5, 2026 14:33:26 EST)

Nancy Lyons, Chairperson

HHN - Minutes 11/6/2025

Final Audit Report 2026-02-16

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