

**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, December 1, 2022, at 1:30 p.m., at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

Nancy Lyons	Chairperson
John Wisz	Vice Chairperson
Pauline Tasler	Assistant Secretary (present by phone)
Michael Fisher	Assistant Secretary
Louise Buckley	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	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

Mr. James P. Ward called the meeting to order at approximately 1:30 p.m. He called roll and all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Administration of Oath

Administration of Oath of Office for Ms. Nancy Lyons, Mr. John Wisz and Ms. Louise Buckley who were elected at the November 8, 2022 General Election.

Mr. Ward provided copies of the Oath to Nancy Lyons, John Wisz, and Louise Buckley and, as a registered notary public, administered the Oath of Office to each. He asked Ms. Lyons, Mr. Wisz, and Ms. Buckley to sign and return the Oath for purposes of inclusion in the record; they complied.

THIRD ORDER OF BUSINESS

Consideration of Minutes

April 7, 2022, 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 Ms. Louise Buckley, seconded by Ms. Nancy Lyons, and with all in favor, the April 7, 2022, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-1

Consideration of Resolution 2023-1, a resolution of the Heritage Harbour North Community Development District designating the Registered Agent; designating the Registered Office; providing for conflicts and invalid provisions; and providing for an effective date

Mr. Ward: The State amended the Statute a number of years ago with respect to the Registered Agent and Registered Office. There used to be a provision in the Statute of what they called the Office of Location. In the olden days, before computerized records keeping, you had to have an office in the county where the District was located to keep the public records. With the advent of computerized technologies, that is not necessary. All of our records are scanned into a system and kept electronically, so we do get public records law requests periodically and when we do, we can send them electronically. What this Resolution does is changes the provisions of the old Resolution from years ago and keeps the Registered Agent and Registered Office as me and my firm's office and removes the provision for the office of location.

On MOTION made by Mr. Michael Fisher, seconded by Mr. John Wisz, and with all in favor, Resolution 2023-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic: Congratulations to the Supervisors who were reelected. I think you are all aware of Sunshine Law and Public Records and your ethical responsibilities, but to the extent anyone has any questions, I'm happy to go over that if you need a refresher or have a question at any time, please feel free to reach out to me and we can address it. It's always better to do that in advance.

II. District Engineer

No report.

III. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2023

- i. Presentation of Proposed Budget, and Setting of the Budget Adoption Public Hearing – February 2, 2023, 1:30 P.M.
- ii. Public Hearings: FY2024 Budget Adoption – May 4, 2023, 1:30 P.M.

b) Financial Statement for period ending September 30, 2022 (unaudited)

c) Financial Statement for period ending October 31, 2022 (unaudited)

Mr. Ward: I did put on my report when we expect to do the proposed budget and the budget adoption dates for you for next year. Those may change, but those are my anticipated dates for right now.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any audience members present in person, on audio or video, with questions or comments; there were none. He asked if there were any Supervisor’s requests.

Ms. Lyons asked about the disposition of the transfers of property from Lennar.

Mr. Ward stated this was still an open item. *I talked to Lennar’s attorney about two weeks ago and asked for an update. They said they would put a map together for me of the land that’s in Heritage Harbour North and that’s supposed to go to Heritage Harbour North. Once I receive that, I will take a look at it and schedule it for consideration by the Board. And I don’t know what’s happening with Heritage Harbour South. The Market Place CDD –*

Mr. Wisz: (Indecipherable).

Mr. Ward: That is in the North CDD and is one of the parcels that they want us to take.

Mr. Wisz: We have the Sherriff in there all the time removing people, and if we take it, we've got to stay on top of it to make sure they are not –

Discussion ensued regarding the various parcels potentially being given to the HHN CDD; the HHN CDD having to take responsibility for said parcels upon receipt; the difficulty with trespassers on vacant lots; parcels which might go to Heritage Harbour Market Place or other entities; sorting out the various parcels and determining who should take the parcels; and who maintained the various lakes.

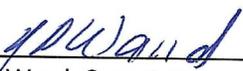
SIXTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:45 p.m.

On MOTION made by Ms. Nancy Lyons, seconded by Mr. Michael Fisher, and with all in favor, the Meeting was adjourned.

Heritage Harbour North
Community Development District


James P. Ward, Secretary


Nancy Lyons, Chairperson