

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

The Regular Meeting of the Board of Supervisors of Heritage Harbour North Community Development District was held on Thursday, August 2, 2018, at 2:00 p.m. at the River Strand Country Club (Clubhouse), located at 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum:

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

Absent:

Terrence Kirschner	Chairperson
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Also present:

James Ward	District Manager
Greg Urbancic (via phone)	District Counsel
Jonathan Hartness (via phone)	Carr, Riggs & Ingram Assoc.

Audience:

Scott Ellsworth

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:10 p.m. and all members of the Board were present at roll call with the exception of Supervisor Kirschner.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the May 3, 2018 Meeting

Mr. Ward asked if there were any additions, corrections or deletions to the minutes, which had been previously distributed to the Board. Hearing none, he called for a motion.

<p>On MOTION made by Mr. Fisher, seconded by Ms. Tasler, and with all in favor, the minutes of the May 3, 2018 meeting were approved.</p>
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THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-3
Amending the Date of the Public Hearing**

Mr. Ward stated this resolution would amend the date of the Public Hearing to today's date of August 2, 2018 at 2:00 p.m. at the River Strand Country Club.

On MOTION made by Mr. Fisher, seconded by Ms. Lyons, and with all in favor, the Public Hearing date was amended to August 2, 2018.

FOURTH ORDER OF BUSINESS

Public Hearings

a) Fiscal Year 2019 Budget

- i. Mr. Ward stated he had not received any written comments from the public with respect to the consideration of the budget. There was one member present from the public who had no comment. Mr. Ward asked for a motion to open the Public Hearing.

On MOTION made by Mr. Fisher, seconded by Mr. Wisz, and with all in favor, the Public Hearing was opened.

Mr. Ward then called for a motion to close the Public Hearing.

On MOTION made by Ms. Lyons, seconded by Ms. Tasler, and with all in favor, the Public Hearing was closed.

- ii. Mr. Ward asked for any Board comments or questions regarding the 2019 Budget.

Ms. Lyons asked if Page 8 showed property that was off-roll. Mr. Ward responded that was for 2018, and there was nothing off-roll for 2019.

Ms. Tasler said the Budget listed 28 condo units and there were 30 units. Mr. Ward said the reason was some units had prepaid their debt service.

Mr. Ward further explained that the General Fund included all units, but the Debt Service Fund only included those units with debt, which explained the discrepancy in number of units.

- iii. Mr. Ward called for further discussion, and hearing none, called for a motion to adopt Resolution 2018-4 relating to the Annual Appropriations and adopting the Budget for Fiscal Year 2019.

On MOTION made by Ms. Tasler, seconded by Mr. Fisher, and with all in favor, Resolution 2018-4 was adopted.

b) Fiscal Year 2019 Imposing Special Assessments; Adopting an Assessment Roll and Approving the General Fund Special Assessment Methodology

I. Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ms. Lyons, seconded by Ms. Tasler, and with all in favor, the Public Hearing was opened.

Mr. Ward said he had not received any written comments with respect to the consideration of Special Assessments. There was one member present from the public who had no comment. Mr. Ward then called for a motion to close the Public Hearing.

On MOTION made by Ms. Lyons, seconded by Ms. Tasler, and with all in favor, the Public Hearing was closed.

II. There were no Board comments or questions.

III. Mr. Ward called for a motion to adopt Resolution 2018-5 which imposed the Special Assessments, certified the Assessment Roll, and approved the General Fund Assessment Methodology.

On MOTION made by Ms. Lyons, seconded by Mr. Wisz, and with all in favor, Resolution 2018-5 was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-6

Mr. Ward explained this Resolution set the dates, times and locations of Board meetings for the coming year. He said the meetings had been previously held the first Thursday of each month at 2:00 p.m. at the River Strand Country Club. He indicated that he set the meetings as such for the purpose of advertising.

Ms. Tasler pointed out that the past year they had met only about four times, and Mr. Ward responded he believed the coming year would be the same.

Ms. Tasler asked if at the end of a meeting, the next meeting date would be set. Mr. Ward responded that there were key times of the year when meetings were necessary, and he would let them know in advance.

Mr. Ward asked if there were questions. Hearing none, he called for a motion.

On MOTION made by Ms. Tasler, seconded by Ms. Lyons, and with all in favor, Resolution 2018-6 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Acceptance of Audited
Financial Statement for Fiscal Year Ended
September 30, 2018**

Mr. Ward stated that Mr. Hartness of Carr, Riggs and Ingram was on the phone to present this information and answer questions. He said the audit had already been filed as a matter of law, and he would ask the Board to accept it for inclusion in the record only.

Mr. Hartness gave an overview of the audit. He said there were two documents: (1) the audited financial statements; (2) the required communications letter. He said the letter told the results of the audit. He reported the audit went smoothly, and there were no difficulties encountered. He reported it was a very clean, easy audit.

Mr. Hartness pointed out that Pages 1 and 2 of the statement was the auditor's report, which stated a clean opinion. He said the most significant happening of the year was the refunding of the 2007 Bonds with the 2017 Bonds. He pointed out that on Page 13 there was a Statement of Revenue, which showed the details of this refunding.

Mr. Hartness also stated that during the year there had been a transaction with the developer, which was included in the report. He said also at the end of the report were some letters which indicated there were "no findings" related to internal controls. He also pointed out a letter which had been sent to the State of Florida, which reported there were "no findings" or issues and the District was in compliance with the investment policies required by the State.

Mr. Ward asked if there were questions from the Board. Hearing none, he called for a motion.

On MOTION made by Ms. Lyons, seconded by Mr. Wisz, and with all in favor, the Audited Financial Statements for Fiscal Year Ended September 30, 2018, were accepted.

SEVENTH ORDER OF BUSINESS**Staff Reports**

- a) Mr. Urbancic asked the Board to be vigilant about public records requests. He said he had received some stock public record requests and reminded the Board if they received a request, it should be given to Mr. Ward.

Mr. Ward added there had been some litigation, 15 lawsuits had been filed on CDDs alone, regarding ADA compliance with websites. He said the District had been fortunate to have not been served with any litigation, and he was in the process of upgrading the District's website to be compliant with ADA requirements.

- b) Engineer – No report.

c) Manager – No report.

EIGHTH ORDER OF BUSINESS

Supervisor Requests Audience Comments

Mr. Ward asked if there were any comments from the Board or audience and there were none.

NINTH ORDER OF BUSINESS

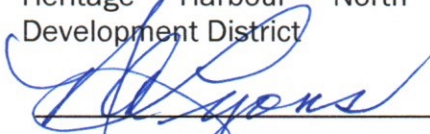
Adjournment

Mr. Ward adjourned the meeting at 2:24 p.m.

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



James P. Ward, Secretary

Heritage Harbour North Community
Development District


NANCY LYONS, Chairperson