
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Heritage Landing Community Development District was held on Thursday, May 11, 2017 at 6:00 p.m. at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present and constituting a quorum:

Bret Sovine	Board Supervisor, Chair
Virginia Moore	Board Supervisor, Vice Chair
Dallas Dunn	Board Supervisor, Assistant Secretary
Timothy Fleming	Board Supervisor, Assistant Secretary
Johnny "John" Kuca	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	Hopping Green & Sams, P.A.
Denise Powers	Vesta
Dave Bissonnette	Vesta
Dan Fagen	Vesta
Billy Buerki	Brightview Landscaping

Audience Members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sovine called the meeting to order at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were questions regarding the RV Lot proposals within the agenda.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors Regular Meeting held
April 13, 2017**

On a motion by Ms. Moore, seconded by Mr. Dunn, with all in favor, the Board approved the minutes of the Board of Supervisors regular meeting held April 13, 2017 for Heritage Landing Community Development District.
--

FOURTH ORDER OF BUSINESS**Ratification of the Operation and Maintenance Expenditures for March 2017**

Mr. Kuca had a question on G4S overtime.

After discussion, Ms. Powers will review matter with G4S and require any overtime to be approved by her.

On a motion by Mr. Kuca, seconded by Mr. Dunn, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2017 in the amount of \$69,364.60 for Heritage Landing Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Haber provided updates on the following items:

Trespassing- Mr. Haber stated that the Deputy at the Sheriff's Department is still reviewing matter of trespassing of CDD's property with superiors. Mr. Haber did forward most recent resident emails onto them regarding issues with minors during food truck events.

Short term rental- Mr. Haber provided two (2) options for the Board to consider to manage the issue.

- 1.) Adopt a rule to limit number of rentals that will be accepted to transfer amenity access privileges from assessment payer to tenant per year.
- 2.) Adopt a rate relative to cost of staffing handling each transaction.

Board discussion ensued. The Board decided to review topic at a later time.

B. District Engineer**i.) Consideration of RV Lot Repave Proposals**

Mr. Doub reviewed proposals behind Tab 3.

After discussion, the Board decided to table item until further discussion can take place regarding RV lot lease fees.

C. Landscape and Maintenance**1.) Field Inspection Report, April 25, 2017****2.) Landscape Report, April 25, 2017**

Mr. Buerki reviewed report under Tab 4 and noted that item numbers 3, 7, 12, 18, 19 and 20 were completed.

3.) Consideration of Repairs to Pumping Station Proposal

Mr. Buerki reviewed both estimates within the proposal under Tab 6.

After discussion, the Board tabled item to replace pilot regulator, but approved repairs to pool pumping station in the amount of \$2,405.00

On a motion by Mr. Kuca, seconded by Mr. Dunn, with all in favor, the Board tabled item to replace pilot regulator, but approved repairs to pool pumping station in the amount of \$2,405.00 Heritage Landing Community Development District.

4.) Consideration of Landscape Proposal

This item was tabled.

5.) Consideration of Sod Replacement Proposal

After discussion, the Board approved sod replacement proposal in the amount of \$2,715.60.

On a motion by Ms. Moore, seconded by Mr. Fleming, with all in favor, the Board approved the sod replacement proposal in the amount of \$2,715.60 Heritage Landing Community Development District.

D. Amenity Center Manager Report

Ms. Powers reviewed report under Tab 9.

1.) Consideration of Amended District Policies

Ms. Powers reviewed the following policy revisions.

- Special Use Signs- Include HOA Election Signs. This item was tabled.
- Rental Policy – After discussion, the Board approved eliminating rentals on Memorial Day weekend, restricting rentals to one (1) rental per area on Labor Day weekend and Fourth of July weekend, if the fourth falls on a Friday or Monday.

The policy will go into effect June 1, 2017.

On a motion by Ms. Moore, seconded by Mr. Kuca, with all in favor, except Mr. Dunn who opposed, the Board approved eliminating rentals on Memorial Day weekend, restricting rentals to one (1) rental per area on Labor Day weekend and Fourth of July weekend, if the fourth falls on a Friday or Monday for Heritage Landing Community Development District.

- House Guest Policy – After discussion, the Board directed the Amenity Manager to use discretion, but to strike all references regard extended guest and punch card procedure within the policies.
- Bathing Suits- After discussion, the Board approved restricting bathing suits that are thongs, Brazilian or any similar style.

On a motion by Ms. Moore, seconded by Mr. Fleming, with all in favor, the Board approved restricting bathing suits that are thongs, Brazilian or any similar style for Heritage Landing Community Development District.

E. Facility Maintenance Report

Dave Bissonnette reviewed report under Tab 11.

i.) Charles Aquatics Pond Service Report, April 28, 2017

ii.) Charles Aquatics Fountain Service Report, April 21, 2017

F. District Manager

i.) Update on Number of Registered Voters

Ms. Dobbins stated the district increased approximately 200 registered voters from last year. This year the county indicated there were 2,501 registered voters.

Ms. Dobbins also reported that the District's Insurance Agent closed the file regarding the tree that damaged a residents home since no claim was made towards the District.

SIXTH ORDER OF BUSINESS

Consideration of Charles Aquatics Aquatic Management Agreement Renewal

NOTE: See motion below.

SEVENTH ORDER OF BUSINESS

Consideration of Charles Aquatics Fountain Quarterly Maintenance Agreement Renewal

After discussion, the Board approved Charles Aquatics proposals for pond and fountain maintenance at the same current rates.

On a motion by Ms. Moore, seconded by Mr. Fleming, with all in favor, the Board approved Charles Aquatics proposals for pond and fountain maintenance at the same current rates for Heritage Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Poolsure First Amendment

The Board approved First Amendment for Poolsure, which approves rates at current amounts for an additional twelve (12) months.

On a motion by Mr. Kuca, seconded by Mr. Dunn with all in favor, the Board approved First Amendment for Poolsure, which approves rates at current amounts for an additional twelve (12) months for Heritage Landing Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Suspension for Violating District Policies

Mr. Haber reviewed matter for the board.

On a motion by Ms. Moore, seconded by Mr. Fleming, with all in favor, the Board approved staff's recommended suspension, which was a suspension of one year or until the specific matter is fully adjudicated, whichever is longer, with such suspension applying for all District-owned facilities and regardless of whether the minor being suspended is with a parent or legal guardian for Heritage Landing Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Vesta's Second Amendment Renewal

Dan Fagen reviewed the request (same as last summer) which is an additional staff member for eleven (11) weeks of the summer at the same rate of \$2,224.00. The Board approved adding additional staff for summer 2017.

On a motion by Mr. Dunn, seconded by Ms. Moore, with all in favor, except Mr. Kuca who opposed, the Board approved adding additional staff for summer 2017 for Heritage Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-06, Approving the Fiscal Year 2017/2018 Proposed Budget and Setting the Date, Time and Location of the Public Hearing

Ms. Dobbins reviewed Resolution 2017-06 and proposed the budget set the maximum O&M assessment level at the same current amount, with no increase for FY 2018. The Board set the Public Hearing for August 10, ²⁰¹⁷ at 6:00 p.m.

On a motion by Ms. Moore, seconded by Mr. Kuca, all in favor, the Board adopted Resolution 2017-06, approving the Fiscal Year 2017/2018 Proposed Budget and Setting the Date, Time and Location of the Public Hearing for August 10, 2017 at 6:00 p.m. for Heritage Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

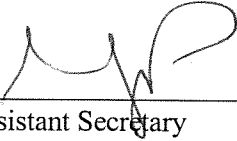
There was a comment on golf cart enforcement.

There was a comment that the CDD should consider option to restrict transfer of amenity privileges when it comes to short term rentals verses establishing a fee.

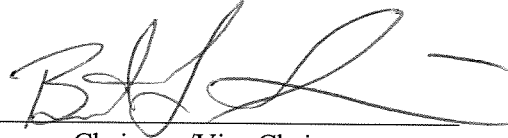
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Kuca, seconded by Mr. Fleming, with all in favor, the Board adjourned the meeting at 9:03 p.m. for Heritage Landing Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman