
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, September 13, 2018 at 10:00 a.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, Chairman
Virginia Moore	Board Supervisor, Vice Chairman
Lance Clyce	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	District Counsel, Hopping Green & Sams, P.A. (Via Speakerphone)
Scott Lockwood	District Engineer, England Thims & Miller
Todd Myhill	Facility Manager, Vesta
Dave Bissonnette	Field Operations Manager, Vesta
Dan Fagen	Director of Operations, Vesta
Billy Buerki	Account Manager, Brightview Landscape

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Sovine called the meeting to order at 10:00 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was a question from the audience regarding age limits at the amenity facilities.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors Regular Meeting held
August 9, 2018**

On a motion by Ms. Moore, seconded by Mr. Fleming, with all in favor, the Board approved the minutes of the Board of Supervisors Regular Meeting held August 9, 2018 for Heritage Landing Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for July 2018**

On a motion by Ms. Moore, seconded by Mr. Fleming, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2018 in the amount of \$93,361.28 for Heritage Landing Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Halber reviewed Sunshine Laws and noted candidates that are running unopposed for the Community Development District Board are also subject to the Sunshine Laws.

B. District Engineer

Mr. Lockwood updated the Board of Supervisors on condition of RV lot and stated it relatively looked the same, but still recommends filling in larger cracks. Also recommended having the swale reviewed quarterly to help with drainage.

C. Landscape and Maintenance

1.) Brightview Landscape Report, September 5, 2018

Mr. Buerki reviewed his report found under Tab 3 of the agenda.

D. Amenity Center and Field Maintenance

1.) Amenity Manager Report September 5, 2018

Mr. Myhill reviewed his report found under Tab 4 of the agenda.

2.) Field Operation Manager Report, September 3, 2018

Mr. Bissonnette reviewed his report found under Tab 5 of the agenda.

After discussion the Board authorized Mr. Clyce to review areas for new picnic tables.

3.) Charles Aquatics Pond Report, August 27, 2018

Mr. Myhill updated the Board that Charles Aquatics offered, at no cost, putting in blue dye in Pond 4 to help with the aesthetics of it. The Board approved.

- E. Security Update**
1.) BluTek Security Report, August 31, 2018
Not present.

- F. District Manager**
Ms. Dobbins updated the Board that the District received two (2) checks in the amount of \$9,603.60 and \$373.90 for their lightning claim in May 2018. Ms. Dobbins also updated the Board with the next meeting date October 11, 2018.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2019 District Insurance Renewal Proposal

On a motion by Mr. Kuca, seconded by Ms. Moore, with all in favor, the Board approved FIA Fiscal Year 2019 Insurance Proposal in the amount of \$25,650.00 for Heritage Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Gym Facility Age Limit Policies

After discussion and reviewing peak usage times, no changes were made regarding the gym facility age limits.

EIGHTH ORDER OF BUSINESS

Consideration of Sunbelt RV Gate Repair Proposals

Mr. Bissonnette reviewed proposals under Tab 9 of the agenda.

On a motion by Mr. Kuca, seconded by Mr. Clyce, with all in favor, the Board approved Sunbelt's proposal for a new RV gate in the amount of \$9,380.00 and an additional \$600.00 for surge protection for Heritage Landing Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Commercial Fitness Products Proposal

On a motion by Mr. Kuca, seconded by Mr. Clyce, with all in favor, the Board approved the Commercial Fitness Products Proposal for an elliptical machine in the amount of \$4,064.00 for Heritage Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Vesta Property Services
Renewal Proposal**

Mr. Fagen reviewed the proposal under Tab 5.

On a motion by Mr. Kuca, seconded by Mr. Clyce, with all in favor, the Board approved, subject to removing item 5 (mileage), and adding that Project Work and Storm Preparation and Recovery require the Boards' or District Manager's approval for Heritage Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Modification of Professional
District Services Agreement**

On a motion by Mr. Fleming, seconded by Mr. Clyce, with all in favor, the Board accepted the Modification of Professional District Service Agreement with Rizzetta & Company, Inc. for Heritage Landing Community Development District.

TWELFTH ORDER OF BUSINESS

**Audience Comments and Supervisors
Request**

An audience member had a question regarding Legacy Fountain Repair.

An audience member had a question regarding ADA updates.

An audience member had a request regarding meeting attendance logs.

An audience member had a request to review dead oaks in the Preserve.

An audience member had a request to review out of state tags in the RV lot.

Mr. Sovine updated the Board that his home was sold and he will be resigning, effective September 20, 2018.

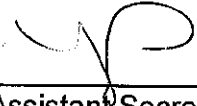
Mr. Kuca updated the Board that his home was sold and he is moving out on September 14, 2018 and is resigning effective tomorrow.

Mr. Clyce noted the Homeowners Association would like to pay for the entrance holiday lights again. The Board gave consensus that would be approved as long as the District receives required Certificate of Insurance indemnifying the District.

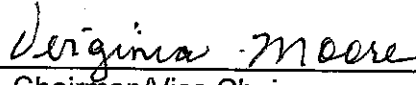
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Kuca, seconded by Mr. Sovine, with all in favor, the Board adjourned the meeting at 12:20 p.m. for Heritage Landing Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman