
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 Board of Supervisors of Heritage Landing Community Development District was held on **Thursday, February 13, 2014 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, Chairman
Kathy Shippey	Board Supervisor, Vice Chairman
Virginia Moore	Board Supervisor, Assistant Secretary
Elmer O. Bley	Board Supervisor, Assistant Secretary
Dallas Dunn	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)
Preston Doub	District Engineer, England-Thims & Miller
Dan Fagen	ASG, Inc.
Todd Myhill	Amenity Manager, ASG, Inc.
Jimmy Edmonds	Field Manager, ASG, Inc.
Billy Buerki	ValleyCrest
Rick Dendler	ValleyCrest

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sovine called the meeting to order at 6:09 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 9, 2014

On a motion by Ms. Moore, seconded by Ms. Shippey, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held January 9, 2014 for Heritage Landing Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for December 2013

On a motion by Mr. Dunn, seconded by Ms. Moore, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2013 in the amount of \$131,718.78 for Heritage Landing Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber updated the Board of Supervisors that a subcontractor of Duda Pools contacted the District regarding issues over payment. The District has paid Duda Pools in full and these issues are between the two parties. The subcontractor has threatened to place a lien on District Property and destroy the marscite in the pool that was just installed.

Mr. Haber recommends sending a letter to the subcontractor to inform him that he does not have any lien rights since it's government property and will advise him if he comes to the property that he will be illegally trespassing. He also recommends sending a letter to Duda Pools in abundance of caution and put Duda on notice that their contract with the District has an indemnification clause.

The Board of Supervisors authorized District Counsel to draft a letter to state the District's position in the matter.

On a motion by Mr. Bley, seconded by Ms. Shippey, with all in favor, the Board authorized District Counsel to draft a letter to state the District's position in the matter for Heritage Landing Community Development District.

B. District Engineer

Mr. Doub presented a preliminary site plan for additional parking at the Amenity Center. After discussion, the Board of Supervisors directed the District Engineer to move forward with a site study to be presented at the next meeting.

On a motion by Mr. Dunn, seconded by Mr. Bley, with all in favor, the Board directed the District Engineer to move forward with a site study to be presented at the next meeting for Heritage Landing Community Development District.

C. Amenity Center Manager

Mr. Myhill presented an updated report (marked as Exhibit "A" to these minutes).

It was also noted that the District will be receiving \$1,110.34 from State Farm Insurance for the car accident damage done by an identified resident.

D. ValleyCrest Landscaping

No Report.

E. Field Manager

Mr. Edmonds reviewed his updated report (marked as Exhibit "B" to these minutes).

F. District Manager

Ms. Dobbins noted that the next regularly scheduled Board of Supervisor's Meeting will be held March 13, 2014 at 10:00 a.m.

SIXTH ORDER OF BUSINESS

Consideration of Gate Access System Wiring

The Board of Supervisors reviewed three bids received from The Gate Store, Duval Fence and St. Augustine Fence.

After discussion, the Board of Supervisors approved the proposal from St. Augustine Fence in the amount of \$950.

On a motion by Ms. Moore, seconded by Mr. Sovine, with all in favor, the Board approved the proposal from St. Augustine Fence in the amount of \$950 for Heritage Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Pool Tank Repair Options

Mr. Duda reviewed the options provided by Wet Engineering to repair or replace the swimming pool collector tanks.

After discussion, the Board of Supervisors approved Wet Engineering to move forward with option #4 and to create detailed specifications to repair the tanks with all materials listed, with an amount not to exceed \$750.

On a motion by Mr. Bley, seconded by Mr. Dunn, with all in favor, the Board approved Wet Engineering to move forward with option #4 for the pool tank repair and to create detailed specifications to repair the tanks with all materials listed, with an amount not to exceed \$750, for Heritage Landing Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Backflow Repair Proposals

The Board of Supervisors reviewed three bids received from W.W. Gay, Wayne Automatic and Bob's Backflow.

After discussion, the Board of Supervisors approved the repair proposal from Bob's Backflow in the amount of \$4,698.

On a motion by Ms. Shippey, seconded by Mr. Bley, with all in favor, the Board approved the repair proposal from Bob's Backflow in the amount of \$4,698 for Heritage Landing Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Landscape Improvement Proposals for Woodstork Court

The Board of Supervisors directed staff to first review the District's policies with residents that are using ATVs on District Property.

This item was tabled until a future Board of Supervisor's meeting.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2014-04, Instructing the St. John's County Supervisor of Elections to Begin Conducting the District's General Election

On a motion by Ms. Shippey, seconded by Mr. Bley, with all in favor, the Board approved Resolution 2014-04, Instructing the St. John's County Supervisor of Elections to Begin Conducting the District's General Election for Heritage Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Audit Committee Recommendation

The Audit Committee met prior to the onset of this meeting and reviewed proposals received for auditing services. After tabulation, the Committee recommends awarding the contract for auditing services to Grau & Associates.

On a motion by Mr. Bley, seconded by Mr. Dunn, with all in favor, the Board accepted the Audit Committee's recommendation to award Grau & Associates the contract for auditing services for Heritage Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Public Hearing on the Amenity Center Rates and Fee

On a motion by Mr. Dunn, seconded by Ms. Shippey, with all in favor, the Board opened the Public Hearing on the Amenity Center Rates and Fees for Heritage Landing Community Development District.

It was noted for the record that the exhibit to Resolution 2014-03 needs to be changed from \$25 per hour to \$25 for a four hour rental.

On a motion by Ms. Moore, seconded by Ms. Shippey, with all in favor, the Board closed the Public Hearing on the Amenity Center Rates and Fees for Heritage Landing Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-03, Adopting a Rate Structure for the Picnic Pavilion

On a motion by Mr. Bley, seconded by Ms. Moore, with all in favor, the Board approved Resolution 2014-03, Adopting a Rate Structure for the Picnic Pavilion Area, as amended, for Heritage Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

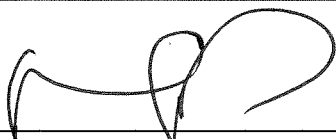
It was noted that Lance Clyce is now heading the neighborhood watch.

There were no Supervisor Requests.

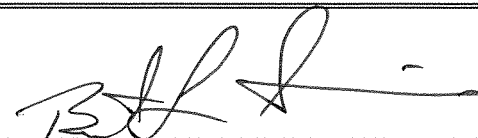
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Moore, seconded by Ms. Shippey, with all in favor, the Board adjourned the meeting at 7:33 P.M. for Heritage Landing Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman