

---

---

**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, July 10, 2014 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	<b>Board Supervisor, Chairman</b>
Kathy Shippey	<b>Board Supervisor, Vice Chairman</b>
Virginia Moore	<b>Board Supervisor, Assistant Secretary</b>
Dallas Dunn	<b>Board Supervisor, Assistant Secretary</b>
Elmer Bley	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Roy Deary	<b>ASG, Inc.</b>
Dan Fagen	<b>ASG, Inc.</b>
Todd Myhill	<b>Amenity Manager, ASG, Inc.</b>
Jimmy Edmonds	<b>Field Manager, ASG, Inc.</b>
Billy Buerki	<b>ValleyCrest</b>

Audience Members

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Sovine called the meeting to order at 10:05 a.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 June 12, 2014**

<p>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 June 12, 2014 for Heritage Landing Community Development District.</p>
---

---

---

**FOURTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for  
June 2014**

On a motion by Mr. Dunn, seconded by Ms. Moore, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2014 in the amount of \$111,361.03 for Heritage Landing Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Haber reviewed a request made to him by Ms. Moore to review if DR Horton has mineral rights to CDD Property. After discussion, the Board of Supervisors directed Counsel to reach out to DR Horton and see if they will sign over any rights they might still have on CDD Property.
- B. District Engineer  
Not present.
- C. ValleyCrest Landscaping  
Mr. Buerki reviewed his report and noted that a fifth member was added to their crew. He also noted that the athletic field is receiving a second treatment and should be ready for use in about 4-5 weeks.
- D. Field Manager  
Mr. Edmonds reviewed his report and noted that they are reviewing street signs with the county to see if their name plates can be used. He also noted that a resident encroached on CDD property by installing drainage that runs from the lot to the pond behind their home. The Board of Supervisors directed staff to review and send the appropriate notice.
- E. District Manager  
Ms. Dobbins noted that the next regularly scheduled Board of Supervisors' Meeting will be held August 14, 2014 at 6:00 p.m. and that this will be the public hearing for the budget.

Ms. Dobbins updated the Board of Supervisors on the general election results. She noted that Mr. Sovine, Ms. Moore and Mr. Bley are all running unopposed and will remain in their current seats.

She also reviewed that a notice was sent to the homeowner regarding a fence encroachment. The homeowner still has until July 15<sup>th</sup> but has yet to remove the fence. After discussion, the Board of Supervisors directed District Counsel to send a final notice giving the homeowner an additional 30 days.

---

---

Ms. Dobbins gave an update that per Board of Supervisors' direction, Mr. Dunn negotiated with St. Augustine Fence for final payment for services rendered to install electrical wiring to the patio gate. The final amount paid was \$750.

- F. Amenity Center Manager  
Mr. Myhill reviewed his report under Tab 3.

Mr. Fagen gave a presentation on ASG/Vesta Services which highlighted current staff positions, current trends and an explanation of fees. After discussion, the Board of Supervisors directed ASG/Vesta to present their final renewal proposal at the September meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Vending Machine License Agreement**

The Board of Supervisors approved the revised license agreement with Amenity Vending Services.

On a motion by Mr. Dunn, seconded by Ms. Moore, with all in favor, the Board approved the revised license agreement with Amenity Vending Services for Heritage Landing Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Purchase versus Financing of Fitness Equipment**

After discussion, the Board of Supervisors directed staff to obtain a purchase proposal for the next meeting from Grow Fitness with an extended warranty.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for RV Lot Gate and Operator Replacement**

After review of the proposals, the Board of Supervisors approved the proposal from Old City Gates with an amount not to exceed \$10,145.03.

On a motion by Ms. Shippey, seconded by Ms. Moore, with all in favor, the Board approved the proposal from Old City Gates with an amount not to exceed \$10,145.03 for Heritage Landing Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Advanced Disposal Agreement**

The Board of Supervisors approved the agreement with Advanced Disposal for a fixed five-year term of \$180 per month.

---

---

On a motion by Ms. Moore, seconded by Ms. Shippey, with all in favor, the Board approved the agreement with Advanced Disposal for a fixed five-year term of \$180 per month for Heritage Landing Community Development District.

**TENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

There were no audience comments or Supervisors' Comment.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Bley, seconded by Ms. Shippey, with all in favor, the Board adjourned the meeting at 12:02 p.m. for Heritage Landing Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman