
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 **special** meeting of the Board of Supervisors of Heritage Landing Community Development District was held on **Wednesday, March 25, 2015 at 11:30 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
Kathy Shippey	Board Supervisor, Vice Chairman
Elmer Bley	Board Supervisor, Assistant Secretary
Dallas Dunn	Board Supervisor, Assistant Secretary
Virginia Moore	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Rizzetta & Company, Inc.
Brianne Beirl	Rizzetta & Company, Inc.
Brooke DeVito	Rizzetta & Company, Inc.
Wes Haber	Hopping Green & Sams, P.A.
Brett Sealy	MBS Capital Markets
Camille Evans	Bond Counsel, Greenberg Traurig
Christina Fleitas	Trustee, US Bank

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sovine called the meeting to order at 11:39 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident made comments regarding his concerns with the prior bond issuance and moving forward with the refunding.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
Not present.

- C. District Manager
Ms. Dobbins noted that the next regularly scheduled Board of Supervisors' meeting will be held April 9, 2015 at 10:00 a.m.

FOURTH ORDER OF BUSINESS

Update on Bond Financing Results

Mr. Sealy reviewed the final refinance calculations and breakdown of the cost of issuance.

The debt service payment was reduced from \$1,100 annually to \$979.63 and will be reflected in the Fiscal Year 2016 budget.

Discussion ensued.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2015-04, Confirming and Adopting the
Final Supplemental Special Assessment
Allocation Resolution**

Ms. Beirl presented the Final Supplemental Special Assessment Allocation Report (marked as Exhibit "A").

Mr. Haber presented Resolution 2015-04 (marked as Exhibit "B").

On a motion by Mr. Bley, seconded by Mr. Dunn, with all in favor, the Board approved Resolution 2015-04, Confirming and Adopting the Final Supplemental Special Assessment Allocation Report for Heritage Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Acknowledgement and
Release for Payment of Deferred Costs**

Mr. Haber reviewed the acknowledgment and release for payment of deferred costs (marked as Exhibit "C").

On a motion by Mr. Bley, seconded by Mr. Dunn, with four in favor and one abstention (Kathy Shippey, form 8B marked as Exhibit "D"), the Board approved the Acknowledgment and Release for Payment of Deferred Costs for Heritage Landing Community Development District.

SEVENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

There were no audience comments.

There were no Supervisor requests.


EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Moore, seconded by Mr. Bley, with all in favor, the Board adjourned the meeting at 12:00 p.m. Heritage Landing Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman

Exhibit “A”

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, April 9, 2015 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
Kathy Shippey	Board Supervisor, Vice Chairman
Elmer Bley	Board Supervisor, Assistant Secretary
Dallas Dunn	Board Supervisor, Assistant Secretary
Virginia Moore	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	Hopping Green & Sams, P.A. (via speakerphone)
Todd Myhill	ASG
Jimmy Edmonds	ASG
Lewis Williamson	ValleyCrest

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 February 12, 2015

<p>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 February 12, 2015 for Heritage Landing Community Development District.</p>
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FOURTH ORDER OF BUSIENSS

Consideration of the Minutes of the Board of Supervisors' Continued Meeting held February 25, 2015

On a motion by Ms. Shippey, seconded by Mr. Dunn, with all in favor, the Board approved the minutes of the Board of Supervisors' continued meeting held February 25, 2015 for Heritage Landing Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for January 2015 and February 2015

On a motion by Mr. Bley, seconded by Ms. Shippey, with all in favor, the Board ratified the operations and maintenance expenditures for January 2015 in the amount of \$63,514.22 and February 2015 in the amount of \$126,556.38 for Heritage Landing Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
Ms. Dobbins reported on Mr. Doub's behalf, noting that the crosswalk contractor had to renew the county permit and will then schedule to correct.
- C. ValleyCrest Landscaping
Mr. Williamson presented a revised report, marked as Exhibit "A".

Ms. Dobbins updated the Board of Supervisors that ValleyCrest is monitoring lots that have or will be relocating their fence and are mowing up to the fences from now on. At this time there are four or five fences still on CDD property.
- D. Amenity Center Manager
Mr. Myhill reviewed his report.

He also reviewed issues with the refrigerator in the amenity room. The Board of Supervisors gave a consensus to repair and not replace the refrigerator at this time.
- E. Field Manager
Mr. Edmonds reviewed his report.

He also reviewed the ValleyCrest Proposal (marked as Exhibit "B") to fill in holes dug up by children and install sod for \$1,200.

The Board of Supervisors gave a consensus to complete and directed staff to send an e-blast out to make the community aware that this activity needs to be reported and stopped.

- F. Ms. Dobbins noted that the next regularly scheduled Board of Supervisors' meeting will be held May 14, 2015 at 10:00 a.m.

She also noted that the renewal process for the RV/Boat Storage lot has been started. There is still approximately a two-year waiting list.

The 2014 Audit will be reviewed at the next meeting and the budget for Fiscal Year 2016 will be proposed.

SEVENTH ORDER OF BUSINESS

**Consideration of Agreement for
Technology Services**

Ms. Dobbins reviewed a proposal to host, backup and maintain a revised website to meet new legislation requirements. Mr. Bley raised a question regarding language necessary to reflect Rizzetta & Company, Inc.'s involvement with the on-going maintenance.

After discussion, counsel will review further with Rizzetta and finalize with the Chairman.

The Board of Supervisors approved the agreement for technology services in substantial form and authorized the Chairman to approve in final form.

On a motion by Mr. Sovine, seconded by Mr. Dunn, with all in favor, the Board approved the agreement with Rizzetta Technology Services for technology services in substantial form and authorized the Chairman to approve in final form for Heritage Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of a Policy Prohibiting
Recreational Equipment on CDD Property**

The Board of Supervisors approved a policy prohibiting resident's recreational equipment on CDD property.

On a motion by Ms. Moore, seconded by Ms. Shippey, with all in favor, the Board approved a policy prohibiting resident's recreational equipment on CDD property for Heritage Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Resolution Ratifying the 2015 Refunding**

Ms. Dobbins noted the per-resident annual bond payment went from \$1,100.00 to \$979.63 with no term extension.

On a motion by Mr. Dunn, seconded by Ms. Moore, with all in favor, the Board approved Resolution 2015-05, Resolution Ratifying the 2015 Refunding for Heritage Landing Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

There was a presentation by Amenities Vending Services of the First Quarter 2015 revenue sharing check, which was 73% higher than last year.


There was an update on the HOA meeting, in which the HOA is requesting that they and the CDD work together on community projects regarding enhancing some common area landscaping and working with the neighborhood watch on more streetlights.

There was also a question on the use of social media.

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 11:48 a.m. Heritage Landing Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman