

**MINUTES OF MEETING
HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District was held Thursday, January 19, 2017 at 6:00 p.m. at the Heritage Harbor Clubhouse; 19502 Heritage Harbor Parkway, Lutz, Florida.

Present and constituting a quorum were:

David Penzer	Chairman
Rich Gordon	Vice Chairman
Rob Rossi	Assistant Secretary
Russ Rossi	Assistant Secretary
Patrick Giambelluca	Assistant Secretary

Also present were:

Jim Hayford	District Manager
Lynn Jackson	Operations Coordinator
John Panno	Pro Shop Manager
Jim Poertner	Golf Course Superintendent

Residents

The following is a summary of the discussions and actions taken at the January 19, 2017 Heritage Harbor Board of Supervisors meeting

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hayford called the meeting to order and roll was called. All Supervisors were present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2016 Meeting

Each Board member received a copy of the minutes and additions, corrections or deletions were requested.

Mr. Giambelluca requested two changes, the changes were made and they will be made part of the final minutes for the record.

On MOTION by Mr. Gordon seconded by Mr. Giambelluca with all in favor, the minutes of the December 15, 2016 meeting were approved as amended. 5/0

FOURTH ORDER OF BUSINESS

Approval of Financial Statements

Mr. Hayford noted at approximately 25% through the year assessments collected is at approximately 87%.

On MOTION by Mr. Penzer seconded by Mr. Russ Rossi with all in favor the December 2016 financials were accepted. 5/0

FIFTH ORDER OF BUSINESS

Staff Reports

A. Golf Course

Mr. Jim Poertner noted the following:

- We didn't over-seed the tee's this year so that we could get to the weeds.
- The tees are looking good this year.
- I spent \$2,100 for lumber for #1 bridge and will put the slats down in order to last another 20 years.

Mr. John Panno noted the following:

- January is off to a good start.
- I reached out to Group Golfer and got a deal going and in 48 hours they sold over 1100 rounds and came in just under \$21,000. A check of \$10,500 was deposited Tuesday and the other \$10,500 will come in at the middle of February.
- We are on the books with them to do a similar deal at the end of April after the snow birds go.
- We hosted a local branch of mail carriers on December 4th; approximately 90 players. Their chairman wrote a nice article on Heritage Harbor and their group experience here.
- If the weather holds, we are looking at approximately 10K to 20K more this January than last January.

SIXTH ORDER OF BUSINESS

Attorney's Report

None.

SEVENTH ORDER OF BUSINESS

Engineer's Report

The design for the reclaim meter is done and we are still on schedule for February, mid to end.

EIGHTH ORDER OF BUSINESS

District Manager's Report

Mr. Hayford gave an update on the bank loan. Valley National did not approve the loan, however we put it out to other banks that we work with. We have until May when the next large payment is due. Updates on loan information will follow.

NINTH ORDER OF BUSINESS

Operations Report

Ms. Jackson reported the following:

- o We received compliments on the red and white annuals. The landscape walk-thru is going well.
- o The county put slats on their bridge.
- o The monuments and the street lights will be pressure washed again.
- o Kathy will be put in charge of the Newsletter.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rob Rossi suggested looking into redesigning and updating both the CDD and the HOA websites. He also indicated as of the conclusion of this meeting he will be resigning from the Board, Seat 1, as he is moving out of the District.

Mr. Penzer thanked Mr. Rossi for his service to the community.

Mr. Penzer nominated Ms. Shelly Grandon to fill the unexpired term of Seat #1, which will expire in November, 2020 upon Mr. Rob Rossi's resignation.

There were no other nominations from the Board.

On MOTION by Mr. Penzer seconded by Mr. Russ Rossi with all in favor Ms. Shelly Grandon was appointed to fill the unexpired term (11/2020) of the seat vacated by Mr. Rob Rossi, Seat #1. 5/0

ELEVENTH ORDER OF BUSINESS

Audience Comments

None.

TWELFTH ORDER OF BUSINESS

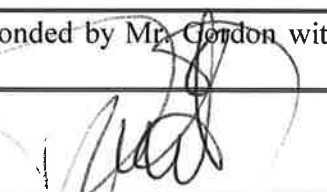
Adjournment

There being no further business,

On MOTION by Mr. Giambelluca seconded by Mr. Gordon with all in favor the meeting was adjourned.



Jim Hayford
Secretary



David Penzer
Chairman