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**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 ISLE AT VIERA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Heritage Isle at Viera Community Development District was held on **Monday, August 29, 2016 at 10:30 a.m.** at the Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Building C, Viera, FL 32940.

Present and constituting a quorum:

Jay Williams	<b>Board Supervisor, Chairman</b>
Roger Teurfs	<b>Board Supervisor, Vice Chairman</b>
Kenneth Bonin	<b>Board Supervisor, Assistant Secretary</b>
William Rex Gieseler	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Grant Phillips	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Ana Saunders	<b>District Engineer, BSE Consultants</b>
Tony Romano	<b>Tropic-Care</b>
General Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Jeancola called the meeting to order and called the roll confirming a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Herb asked that the Board of Supervisors consider a form of gating for the sidewalks and entry way into Heritage Isle at Viera making it difficult for golf carts/motorcycles to come through the subdivision. The archways at the main entrance do not meet state regulations and therefore, golf carts cannot get through. Instead, they jump the sidewalks making it dangerous for residents. Motorcycles are also riding on sidewalks to avoid the gates. Due to the major development across the street, he is also concerned about issues arising with the possibility of a shortcut that can be created through Heritage Isle at Viera. He also discussed putting a stop to people (outsiders) who just drive through the community. Safety is his biggest concern.

Mr. Shep stated that they have addressed issues with the gates and sidewalks. He specified

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that a driver's license is required to drive on the streets within Heritage Isle at Viera.

Mr. Ziegler had a question regarding agenda item 5H – Consideration of Resolution 2016-10, Authorizing Landscape RFP and competitive bidding being mandated. He asked where competitive bidding fits in, if at all. A member of the Board answered and stated that it will be a public RFP process.

Mr. Williams answered a question regarding edges along the walkway. They are done by the contractor under normal landscaping.

Mr. Hartman questioned why Section 7 didn't have any hedges. He was told that that it was not in the budget. A member of the Board answered and stated that it was brought up in prior meetings and over the years. When selling out, Lennar came up with a design map for each community. To keep price points at a certain level, they gave less to certain sections.

Mr. Castro had questions regarding the budget and asked for a justification on the tax assessment increase. Mr. Williams stated this would be discussed when the agenda item was reached during the course of the meeting.

Mr. Bonin stated that the County has ordinances on the use of golf carts and motorcycles on the sidewalks. He asked if the County Sheriff had been contacted so that they could intervene. He said that this would be a good starting point. A member of the Board stated that Sherriff's Department was contacted. Discussion ensued.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held May 17, 2016**

Mr. Jeancola stated that there were grammatical errors and necessary corrections would be made to the minutes.

On Motion by Mr. Bonin, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held May 17, 2016 pending necessary corrections, for Heritage Isle at Viera Community Development District.
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**FIFTH ORDER OF BUSINESS**

**Ratification of the Operation and Maintenance Expenditures for April through July 2016**

Mr. Jeancola reviewed the Operation and Maintenance Expenditures.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for April 2016 in the amount of \$40,069.53, May in the amount of \$65,374.79, June in the amount of \$42,600.34 and July for the amount of \$40,413.47, for Heritage Isle at Viera Community Development District.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Earlywine updated the Board regarding the acceptance of Plats E & F. Mr. Williams inquired about the number of homes and discussion ensued. Mr. Jeancola confirmed there were 1607 including the clubhouse. A motion was made for the Board to approve Resolution 2016-11, Authorizing the Acceptance of Tract E Plat.

On Motion by Mr. Teurfs, seconded by Mr. Bonin, with all in favor, the Board approved Resolution 2016-11, Authorizing the Acceptance of Tract E Plat for Heritage Isle at Viera Community Development District.

B. District Engineer

Ms. Saunders updated the Board on Phase 8 which is due to be completed in October. It is on schedule. A discussion ensued regarding the drains and the ponding on sidewalks.

C. District Manager

Mr. Jeancola discussed a few items contained in the agenda. He stated that we did receive an additional reserve study proposal and that it would be discussed later on in the meeting.

D. Operations Manager

Mr. Green reviewed/discussed his August 2016 field inspection report. Discussion arose and ensued regarding the missing vegetation. It has to be determined if Carabola and Legacy need to assess the tract if it is indeed located upon CDD property.

E. Tropic-Care

Mr. Romano informed the Board that ten out of the nineteen drains were being installed and completed that day. Lennar has connected the main line for Phases E & F. A comment was made expressing concern in regards to the allocation of irrigation on CDD tracts and the decline of the sod. Mr. Romano cannot make a determination until the phases are completed.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-05,  
Setting the Meeting Schedule for Fiscal  
Year 2016/2017**

Mr. Jeancola presented and reviewed Resolution 2016-05, Setting the Meeting Schedule for Fiscal Year 2016/2017.

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board approved Resolution 2016-05, Setting the Meeting Schedule for Fiscal Year 2016/2017 for Heritage Isle at Viera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2016/2017  
Final Budget**

On a motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2016-2017 Final Budget for Heritage Isle at Viera Community Development District.

Mr. Jeancola presented and reviewed the Fiscal Year 2016/2017 Budget. Discussion ensued and questions were entertained from Ms. Wong regarding landscape maintenance and Mr. Castro regarding tax increase. Members of the public desired to provide public testimony or comment.

On a motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2016-2017 Final Budget for Heritage Isle at Viera Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06,  
Adopting Fiscal Year 2016/2017 Final  
Budget**

Mr. Jeancola presented and reviewed Resolution 2016-06, Adopting Fiscal Year 2016/2017 Final Budget.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board approved Resolution 2016-06, Adopting Fiscal Year 2016/2017 Final Budget in the amount of \$1,434,354.34 (\$1,016,453.84 for the O&M and \$417,900.50 for the Debt Service Fund), for Heritage Isle at Viera Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2016/2017  
O&M Assessments**

On a motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2016-2017 O&M Assessments for Heritage Isle at Viera Community Development District.

Mr. Jeancola presented and reviewed the Fiscal Year 2016/2017 Assessments. Mr. Earlywine reviewed the imposition of assessments and discussed the requirements to levy special assessments. No members of the public desired to provide public testimony or comment.

On a motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2016-2017 Final Budget for Heritage Isle at Viera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-07,  
Imposing Special Assessments and  
Certifying an Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2016-07, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Ms. Teurfs, seconded by Mr. Bonin, with all in favor, the Board approved Resolution 2016-07, Imposing Special Assessments and Certifying an Assessment Roll, for the heritage Isle at Viera Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Brevard County Property  
Appraiser Agreement**

The Board of Supervisors reviewed the Brevard County Property Appraiser agreement and accepted it in substantial form.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors accepted the Brevard County Appraiser Agreement in substantial form for Heritage Isle at Viera Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-08, Re-  
Designating a Secretary, Treasurer and  
Assistant Treasurer**

Mr. Jeancola stated that Pete Williams currently serves as the Secretary for all of the Districts managed by Rizzetta and Company and with his pending retirement, upper management is looking to realign Staff. Resolution 2016-08 formally addresses these changes at the District level.

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors approved Resolution 2016-08, Re-Designating Joe Kennedy as Treasurer, Shawn Wildermuth as Assistant Treasurer, and Eric Dailey as Secretary for Heritage Isle at Viera Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-09,  
Declaring a Vacancy in Seat 4 of the Board  
of Supervisors Effective November 22,  
2016**

Mr. Earlywine reviewed Resolution 2016-09, Declaring a Vacancy in Seat 4 of the Board of Supervisors Effective November 22, 2016. He explained that no one qualified for the seat.

On Motion by Mr. Williams, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors approved Resolution 2016-09, Declaring a Vacancy in Seat 4 of the Board of Supervisors Effective November 22, 2016 for Heritage Isle at Viera Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion Regarding Gate Access**

Mr. Earlywine discussed possible access restrictions. Gate access must remain accessible to the public. Mr. Teurfs questioned if there was a way to deter this. Mr. Gieseler observed some damage.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Reserve Study Proposals**

The Board of Supervisors reviewed the reserve study proposals received from Florida Reserve Study in the amount of \$3,500.00 and Dreux Isaac & Associates in the amount of \$5,200.00.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors accepted Florida Reserve Study's proposal in the amount of \$3,500.00 for Heritage Isle at Viera Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-10,  
Authorizing Landscape RFP**

Mr. Earlywine reviewed Resolution 2016-10, Authorizing Landscape RFP. Mr. Williams was authorized to work with staff. The point scale needs to be adjusted, increasing personal to 15 and decreasing price by 5. The Board of Supervisors accepted Resolution 2016-10, Authorizing Landscape RFP with approved changes in substantial form.

On Motion by Mr. Bonin, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors approved Resolution 2016-10, Authorizing Landscape RFP with approved changes in substantial form for Heritage Isle at Viera Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of FY 2016-2017 Insurance  
Renewal Proposals**

Mr. Jeancola discussed the need to authorize for the Chair to be able to review and approve insurance renewal proposals to ensure there isn't a lapse in coverage.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors authorized the Chair to review and approve insurance renewal proposals for Heritage Isle at Viera Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**


Staff responded to audience concerns with the treatment of the pond and it not being well maintained. Ms. Saunders will add this issue to her list. There was another concern raised regarding the Phase 8 hedge line (small bushes). Mr. Romano will get a proposal. It was stated that the water in the pond by Klein Lane looks horrible. A brief discussion regarding the irrigation ensued. Jim Strader, the new Chair of communications, introduced himself and would like to have a better line of communication amounts entities. It was questioned why the District meetings were held at the government center.

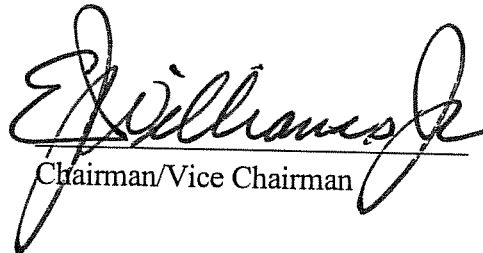
Mr. Bonin inquired about refinancing of bonds. Mr. Cox will be contacted.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Gieseler, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors adjourned the meeting at 1:59 p.m. for Heritage Isle at Viera Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman