
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 **Tuesday, July 21, 2015 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:

Bernie Reed	Board Supervisor, Chairman
Jay Williams	Board Supervisor, Vice Chairman
Kenneth Bonin	Board Supervisor, Assistant Secretary (via phone)
Curt Harmon	Board Supervisor, Assistant Secretary
Roger Teurfs	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Anthony Jeancola	Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Ana Saunders	District Engineer, BSE Consultants
Tony Romano	Tropic-Care
Carlos de la Ossa	Lennar Homes Representative
Jeff Adelman	Lennar Homes Representative
Ralph Smith	Lennar Homes Representative
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Reed called the meeting to order at 10:30 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident thanked the Board for relocating the alligator signs.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held May 19, 2015

The Board discussed two minor revisions on page 3 and page 4 be made to the meeting minutes.

On Motion by Mr. Williams, seconded by Mr. Harmon, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular Meeting held May 19, 2015, as amended, for Heritage Isle at Viera Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for May 2015 and June 2015

On Motion by Mr. Teurfs, seconded by Mr. Williams, with all in favor, the Board ratified the operation and maintenance expenditures for May 2015 in the amount of \$34,901.94 and June 2015 in the amount of \$60,182.00 for Heritage Isle at Viera Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine discussed legal defense by his firm regarding an ethics complaint.

On Motion by Mr. Teurfs, seconded by Mr. Williams, with all in favor, the Board authorized the expense for legal defense not to exceed \$5,000, for Heritage Isle at Viera Community Development District.

- B. District Engineer
Ms. Saunders noted the following; a bridge between Phase 5 and Phase 8 was resealed, as was the replacement board on the bridge between Phases 1 and 3, the curb at Legacy Boulevard was painted, bench locations along Legacy Boulevard have been sighted and drainage issues were reviewed. Ms. Saunders asked that Mr. Romano take a look at the bench pad locations and note any irrigation conflicts.

Ms. Saunders regarding the 2015 Maintenance Infrastructure bid, one bid was received from Watson Site Development. She stated that their price is at \$83,215 for all Phase 1 through 7, including the multi-family common areas, Legacy Boulevard and the storm sewer cleaning.

Ms. Saunders noted that there was discussion with Lennar Homes to pay for the improvements for Phase 7 as the CDD has not yet taken ownership of Phase 7. She stated that the CDD could move forward with those improvements in Phase 7 and have Lennar reimburse the CDD. Ms. Saunders went on to say that Lennar Homes could instead, hire their own contractor to make the improvements and she noted that

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

July 21, 2015 Minutes of Meeting

Page 3

if they did she would perform a second inspection once the work was completed prior to the CDD taking ownership.

Ms. Saunders noted that Lennar has a few construction related items to repair in Phase 4. Ms. Saunders noted that Lennar Homes would be liable for about \$40,000 for the repairs in Phase 4 and Phase 7.

It was noted that if Lennar Homes does not want to reimburse the CDD for their share of expenses in Phase 4 and Phase 7 then those areas would not be included in the repair completed by the CDD.

Mr. de la Ossa stated that Lennar Homes is agreeable to the work being completed in Phase 4 and Phase 7.

On Motion by Mr. Bonin, seconded by Mr. Williams, with all in favor, the Board accepted the bid from Watson Site Development to make repairs at a total cost of \$83,215 for all repairs in Phases 1 through 7, subject to Lennar Homes agreeing to pay for the portions of Phase 4 that are applicable to the home building component and the Phase 7 components, for Heritage Isle at Viera Community Development District.

C. District Manager

Ms. Dobbins stated that a payment from Lennar was received in the amount of \$14,300 for repairs completed per the 2014 Inspection Report

Ms. Dobbins also noted that benches were ordered for new locations along Legacy Boulevard.

Ms. Dobbins noted that the next regularly scheduled Board of Supervisors' meeting will be held October 27, 2015 at 10:30 a.m.

D. Tropic-Care

Mr. Romano stated that the new benches may get wet from the irrigation system and may need adjustments. He also stated that the new pump is running but that a line is leaking and the contractor would repair it. Mr. Romano discussed a proposal to remove plant material for Florida Power and Light to access area and also add sod.

On Motion by Mr. Reed, seconded by Mr. Bonin, with all in favor, the Board approved the proposal from Tropic-Care to remove plant material and add sod near areas that Florida Power and Light will need access to for Heritage Isle at Viera Community Development District.

SIXTH ORDER OF BUSINESS

**Acceptance of Financial Audit Report,
Period Ended September 30, 2014**

The Board of Supervisors reviewed the financial report for period ended September 30, 2014.

On Motion by Mr. Reed, seconded by Mr. Teurfs, with all in favor, the Board ratified the acceptance of the Financial Audit Report, Period Ended September 30, 2014 for Heritage Isle at Viera Community Development District.

SEVENTH ORDER OF BUSINESS

**Review of Landscape Maintenance
Services**

The Board reviewed the hedge height addendum. It was noted that hedge height was required to be at a maximum of 3.5 feet near certain intersections to meet standards set by the Department of Transportation and within 25 feet of line of sight. It was noted that other shrubs could be maintained at a maximum height of 6 feet.

On Motion by Mr. Williams, seconded by Mr. Bonin, with all in favor, the Board accepted the Hedge Height Addendum for Heritage Isle at Viera Community Development District.

The Board of Supervisors reviewed the annual contract with Tropic-Care. It was noted that Tropic-Care was entering its third year with the District.

On Motion by Mr. Reed, seconded by Mr. Teurfs, with all in favor, the Board accepted the renewal of the annual contract, at the fixed price, with Tropic-Care at for Heritage Isle at Viera Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape
Enhancements for Phase 1 and 3 Passive
Parks**

The Board of Supervisors authorized Mr. Bonin to review parks 1, 3, and 5 with Mr. Romano and Ms. Saunders. It was noted that Mr. Bonin would assist in putting together a proposal for benches, shade tress and extension of sidewalk at alternate location to shorten the current walking distances.

NINTH ORDER OF BUSINESS

**Consideration of Landscape Field
Inspection Service Proposal**

The Board reviewed the landscape field inspection service proposal.

On Motion by Mr. Reed, seconded by Mr. Williams, with all in favor, the Board accepted the Landscape Field Services Inspection Proposal with Rizzetta Amenity Services, at a cost of \$500 per month with a total of six inspections per year for Heritage Isle at Viera Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Aquatic Systems Pond
Maintenance Contract Renewal**

The Board reviewed the contract with Aquatic Systems for pond maintenance.

On Motion by Mr. Reed, seconded by Mr. Teurfs, with all in favor, the Board accepted the proposal from Aquatic Systems for pond maintenance for Heritage Isle at Viera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Aquatic Systems
Fountain Cleaning Contract Renewal**

The Board reviewed the contract with Aquatic Systems for fountain cleaning.

On Motion by Mr. Reed, seconded by Mr. Teurfs, with all in favor, the Board accepted the contract renewal from Aquatic Systems for fountain cleaning for Heritage Isle at Viera Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2015/2016
Final Budget**

On Motion by Mr. Teurfs, seconded by Mr. Williams, with all in favor, the Board opened the Public Hearing on Fiscal Year 2015/2016 Final Budget for Heritage Isle at Viera Community Development District.

There was no public testimony.

On Motion by Mr. Reed, seconded by Mr. Williams, with all in favor, the Board closed the Public Hearing on Fiscal Year 2015/2016 Final Budget for Heritage Isle at Viera Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Adopting Fiscal Year 2015/2016 Budget**

The Board reviewed Resolution 2015-05 to adopt the budget for fiscal year 2015/2016.

On Motion by Mr. Reed, seconded by Mr. Teurfs, with all in favor, the Board adopted Resolution 2015-05, Adopting Fiscal Year 2015/2016 Budget for Heritage Isle at Viera Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Annual Assessment Resolution**

The Board reviewed Resolution 2015-06 in regards to annual assessments for fiscal year 2015/2016.

On Motion by Mr. Reed, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2015-06, Annual Assessment Resolution for Heritage Isle at Viera Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Annual Schedule Fiscal Year 2015/2016**

The Board discussed the annual schedule for fiscal year 2015/2016 to occur at the Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Building C, Viera, FL 32940

On Motion by Mr. Reed, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2015-07, Annual Schedule Fiscal Year 2015/2016 for Heritage Isle at Viera Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**


There were various audience comments regarding drainage between homes, lighting issues and the common areas in the new phases.

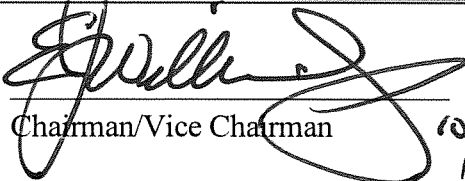
Mr. Reed stated that an email would be sent out to remind residents of golf cart policies and being respectful of other residents while using golf carts. Mr. Reed announced that he is moving out of state and would be resigning at some point in the future depending on the sale of his home.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board adjourned the meeting at 12:30 p.m. for Heritage Isle at Viera Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman 10/27/15