

**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, October 27, 2015 at 10:33 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>
Curt Harmon	<b>Board Supervisor, Assistant Secretary</b>
William Robart	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Anthony Jeancola	<b>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>
Audience Members	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Jeancola called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Williams asked if there were any audience comments. There were no audience comments brought forth.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held July 21, 2015**

The Board reviewed the meeting minutes.

On Motion by Mr. Teurfs, seconded by Mr. Bonin, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular Meeting held July 21, 2015 for Heritage Isle at Viera Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for July,  
August & September 2015**

The Board reviewed the expenditures for July, August and September 2015.

On Motion by Mr. Teurfs, seconded by Mr. Harmon, with all in favor, the Board ratified the operation and maintenance expenditures for July 2015 in the amount of \$34,670.17, August 2015 in the amount of \$29,350.60 and for September 2015 in the amount of \$51,422.33 for Heritage Isle at Viera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation Letter,  
Bernie Reed**

The Board reviewed the resignation letter from Mr. Bernie Reed.

On Motion by Mr. Bonin, seconded by Mr. Harmon, with all in favor, the Board accepted the resignation letter from Mr. Bernie Reed for Heritage Isle at Viera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Candidates to fill Board  
Vacancy, Seat 4**

The Board reviewed the resumes for Herb Dankmyer, Dennis Meehl and William Robart. Each candidate spoke regarding their qualifications. Further discussion took place regarding the credentials of each candidate. Mr. Earlywine asked if any of the candidates planned to be on any other Board Associations. Mr. Robart stated that that he was unsure if he would or would not run for the HOA Board. The Board discussed their votes and tabulated them. Mr. William Robart was chosen to join the Board as a new Supervisor.

On Motion by Mr. Harmon, seconded by Mr. Teurfs, with all in favor, the Board selected Mr. William Robart as a new Board Supervisor for Heritage Isle at Viera Community Development District.

Mr. Jeancola administered the Oath of Office to newly appointed Board Supervisor William Robart who swore to and affirmed the oath. Mr. Robart opted to accept compensation for attending Board meetings.

Mr. Earlywine discussed the Florida Sunshine law and stated that business discussed before the Board can only be discussed between Board Supervisors at a publicly noticed meeting. He discussed other specifics regarding the Florida Sunshine law. Mr. Earlywine stated that emails are subject to Florida's public records laws which state that the records of the District are open for inspection upon request by any interested individual. Mr. Earlywine discussed the Florida

Commission on Ethics Department and stated that financial disclosure was required of each Board Supervisor.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-01,  
Redesignating Officers**

The Board discussed the resignation of officers. Mr. Williams was appointed Chairman, Mr. Teurfs was appointed Vice Chairman and Mr. Harmon, Mr. Bonin and Mr. Jeancola remained Assistant Secretaries. Mr. Robart was appointed an Assistant Secretary.

On Motion by Mr. Harmon, seconded by Mr. Bonin, with all in favor, the Board adopted Resolution 2016-01, Redesignating Officers for Heritage Isle at Viera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Earlywine updated the Board concerning the turn over of Phase 7 and 8, E and F. He stated that a preliminary plat was received for Phase E and F. He stated that Rizzetta and Company, Inc issued an invoice for a true up in the amount of \$522,000 which Lennar has paid. He stated that the plat would be presented around January 2016 and he would bring forth a resolution to adopt it.

Mr. Earlywine discussed the turn over of Phase 7 and 8 as well as E and F. He discussed the timeframe for completion of Phase 7 being fairly soon and 8 being completed around February 2016. He further stated that regarding E and F would be completed possibly in the later half of 2016.

B. District Engineer

Ms. Saunders discussed the irrigation pump and concerns regarding the installation. She stated that she was working through some issues with Lennar regarding the control system for the pumps.

She stated that there is a recharge well associated with the existing Hoover pump and stated that she would suggest to Lennar that a second recharge well be included because the new pump would require it. Further discussion ensued.

Ms. Saunders stated that that the 2015 maintenance and infrastructure work was scheduled to begin in November 2015. She stated she had not received the signed authorization back from Lennar regarding the reimbursement for Phase 7 and a small portion of Phase 4 but that she would like to allow the contractor to move forward with his work. She noted that she could instruct the contractor to stay out of Phase 7 and Phase 4 until the time the CDD receives the written authorization from Lennar in regards to the reimbursement.

On Motion by Mr. Harmon, seconded by Mr. Williams, with all in favor, the Board authorized the contractor to move forward on work (but holding off on work in Phase 4 and 7 until the signed authorization is received from Lennar) for Heritage Isle at Viera Community Development District.

- C. District Manager  
Mr. Jeancola discussed the updated webpage with the Board members. He then discussed the meeting space at the Brevard County Government Center being booked regarding meeting space and that the Board could further discuss meeting space at the January 2016 meeting.
- D. Operation Manager  
The Board reviewed the July Field Inspection report.
- E. Tropic-Care  
Mr. Romano discussed trimming of hedges. He suggested removing hedges that are too low.

On Motion by Mr. Harmon, seconded by Mr. Bonin, with all in favor, the Board authorized having Tropic-Care trim the hedges and re-sod the area for Heritage Isle at Viera Community Development District.

Mr. Romano discussed the trees around the FPL boxes that would need to be removed within the next 30 days.

The Board discussed a tree on CDD property that is encroaching onto an individual's property. It was noted that the roots of the tree are growing onto the foundation of the individual's property. Mr. Romano stated that he did observe the tree and felt that maybe the owner could trim the roots himself. Mr. Teurf agreed and suggested having the owner trim the roots of the tree.

On Motion by Mr. Harmon, seconded by Mr. Robart, with all in favor, except for Mr. Teurfs, the Board authorized having an arborist inspect the tree at said property, not to exceed \$500, for Heritage Isle at Viera Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of District Insurance Renewal  
FY 15/16, Stahl & Associates**

The Board reviewed the proposal from Stahl & Associates for District insurance renewal.

On Motion by Mr. Harmon, seconded by Mr. Teurfs, with all in favor, the Board accepted the executed proposal from Stahl & Associates for renewal of District Insurance for Heritage Isle at Viera Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Landscape  
Enhancements Evaluation and  
Recommendation for Parks in Phase 1, 3  
and 5**

Mr. Bonin discussed parks 1, 3 and 5. He stated that at the last meeting there was a Tropic-Care proposal presented for maintenance at parks 1 and 3. Mr. Bonin stated that he submitted a proposal for park 3 featuring a patio and benches in response to numerous requests from residents in the area. Mr. Bonin stated that currently there are no plans for park 5 due to the multiple trees. The Board reviewed the comparative evaluation of landscape improvements and the letter from Mr. Bonin which outline the conditions of the parks. It was noted that the proposals did not include paved walk ways. Ms. Saunders noted that she would need to submit plans for permits. It was noted that a report regarding permits and drainage would be required as well. Further discussion ensued regarding each park.

On Motion by Mr. Bonin, seconded by Mr. Harmon, with all in favor, the Board authorized landscape maintenance and sidewalk pavers at park 3, not to exceed \$25,000, for Heritage Isle at Viera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**


An audience member discussed his feelings on the park usage. He also noted that there are about 4 or 5 dead Washingtonian trees that were struck by lightning. It was noted that Mr. Porter and Mr. Romano would look into either removing the trees or replacing them.

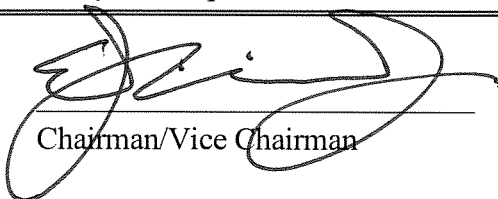
There were no Supervisor requests.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Harmon, seconded by Mr. Robart, with all in favor, the Board adjourned the meeting at 1:25 p.m. for Heritage Isle at Viera Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman