

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 25, 2016 at 10:32 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	Board Supervisor, Chairman
Roger Teurfs	Board Supervisor, Vice Chairman
Kenneth Bonin	Board Supervisor, Assistant Secretary
William Rex Gieseler	Board Supervisor, Assistant Secretary
William Robart	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Ana Saunders	District Engineer, BSE Consultants
Tony Romano	Tropic-Care
General Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Zahler had comments regarding agenda item 5D - Consideration of Developer Conveyance Agreement. She inquired about the ground coverage around the pond is being included in the punch list. Additionally, she noted the observance of cracks in the sidewalk and damaged curbing within phase 8. She also raised a question regarding the water level in the pond and the ability/functionality to raise and lower said levels. Brief discussion ensued. District Engineer advised there are control structures that maintain the water levels and are monitored by the District Engineer. In the event of the need to reduce water levels, large pumps would need to be obtained and used to remove water. However, the discharge could impact the adjacent neighborhood's retention water levels.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held August 29, 2016

Mr. Williams reviewed the minutes with the Board of Supervisors. Mr. Teurfs noted the second order required correction reflecting Mr. Herb, not Mr. Hertz as addressing the Board. Mr. Gieseler noted in the sixth order of business, a correction to the community name was required and under the fifteenth order of business, the redundant motion box would need to be removed. No further corrections were noted.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors approved with changes the minutes of the Board of Supervisors' Regular Meeting held August 29, 2016 for Heritage Isle at Viera Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for August 2016

Mr. Jeancola reviewed the Operation and Maintenance Expenditures.

On Motion by Mr. Bonin, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for August 2016 in the amount of \$44,578.21 for Heritage Isle at Viera Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report at this time.
- B. District Engineer
Ms. Saunders stated that the Phase 8 Remediation work is almost complete. She also said that the Phase 7 landscaping/plant material work is almost finished as well. Plant deliveries were ceased due to the hurricane. She briefly met with the Heritage Isle District Association street committee representative and discussed roles and goals regarding roads/streets as well as working together .
- C. District Manager
Mr. Jeancola informed the Board regarding the fountains at the front entrance. They are experiencing issues with timing and functionality. The fountain on the left is not working as it should. Fountains have about a 7-10 year life span and these have been in for a quite some time. Vertex inspected the control structures and the fountains themselves. Parts have been ordered. Proposals have been requested to potentially replace all 4 fountains or perhaps only 2. Brief discussion ensued.

The Board discussed having monthly financials included in the agenda packets for review during meetings for informational purposes. While provided to the Board monthly, a line item will be added to future agendas containing such.

D. Operations Manager

Mr. Jeancola presented and reviewed the September 2016 field inspection report performed by Mr. Green. Mr. Romano provided a proposal addressing the items on the report. He will review with DC to review the said repairs in order to proceed. The hurricane inspection took place on October 20, 2016 and based on the inspection, 80-90% of items damaged are salvageable. Proposals will be prepared for the proper replacement of items.

A comment was made regarding issues with the sod declining in certain areas. General discussion ensued.

E. Tropic-Care

Mr. Romano provided the Board with a hurricane update. He stated that trees were re-staked but several hundred trees throughout the community as a whole are down. The trees will be monitored for any that may not survive in the long term. If needed, proposals for the replacement will be prepared should trees decline after re-staking.

A question was raised regarding the hedges being cut. Mr. Williams stated that discussion took place but that a decision was never made.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Designating Treasurer**

Mr. Jeancola presented and reviewed Resolution 2017-01, Designating Treasurer (Bill Rizzetta).

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board approved Resolution 2017-01, Designating Treasurer (Bill Rizzetta) for Heritage Isle at Viera Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Prompt Payment Policies and Procedures**

Mr. Earlywine presented and reviewed Resolution 2017-02, Prompt Payment Policies and Procedures, reflecting statutory requirements. The law requires districts adopt written policies reflective of applicable payment policies. The policies presented satisfy this requirement and mirror the statutes. General discussion ensued.

On a motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board accepted Resolution 2017-02, Prompt Payment Policies and Procedures for Heritage Isle at Viera Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Dissemination Proposal

Mr. Jeancola presented and reviewed Rizzetta & Company's Dissemination Agent Proposal. Prager Sealey previously provided said services for disclosure reporting as required by the bond indenture. As they are no longer offering such services, Rizzetta & Company, Inc. is presenting the proposal to provide dissemination services for the District as required.

General discussion ensued.

On Motion by Mr. Robart, seconded by Mr. Teurfs, with all in favor, the Board approved the Dissemination Agent Proposal, in substantial form, for Heritage Isle at Viera Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Developer Conveyance Agreement

Mr. Williams summarized the Developer Conveyance Agreement between Lennar and the District.

Mr. Earlywine reviewed the provisions of the agreement. Section 2A authorizes a warranty deed and bill of sale for phases 1-8. Lennar would make a payment for the balance of the punch list items. There is a 1 year warranty period for phases 7 and 8 for Lennar to correct any deficiencies. Section G refers to the release of money owed to each party and "wipes the slate clean". Each party would pay their own closing costs. The agreement does not include tracts E and F. Discussion ensued.

Mr. Gieseler mentioned that he feels that damaged sidewalks in phase 7 are a result of the repairs to the pond. He also stated that there is a missing section of the sidewalk in an area between phases 5 and 8. Ms. Saunders is aware and noted the cracked sidewalks. She also indicated that certain permit(s) would have to be modified. Discussion ensued.

Mr. Bonin questioned how we inspect infrastructure. Ms. Saunders stated that they are physically inspected. The pipes are submerged and can only be inspected by draining the lakes. Discussion ensued.

On a motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board approved the Developer Conveyance Agreement, in substantial form, for Heritage Isle at Viera Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Ms. Wong asked for definitions of ponds and lakes. She also asked what the areas surrounding them should look like. She asked if there was a standard.

Susan expressed concern with the sod around the pond as well as fungus on the trees.

Ms. Post stated that she is disappointed with the communication and meeting attendance.

It was suggested that supervisors divide the phases up in relation to Ms. Saunders' inspections.

Mr. Gieseler commented on phase 8 and the observance of golf carts taking "short cuts" through common areas for ingress/egress. He asked how to resolve this.

Mr. Williams has noticed an increase in speeding on Legacy.

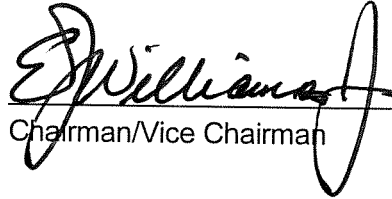
Mr. Jeancola announced that the next meeting is scheduled for Tuesday, January 24, 2016 at 10:30 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors adjourned the meeting at 12:18 p.m. for Heritage Isle at Viera Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman 2/24/17