

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 special meeting of the Board of Supervisors of Heritage Isle at Viera Community Development District was held on **Tuesday, March 28, 2017 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	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
Bob Goldstein	Board Supervisor, <i>sworn in during meeting</i>
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. Post stated that white pick-up trucks were observed driving around the rear gates on the sidewalk. She also stated that another resident said that they saw a blue pick-up doing the same thing. Discussion ensued. She also requested that the Board consider all candidates for the appointment to seat # 4 and asked that they choose the best candidate for their community.

Mr. Herb expressed several concern regarding golf carts and vehicles accessing the community and suggests that the Board considers today's proposal.

THIRD ORDER OF BUSINESS

**Review of Candidate Resume(s) to Fill Board
Vacancy, Seat 4**

Mr. Jeancola and Mr. Earlywine reviewed the procedure with the Board.

Mr. Jeancola stated that The candidates will introduce themselves to the Board and questions may be asked of each candidate. The Board will then conduct a vote and then choose from one of the top two candidates. The Oath of Office will then be administered and statutory requirements will be reviewed.

Mr. Earlywine reviewed the Florida law for qualified electors. Discussion ensued.

The candidates for Seat # 4 include: Mr. Robart, Mr. Goldstein, Mr. Smallegan, Mr. Walter and Mr. Hollowell. Each candidate introduced themselves to the Board and spoke upon their qualifications and interests. A summary is as follows:

Mr. Robart is currently seated to seat # 4 and stated that he has been a resident of the community.

Mr. Goldstein reviewed his background in operations, banking and engineering. He is skilled in negotiating and would like to give back to the community.

Mr. Smallegan has a background in mechanical engineering; a Master's in business and was an HOA president in California.

Mr. Walter has been a full time resident since 2013 and worked for the federal government. He was a Navy pay officer and transitioned into program management. He was also a landscape committee Chairman.

Mr. Hollowell has been a resident in the community for 2 years. He was raised in Cocoa Beach and worked for the school board for 22 years in various capacities.

The first vote was conducted with Mr. Smallegan and Mr. Goldstein receiving the top 2 votes. They were invited to speak again and both indicated that they have experience or currently sit on various HOA committees.

A second vote was conducted with Mr. Goldstein received the most votes.

Mr. Jeancola administered the Oath of Office to Mr. Goldstein.

Mr. Earlywine reviewed the Sunshine Law, ethics and public record requests. Discussion ensued.

Mr. Goldstein accepted compensation.

<p>On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors appointed Mr. Bob Goldstein to Seat # 4 (2016-2020), for Heritage Isle at Viera Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held February 24, 2017

Mr. Williams reviewed the minutes with the Board of Supervisors. Discussion ensued regarding the sidewalk access referred to in the minutes.

On Motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held February 24, 2017 for Heritage Isle at Viera Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for February 2017

Mr. Jeancola reviewed the amount for the Operation and Maintenance Expenditures for February 2017 in the amount of \$37,224.80. Discussion ensued.

On Motion by Mr. Teurfs, seconded by Mr. Bonin, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for February 2017 in the amount of \$37,224.80, for Heritage Isle at Viera Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine updated the Board on the conveyance agreement stating that Lennar is still in the process of signing the documents and cutting the check. Mr. Williams indicated that an e-mail was received by the Lennar's counsel confirming that they were moving forward with executing the agreement and issuing the check. Discussion ensued.

B. District Engineer

Ms. Saunders discussed the Phase 4 sidewalk connection. She did obtain a quote for just under \$2000.00. Discussion ensued.

Mr. Bonin inquired if street crosswalk striping is the responsibility of the CDD or the Association. Ms. Saunders responded that it is the Association's responsibility. He stated gets slippery when it rains. He also asked if the District was looking at adjacent areas for signs of depression during storm drain inspections. Ms. Saunders stated that she does.

A comment was made regarding the missing sidewalk between Balboa and Quinton being repaired. The tract on the northern end of Phase F has is in the process of being repaired as well.

C. District Manager

Mr. Jeancola updated the Board regarding bond refinancing with MBS Capital markets. They are currently performing the credit aspect of the bond refinance. He should have another update in about 15-20 days. He reminded the Board that Mr. Cox did state that this process could take up to 45 days. Discussion ensued regarding holding a special meeting in order to discuss the bond refinancing with MBS Capital Markets. This meeting is pending due to forthcoming information from MBS.

A question was raised regarding whether the reserve study report was received. Mr. Jeancola stated that it was and that minor revisions were requested.

General discussion ensued.

D. Tropic-Care

Mr. Romano indicated that the irrigation demand may not be met with added homes and infrastructure. The District may need an additional pump or a larger one. There are no issues with authorized rights but it has more to do with the irrigation needs of additional infrastructure.

Ms. Saunders and Mr. Gieseler both agreed that the developer should be responsible because part of the punch list includes tracts E and F.

Mr. Williams would like Ms. Saunders and Mr. Romano to work together to create and engineering report.

Mr. Teurfs inquired where a pump would be installed and Mr. Romano considered that it be placed somewhere near tracts E and F.

A report was requested for the next scheduled meeting on May 23, 2017.

SEVENTH ORDER OF BUSINESS Consideration of Rear Gate Landscaping, Bollards, etc.

Mr. Jeancola presented the proposals received as follows:

- Tropic-Care - \$11,280.00 (*excludes northeast side of the project*)
- Yardman - \$5,100.00
- Watson - \$2,550.00 (*Bollards*)
- Fence proposals (*for the northeast side of the project*):
 - American Fence - \$793.00-\$1,250.00 (*Dependent on style*)
 - Hercules & Atlas - \$1,370.00-\$1,990.00

Mr. Gieseler reviewed his meeting with Mr. Romano. He would like to consider landscaping and bollards for areas 1 and 2 as well as fencing by the ponds. Mr. Romano recommended bollards for areas 1 and 2 with fencing for the northeast and northwest sides. Discussion ensued.

The Board agreed to install 6 bollards, 2 sections of fencing in the northeast and northwest sides, and landscaping.

A motion was made by Mr. Gieseler, seconded by Mr. Bonin, to approve the Tropic-Care proposal for rear gate landscaping in a not to exceed amount of \$15,000.00, for Heritage Isle at Viera Community Development District.

Mr. Goldstein opposed.

General discussion ensued.

EIGHTH ORDER OF BUSINESS

**Continued Discussion Regarding Bench
Relocation and Concrete Slab**

The Board reviewed and discussed the bench relocation and concrete slab and there is still no further action at this time.

NINTH ORDER OF BUSINESS

Consideration of Entry Fountain Proposal(s)

Mr. Jeancola reviewed the fountain proposal with the Board. The Board is looking at approximately \$12,000.00 for various repairs due to the current condition of the fountains and existing infrastructure. Mr. Jeancola reviewed costs for various fountain systems ranging in price from \$34,825.00 to \$51,592.52. Discussion ensued.

The Board agreed to table this agenda item until the next scheduled meeting scheduled for May 23, 2017.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03, Re-
Designating Treasurer of the District**

Mr. Jeancola reviewed Resolution 2017-03, Re-designating Treasurer of the District with the Board.

On a motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board approved Resolution 2017-03, Re-designating Treasurer of the District (Scott Brizendine), for Heritage Isle at Viera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

Ms. Lebrete asked if the hedges along the pathways were being trimmed. She asked if the Board ever considered completely removing them and replacing them with something else. Mr. Williams stated that they continue to cut them down. She commented on plants in front of the entrance sign stating that she has heard several individuals say that they drove right by due to not being able to see the sign. She suggested hedges being replaced with something smaller and perhaps lighting being installed. Mr. Williams said that this will be taken into account for the next planting.

Mr. Spededine commented that he does not see a need for boulders at the gate. He believes that the fountains should run until they need replacement. Mr. Teurfs responded that this is exactly what the Board decided to do. He requested dog waste disposal cans with covers in sections 7 and 8. Mr. Williams stated that the stations that are currently there are features that Lennar had in place upon building.

Mr. Herb commented on the change of usage for Phase 8 regarding the residents not wanting to incur the expense of the water usage for something that will not be used. Discussion ensued.

Ms. Post commented that she is looking forward to the installation of a third pump. Mr. Williams commented that the Board understands and that they have to move on quickly.

Mr. Walter commented that it takes 80% irrigation, 20% fertilization, and 85% optimum pump to maintain good sod.

Mr. Mehl expressed concern regarding the timing of receiving a pump analysis. Ms. Saunders explained her process and hopes to come back with a summary and a punch list in May. Discussion ensued.

Ms. Lebrete made a comment regarding the fountains and asked why they were being replaced. She said that she has heard people say that they have never even noticed them. Mr. Williams responded that one of the first things new home buyers in the community comment on is the fountains.

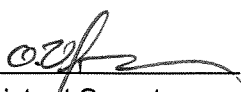
Mr. Gieseler requested a special meeting be held if any pertinent information regarding the pump/irrigation system comes up prior to the next scheduled meeting in May. Mr. Williams asked if the Board would be available the week of April 17th. The Board agreed on April 18th as a possible date to hold the special meeting to discuss bond refinancing with MBS and irrigation system matters.

Mr. Jeancola announced that the next meeting is scheduled for Tuesday, May 23, 2017 at 10:30 a.m.

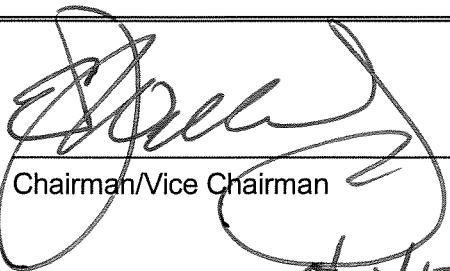
TWELFTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Gieseler, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors adjourned the meeting at 1:26 p.m. for Heritage Isle at Viera Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman
5/23/17