

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 **Friday, August 18, 2017 at 11:12 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
Bob Goldstein	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Ana Saunders	District Engineer, BSE Consultants
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (phone)
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

Mr. Williams addressed the audience on various items including, but not limited to advising the FY 17-18 budget proposes no lot owner increases and the bond refinancing resulted in a savings of approximately \$1,600,000.00 over the remaining lifetime of the bond.

Mr. Walter thanked the Board for their efforts in negotiating with Lennar. He requested an e-mail notice/blast be sent to residents updating them on the status of the irrigation pump. Mr. Williams responded that there were a few ideas to share later on in the meeting.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting held July
18, 2017**

The Board reviewed the minutes with the Board of Supervisors.

Mr. Teurfs requested that line 190 reflect the resident's last name as "Herb" and not "Hertz". He also commented that Mr. Bonin made the motion to approve the Consideration of Supplemental Assessments.

Mr. Gieseler made a comment regarding line 157. He believes that the amount of \$68,850.00 is incorrect. Mr. Jeancola stated that this section will be revised to better clarify the items included in the quote received from Watson.

Mr. Bonin asked for further clarification regarding the Discussion Regarding MBS Capital Update Regarding Bond Refinancing. He requested that additional verbiage be included detailing where the approximate \$1.6 million in savings came from. Discussion ensued.

Mr. Jeancola suggested approving the minutes in substantial form with a final review by the Chair. Discussion ensued.

On Motion by Mr. Williams seconded by Mr. Teurfs, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special Meeting held July 18, 2017, with noted changes by staff and final review by Chair, for Heritage Isle at Viera Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for May – July
2017**

Mr. Jeancola reviewed the amount for the Operation and Maintenance Expenditures for May through July 2017 with the Board. Discussion ensued.

On Motion by Mr. Gieseler, seconded by Mr. Bonin, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for May 2017 in the amount of \$23,261.26, June 2017 in the amount of \$99,023.79, and July 2017 in the amount of \$58,411.22, for Heritage Isle at Viera Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
Ms. Saunders briefly discussed the 2017 Infrastructure Report with the Board.

Ms. Saunders presented and reviewed the Watson Site Development Proposal for the Infrastructure Repairs in the amount of \$107,725.00 for all repair items ranked 1 through 5. Mr. Gieseler commented on the cost of removing sediment and inquired why there was so

much build-up. Ms. Saunders responded that the system has not been cleaned in two years and that this is normal build-up. Additionally, the Board determined to repair items ranked 3-5 in severity. Discussion ensued.

On a motion by Mr. Williams seconded by Mr. Goldstein, with all in favor, the Board of Supervisors approved the Watson Site Development Proposal for the Infrastructure Repairs for items ranked 3 through 5, for Heritage Isle at Viera Community Development District.

C. District Manager

Mr. Jeancola updated the Board regarding the pump and stated that the replacement system is estimated to be completed in about 4-5 weeks. However, this could vary greatly depending on the utility companies ability to provide adequate power to the new pump location and any necessary electrical work that may need to be performed.

D. Tropic-Care

Mr. Romano discussed general landscaping and provided a pump update.

Mr. Gieseler requested that the Board elect him to work along with Mr. Romano to come up with a long-term landscaping plan. Mr. Williams suggested that Mr. Walter from the Association's Landscape Committee assist. Discussion ensued.

Mr. Earlywine recommended that the CDD does not allow anyone outside of the District perform any type of work unless there is a contract in place.

On a motion by Mr. Williams seconded by Mr. Teurfs, with all in favor, the Board of Supervisors approved Mr. Gieseler to liaise with Mr. Romano from Tropic-Care to produce a long-term landscaping plan, for Heritage Isle at Viera Community Development District.

Mr. Bonin inquired if a cost would be associated with the report.

A resident from 3023 Galindo Circle expressed concern regarding the trees adjacent to a home and along the street.

Mr. Earlywine noted that Tropic-Care landscaping contract expires on September 30, 2017. Discussion ensued regarding an extension through October 31st in order to hold a meeting a consider an updated contract.

On a motion by Mr. Williams seconded by Mr. Gieseler, with all in favor, the Board of Supervisors approved the Tropic-Care landscaping contract continue through October 31, 2017, for Heritage Isle at Viera Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Recommendation from
Audit Committee for Auditing Services**

Mr. Williams stated that the audit committee met prior to the onset of the Board of Supervisors' meeting and ranked the proposals as follows; McDirmit Davis received 478 points, Grau & Associates received 473 points and Carr Riggs & Ingram received 462 points. He stated

that the committee recommended that the Board enter into contract with McDirmit Davis as the highest ranked bidder, to provide auditing services for the Fiscal Years 2017 – 2019.

On a motion by Mr. Goldstein seconded by Mr. Bonin, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation and authorized District staff to obtain an engagement letter from McDirmit Davis for Auditing Services for the Fiscal Years 2017 - 2019, for Heritage Isle at Viera Community Development District.

Mr. Gieseler opposed.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Setting the Meeting Schedule**

Mr. Jeancola presented and reviewed Resolution 2017-08, Setting the Meeting Schedule for Fiscal Year 2017/2018. Upon discussion, the Board determined to meet at the Brevard County Governmental Center at 10:30 a.m. on the following dates:

- October 24, 2017
- December 12, 2017
- January 23, 2018
- March 27, 2018
- May 22, 2018
- August 28, 2018

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board accepted the Resolution 2017-08, Setting the Meeting Schedule for Fiscal Year 2017/2018 for Heritage Isle at Viera Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017/2018
Final Budget**

On a motion by Mr. Gieseler, seconded by Mr. Teurfs, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2017-2018 Final Budget for Heritage Isle at Viera Community Development District.

Mr. Jeancola presented and reviewed Fiscal Year 2017/2018 Budget and Assessments. Discussion ensued. 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 2017-2018 Final Budget for Heritage Isle at Viera Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Adopting Fiscal Year 2017/2018 Final
Budget**

Mr. Jeancola presented and reviewed Resolution 2017-09, Adopting Fiscal Year 2017/2018 Final Budget.

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board approved Resolution 2017-09, Adopting Fiscal Year 2017/2018 Final Budget for Heritage Isle at Viera Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2017-10, Imposing Special Assessments and Certifying an Assessment Roll.

On a motion by Mr. Williams, seconded by Mr. Goldstein, with all in favor, the Board approved Resolution 2017-10, Imposing Special Assessments and Certifying an Assessment Roll, for the Heritage Isle at Viera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-11,
Designating Primary Administrative
Office**

Mr. Jeancola presented and reviewed Resolution 2017-11, Designating Primary Administrative Office which designates Rizzetta & Company as the primary office for administrative purposes and Brevard County as the legal venue.

On a motion by Mr. Teurfs, seconded by Mr. Gieseler, with all in favor, the Board approved Resolution 2017-11, Designating Primary Administrative Office, for the Heritage Isle at Viera Community Development District.

TWELFTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no supervisor requests at this time.

Mr. Dunn (6049 Van Ness) thanked the Board for using microphones.

Mr. Rossi (3163 Balboa) commented on the sidewalk that Lennar installed by Balboa and Camberly. He noted that it was not filled in properly.

Mr. Walter thanked the Board regarding communication from the Board.

Mr. Jeancola announced that the next meeting is scheduled for Tuesday, October 24, 2017 at 10:30 a.m.

THIRTEENTH 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 12:43 p.m. for Heritage Isle at Viera Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman