

**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, January 23, 2018 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	<b>Board Supervisor, Chairman</b>
Roger Teurfs	<b>Board Supervisor, Vice Chairman</b>
Kenneth Bonin	<b>Board Supervisor, Assistant Secretary</b>
William Rex Gieseler	<b>Board Supervisor, Assistant Secretary</b>
Bob Goldstein	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Justin Croom	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Ana Saunders	<b>District Engineer, BSE Consultants</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A. (phone)</b>
Tony Romano	<b>Tropic-Care</b>
Steve DePhillips	<b>Representative, East Coast Docks</b>
General Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments made at this time.

**THIRD ORDER OF BUSINESS**

**Bridge Repair Discussion – Mr. DePhillips  
(East Coast Docks)**

Ms. Saunders reviewed miscellaneous bridge options with the Board. The marine grade wood would likely be the best option. Composite materials typically cost three times more and do not last three times as long.

Mr. Teurfs asked if the marine grade wood would look as good as if composite materials were used. Mr. DePhillips stated that he has experience with the Florida sun and said that even composite tends to degrade in at least ten years. Discussion ensued.

Mr. Bonin asked if any of the existing components can be reused when a complete bridge replacement is needed. Mr. DePhillips responded that posts and pilings can last up to fifty years and frames can be reused multiple times. Discussion ensued.

Mr. Teurfs inquired if wiring can be used in lieu of pickets. Mr. DePhillips indicated that the cost of wire and hardware tends to add up but that he could explore costs.

Ms. Saunders recommended that insurance requirements be discussed with District Counsel and District Manager to ensure that safety standards are met.

Mr. Gieseler commented that based on the conversation, marine grade appears to be the preferred choice.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Special Meeting held on  
December 12, 2017**

Mr. Williams reviewed the minutes with the Board of Supervisors.

On Motion by Mr. Gieseler seconded by Mr. Goldstein, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special Meeting held December 12, 2017, for Heritage Isle at Viera Community Development District.
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**FIFTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for November  
2017**

Mr. Williams reviewed the amount for the Operation and Maintenance Expenditures for November 2017 with the Board. Mr. Teurfs requested that a financial module be read into the record on a quarterly basis. Mr. Jeancola indicated that this amount includes a few non-reoccurring expenditures such as hurricane clean-up, hurricane related irrigation controller replacement and various infrastructure repairs. Discussion ensued.

On Motion by Mr. Teurfs, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for November 2017 in the amount of \$115,628.64, for Heritage Isle at Viera Community Development District.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Haber indicated that Mr. Earlywine has been working with counsel for the HOA regarding the consideration of adding an amendment to the District's ownership map for Phases 7 and 8.

B. District Engineer

Ms. Saunders stated that the infrastructure repairs are 95-98% complete.

Mr. Goldstein will coordinate with the dock vendor to gather data.

The bridge repair work is already scheduled with East Coast Docks.

Mr. Teurfs asked if East Coast docks would consider providing a discount on the bridge repair work. Ms. Saunders stated that their price is in line with the past few years and that there hasn't been much inflation in the cost. She will inquire about a discount.

C. District Manager

Mr. Jeancola updated the Board on the status of the fountains.

Discussion ensued regarding the curb painting near the roundabout. Ms. Saunders will inspect and examine the areas in need of painting and/or repainting.

Mr. Teurfs inquired about the status of the Duran Golf Club gate. Ms. Saunders contacted the golf course and has not heard back. Mr. Gieseler would like written correspondence sent to the golf course. Mr. Williams suggested that Mr. Earlywine draft a letter if they require District power or perhaps an agreement. The main issue is providing a source of power to the gate. Discussion ensued.

Mr. Haber inquired if a letter from District Counsel was still needed. Ms. Saunders and Mr. Romano will try to work directly with Duran's contacts first in order to get the gate issue resolved.

D. Field Service Manager

Mr. Jeancola reviewed the field services report for January 2017 with the Board.

Mr. Jeancola stated that there is an issue with a family of armadillos in one of the parks. Mr. Romano is working with Ameripest Lawn & Pest Control to resolve the issue. Discussion ensued.

E. Tropic-Care

Mr. Gieseler commented on fertilization in District common areas versus homeowner lots in regards to the report. Mr. Romano stated that there isn't a difference in the way the common areas and homeowner lots are serviced. They are all on the same cycle. Legacy Boulevard, which is open, suffered frost damage and looks worse. Discussion ensued.

Mr. Romano stated that the new pump is working well.

Mr. Gieseler requested some plant materials to shield the new pump. Discussion ensued.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Phase 4 Landscape Improvements – Tropic - Care**

Mr. Jeancola presented and reviewed the proposal received from Tropic-Care for the Phase 4 Landscape Improvements in the amount of \$2,744.00.

Mr. Teurfs commented that the park conditions are as they always were and not due to dead plant material.

A motion was made by Mr. Bonin, seconded by Mr. Goldstein, to approve Tropic-Care's proposal for the Phase 4 Landscape Improvements in the amount of \$2,744.00, for Heritage Isle at Viera Community Development District. The motion passed with a vote of 4-1 with Mr. Teurfs opposing.

General discussion ensued.

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion of Allocation of Construction Improvement Funds**

Ms. Saunders provided the Board with a spreadsheet detailing the potential utilization of funds as per the last meeting. She restated that the total available funds were \$337,581.14. Discussion ensued.

Ms. Saunders reminded the Board that there is a time frame in which these funds need to be spent. As per the last meeting, Mr. Earlywine indicated that there may be some additional time allowed due to the recent hurricanes. Discussion ensued.

**NINTH ORDER OF BUSINESS**

**Consideration of Annual Pump  
Maintenance Renewals – Hoover  
Pumping Systems**

Mr. Jeancola presented and reviewed the pump maintenance renewal options with the Board. Discussion ensued.

The Board agreed on Pump Station Site ID 4441 - Existing Irrigation Pump (Option 2) and Pump Station ID 8593 – New Irrigation Pump with the extended warranty.

On Motion by Mr. Williams, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors approved Hoover's Annual Pump Maintenance Renewal proposals for Pump Station Site ID 4441 - Existing Irrigation pump (Option 2) in the amount of \$4,972.80 and Pump Station ID 8593 – New Irrigation Pump in the amount of \$8,593.00, for Heritage Isle at Viera Community Development District.

**TENTH ORDER OF BUSINESS**

**Review of Arbitrage Rebate Computation  
Report Series 2005 – AMTEC**

Mr. Jeancola reviewed the Arbitrage Rebate Computation Report Series 2005 with the Board. This is required by the SEC and there was no cumulative rebate liability.

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Computation Report Series 2005, for Heritage Isle at Viera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate  
Computation Proposal, Series 2017 –  
AMTEC**

Mr. Jeancola presented the Arbitrage Rebate Computation Proposal Series 2017 with the Board in the amount of \$600.00 per year for five years. Mr. Haber confirmed that this is acceptable. Discussion ensued.

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Computation Proposal Series 2017 in the amount of \$600.00 for five years, for Heritage Isle at Viera Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

A resident thanked the Board for the approved work at the Phase 4 park but expressed concerns regarding dead trees and deterioration of magnolia trees. Mr. Teurfs suggested that the resident attend another meeting after the approved work has been done. Discussion ensued.

A resident requested clarification regarding the CDD irrigation. He stated that there is a pipe on the condo property and inquired if it belonged to the District. Ms. Saunders indicated based on the description and pictures of the conduit, it did not appear to be the District's. Discussion ensued.

A resident stated that the mulch washes away when it rains at the park by Carambola due to berms. Mr. Romano is familiar with the area and will look into the issue. She also commented on a number of huge holes created by the armadillos. She asked for an update regarding the missing pond signs. Mr. Romano stated that he has them and has been delayed due to the hurricane. Some of the signs require placement in the water. She also asked for an update regarding the pet waste stations. Mr. Jeancola responded that two will be installed as soon as they are received by the distributor. They have been ordered.

A resident commented that the statues on both ends of the Phase 1 park are in need of painting. Mr. Williams will see that these get added to the list of items to be painted.

Mr. Goldstein does not believe that all of the trees damaged by the storm need to be replaced. Mr. Gieseler stated that he walked/inspected the area and determined that 29 didn't need to be replaced and that 37 need replacement. Discussion ensued.

Mr. Bonin inquired about the status of the letter that was going to be sent by Mr. Earlywine to the homeowner(s) at 3072 Galindo Circle. Mr. Haber stated that Mr. Earlywine is working on an update for the Board and should have that for the next scheduled meeting.

Mr. Teurfs suggested sodding all locations (holes) and then planting where needed. Discussion ensued.

Mr. Williams recommends focusing on the parks.

<p>A motion was made by Mr. Teurfs, seconded by Mr. Gieseler, to authorize Tropic-Care to sod tree rings in a not to exceed amount of \$4,000.00, for Heritage Isle at Viera Community Development District.</p>
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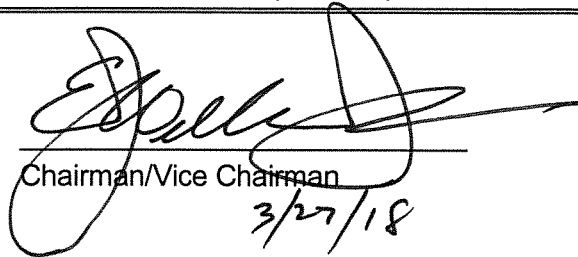
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**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Williams, seconded by Mr. Teurfs, with all in favor, the Board of Supervisors adjourned the meeting at 12:47 p.m. for Heritage Isle at Viera Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman  
3/27/18