

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 **Monday, March 21, 2011 at 10:00 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:

Walter Beeman	Board Supervisor, Chairman
Joe Fulghum	Board Supervisor, Vice Chairman
Paul Martell	Board Supervisor, Assistant Secretary
Jay Williams	Board Supervisor, Assistant Secretary
James Brown	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Hassan Kamal	District Engineer, BSE Consultants, Inc.
Darcie Madison	Representative, Leland Management

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held February 21,
2011**

<p>On Motion by Mr. Beeman, seconded by Mr. Brown, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held February 21, 2011 for Heritage Isle at Viera Community Development District.</p>

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on February 21, 2011

On Motion by Mr. Beeman, seconded by Mr. Williams, with all in favor, the Board accepted the Minutes of the Audit Committee Meeting held on February 21, 2011 for Heritage Isle at Viera Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February 2011

On Motion by Mr. Beeman, seconded by Mr. Williams, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2011 in the amount of \$47,848.48 for Heritage Isle at Viera Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Special Assessment Revenue Bonds, Series 2005, Requisition # 157

On Motion by Mr. Beeman, seconded by Mr. Fulghum, with all in favor, the Board ratified Special Assessment Revenue Bonds, Series 2005, Requisition #157 in the amount of \$915.37 with B.S.E. Consultants, Inc. as payee for Heritage Isle at Viera Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of CDD Common Area Pressure Washing Proposals

Ms. Dobbins stated that this item carried over from the last meeting and updated the Board of Supervisors that she now has updated proposals that include maintenance of the sidewalk on the north side of the condominiums.

The Board reviewed three proposals by The Pressure's On Us, Florida/Georgia Properties and Brevard Commercial Cleaning, LLC and approved Florida/Georgia Properties bid for a total of \$5000.00 to pressure wash CDD common area sidewalks, curbs and parks.

On Motion by Mr. Williams, seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Florida/Georgia Properties for a total of \$5,000.00 to pressure wash CDD common area sidewalks, curbs and parks for Heritage Isle at Viera Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of North and South Entry
Lighting Options**

Mr. Kamal reviewed the price of bids from Kirby Electric Company and Commercial Electric as well as the original proposal from FPL, for the installation of two lights at the south entry and three lights at the north entry. The Kirby Electric Company bid totaled \$27,891.00 (with an additional fee \$2,141.00 if there was no conduit under the road), the Commercial Electric bid totaled \$32,114.00 and the FPL bid totaled \$36,926.00 which was an estimated number.

After Board discussion, the Board selected Kirby Electric Company, Option 1 in the amount of \$27,891.00.

Because the street lights were part of the improvement plan, the Board approved the payment for the additional lighting improvements through the Series 2005 Construction Fund.

On Motion by Mr. Beeman, seconded by Mr. Williams, with all in favor, the Board approved the Kirby Electric Company, Option 1 proposal in the amount of \$27,891.00 and approved the payment for these additional street lighting improvements through the Series 2005 Construction Fund for Heritage Isle at Viera Community Development District.

EIGHTH ORDER OF BUSINESS

**Update on Landscaping Improvements
1.) Wickham Entrance**

The Board of Supervisors reviewed the idea to improve the West Side of the Wickham entrance with any additional landscaping. After discussion the Board selected to keep the West section "as is" due to budget constraints as well as zoning and development concerns that possibly might occur if the Community Development District gets involved with improving that area.

On Motion by Mr. Beeman, seconded by Mr. Brown, with all in favor, the Board approved leaving the West section of the Wickham entrance "as is" due to budget constraints for Heritage Isle at Viera Community Development District.

The Board of Supervisors reviewed the options found under Tab 7 of the agenda packet for East side landscaping replacements and decided to remove the 17 dead trees and fill in the holes for the amount of \$765.00.

On Motion by Mr. Williams, seconded by Mr. Beeman, with all in favor, the Board approved removing the 17 dead trees and filling in the holes for the amount of \$765.00 for the East side Wickham entrance for Heritage Isle at Viera Community Development District.

2.) Park Photographs

The Board reviewed photos of all 6 parks to show current landscaping. The Board gave a consensus to keep all 6 parks "as is" and continue to maintain what landscaping material is already existing.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine reviewed six documents pertaining to the amendment of the Heritage Isle District Association declarations, and property due diligence, for the Board of Supervisors. The documents were: a supplement to the declarations of the Heritage Isle District Association, an amendment to those declarations addressing (among other things) the maintenance of infrastructure by the CDD, a quit claim deed from the Heritage Isle District Associations to the CDD for the NW quarter of the master drainage lake, a drainage easement from Lennar to the CDD for the swale adjacent to the master drainage lake, a landscape and hardscape easement from Lennar granting the CDD rights to maintain certain areas along Legacy Boulevard, and a drainage easement from Viera Company to the CDD to allow the CDD to maintain among other things, certain stormwater ponds in the NW most portion of the District, which is known as phase 8. The Board of Supervisors approved these documents in substantial form.

On Motion by Mr. Beeman, seconded by Mr. Martell, with all in favor, the Board approved the documents presented by Mr. Earlywine pertaining to amending the Heritage Isle District Association Declarations and Property Due Diligence in substantial form for Heritage Isle at Viera Community Development District.

B. District Engineer

Mr. Kamal updated the Board of Supervisors that the sidewalk, curb and drain repairs have largely been completed. However, there are two remaining items that were approved separately, which were a curb repair and improvements to the slab approach at the bridges. He also stated that the next annual inspection will be starting soon.

C. District Manager

Ms. Dobbins noted that the next regularly scheduled Board of Supervisors' Meeting is scheduled for Monday, May 16, 2011. She noted that the fiscal year 2011/2012 budget will be proposed at this meeting and that the second audit committee meeting will take place prior to the onset of the regularly scheduled meeting. She reviewed with the Board of Supervisors that for the reserves to be expensed for the sidewalk, curb and drain improvements the District would need a motion.

On Motion by Mr. Williams, seconded by Mr. Beeman, with all in favor, the Board approved the Reserve Account to be expensed for the sidewalk, curb and drain improvements for Heritage Isle at Viera Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests.

An audience member questioned if the District should wire for more potential street lights for future expansion.

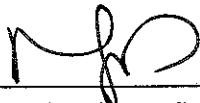
An audience member requested that a time frame be implemented in street lighting contract. Mr. Earlywine mentioned they could include a performance clause to state a date that both parties agree with.

An audience member commented that he felt that replacing plant materials is also parts of the maintenance obligation.

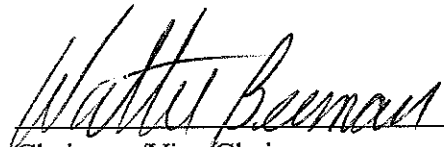
ELEVENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Beeman, seconded by Mr. Brown with all in favor, the Board adjourned the Meeting of the Board of Supervisors at 11:08 a.m. for Heritage Isle at Viera Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman