

**MINUTES OF MEETING  
HERITAGE HARBOR  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District was held Tuesday, January 21, 2014 at 6:00 p.m. at the Heritage Harbor Clubhouse; 19502 Heritage Harbor Parkway, Lutz, Florida.

Present and constituting a quorum were:

David Penzer	Chairman
Rich Gordon	Vice Chairman
Russ Rossi	Assistant Secretary
Robert Rossi	Assistant Secretary
Shelly Grandon	Assistant Secretary

Also present were:

Mark Vega	District Manager
Jim Poertner	Golf Course Superintendent
John Panno	Pro Shop Manager
Residents	

*The following is a summary of the discussions and actions taken at the January 21, 2014 Heritage Harbor Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Vega called the meeting to order and roll was called. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the  
December 17, 2013 Regular Meeting**

Each Board member received copies of the minutes and additions, corrections or deletions were requested.

There not being any,

On MOTION by Mr. Gordon seconded by Ms. Grandon with all in favor, the minutes of the December 17, 2013 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Approval of Financial Statements**

Mr. Vega briefly reported on the financials and noted:

- As of December 31<sup>st</sup> we are at 87.21% on assessment collections.
- Expenditures are under budget at this time.

Ms. Grandon asked about the balance of the debt service bond and Mr. Vega noted he will email this information to the Board.

Regarding investments, Mr. Vega will obtain interest rate information on new CD's and Money Market accounts and forward the information to Mr. Rich Gordon as requested by the Board.

There being no further discussion,

On MOTION by Ms. Grandon seconded by Mr. Russ Rossi with all in favor, the Financial Statements for the period ending December 31, 2013 were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Golf Course**

Mr. Poertner reported the following:

- He will have aluminum poles installed to keep cars from going into the area near the soccer field.
- The new drink cart was brought in last Monday and service on the cart was requested. Mr. Penzer will talk to Nick about this issue.
- We painted the bridges.

Mr. Panno reported the following:

- This was the best December we had since 2008; weather was great every day.
- Revenue is up 16%, we are up 6% in rounds and 9% in average rates.
- All is going good with the website and our partnership with the golf channel.

**B. Director of Operations**

Mr. Tamborello was not in attendance, however he requested Board approval of the following proposal since it is over \$5,000; proposal from Greenview for the pool area in front of the patio and by the covered gazebo in the amount of \$5,860.

On MOTION by Ms. Grandon seconded by Mr. Penzer with all in favor the Greenview proposal for the pool area in the amount of \$5,860 was approved.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

The Restaurant Gross Revenue sheet was handed out and briefly discussed.

Mr. Vega handed out an invoice from Luke Brothers from June 17, 2013. Mr. Tamborello said to pay this invoice because the work was done and Mr. Penzer previously approved it. The invoice was not previously paid as there was a dispute regarding the scope between Mr. Tamborello and Luke Brothers. The Board requested that John Ricciardi be consulted before paying this invoice and when more information is obtained it should be forwarded to Ms. Grandon.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Russ Rossi requested a motion be made to approve the revised compensation plan.

On MOTION by Mr. Russ Rossi seconded by Ms. Grandon with all in favor the revised compensation plan was approved.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Ms. Grandon reported she received a complaint regarding the arm on the main gate at the resident's entrance; it is sluggish going up. Mr. Vega will report this to Mr. Tamborello and Ms. Jackson.

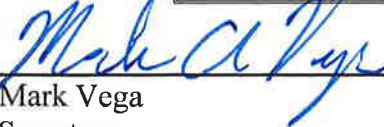
Mr. Vega reported he will attend the OLM inspection on Thursday. Ms. Grandon noted the Christmas decorations need to be taken down.

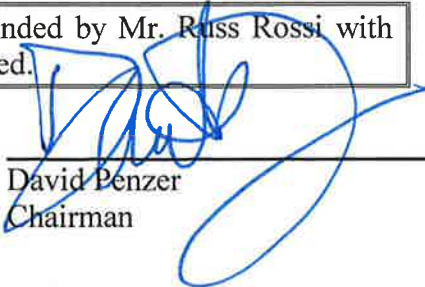
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Grandon seconded by Mr. Russ Rossi with all in favor, the meeting was adjourned.

  
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Mark Vega  
Secretary

  
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David Penzer  
Chairman