

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 PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of Heritage Plantation Community Development District was held on Friday, June 12, 2015 at 11:15 a.m. (CDT) at the office of Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, FL 32578.

Present and constituting a quorum:

Dale "Chip" Jones	Board Supervisor, Chairman
David Jae	Board Supervisor, Vice Chairman
Adam Lerner	Board Supervisor, Assistant Secretary
Michael Radford	Board Supervisor, Assistant Secretary
Glenn Gillyard	Board Supervisor, Assistant Secretary

Also present were:

Debi Anderson	District Manager, Rizzetta & Company, Inc.
Michael Eckert	District Counsel, Hopping Green & Sams, P.A.

Audience:

George Taylor	Trustee Counsel, Burr & Forman, LLP <i>(via speakerphone)</i>
Lindsay Whalan	<i>(via speakerphone)</i>
Nancy Shue	
Joe Young	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Special Supervisors' Meeting held on May 14, 2015

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Special Meeting held on May 14, 2015, for the Heritage Plantation Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Matters Related to Landowner Bankruptcy Proceedings

1. Consideration of Objections to Disclosure Statement

Mr. Eckert stated a motion has been filed by the plan proponents to extend the deadline until Wednesday May 20, 2015 for the Disclosure Statement. He said he does not know of a consensus between parties at this time but, once the Disclosure Statement is filed, there will be a 14 day deadline for filing objections and he is seeking authority from the Board to file whatever objections are necessary to preserve the integrity of the District's assessment liens.

On a Motion by Mr. Jones, seconded by Mr. Jae, with all in favor, the Board of Supervisors granted District Counsel the authority to file objections, if necessary, to the upcoming Disclosure Statement for the purpose of preserving the integrity of the District's assessment liens, for the Heritage Plantation Community Development District.

2. Consideration of 1111b Elections

Mr. Eckert stated the District received a letter from the Trustee, directing the District to make the 1111b election to protect the revenues that the District has pledged to the Bondholders, which are the assessments. Under the proposed plan, before the District's recovery, if the District does not make this election and the plan were to be approved, there would be \$250,000 total, of which a very nominal portion would go to the District for Operation and Maintenance expenditures, compared to the bond debt. Mr. Eckert stated that, in his opinion, it is in the District's best interest, from an Operation and Maintenance standpoint, to make the election. He requested authority from the Board to make the election which currently is due to be made by July 1; however, if a consensual agreement for a bankruptcy plan is reached prior to July 1, 2015, this authority could be revoked at a later date.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors granted District Counsel the authority to make the 1111b Election prior to the time required by the Court, for the Heritage Plantation Community Development District.

3. Update on Any Settlement Discussions

Mr. Eckert stated the settlement discussions are ongoing but have been delayed. He stated that the county tax collector has filed a motion for an application for compensation, seeking some attorney fees, post petition, and the Trustee has objected to that on the basis that it would dilute the District's recovery. Mr. Eckert stated counsel concurs with this position and, unless directed otherwise by the Board, the plan is to join with that objection in the vein of making sure the District protects as much of its lien as is possible.

FIFTH ORDER OF BUSINESS

Consideration of Website Management Proposal

Ms. Anderson reviewed the scope of services and fees proposed by Rizzetta & Co. for management of the legislatively mandated District website and stated this is a required to be implemented by October 1, 2015. Discussion ensued regarding keeping costs to a minimum and foregoing the supervisors' email portion for the time being.

On a Motion by Mr. Jones, seconded by Mr. Radford, with all in favor, the Board of Supervisors approved the Website Management Proposal from Rizzetta & Co. and authorized the Chair to execute an agreement for same, for the Heritage Plantation Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2015/2016 Proposed Budget

Ms. Anderson stated that the Fiscal Year 2015/2016 budget was distributed under separate cover. She reviewed the budget with the Board and stated that the General Fund being presented is \$176,723.00. Ms. Anderson stated that the Debt Service budget is \$62,928.00. Discussion ensued on the budget and Ms. Anderson stated she would obtain bids for preparation of the Disclosure Report. Mr. Jones requested Ms. Anderson eliminate the entry for District Collection Fees.

On a Motion by Mr. Gillyard, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Fiscal Year 2015/2016 Proposed Budget, for the Heritage Plantation Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-04, Approving Fiscal Year 2015/2016 Proposed Budget and Setting a Public Hearing on the Final Budget

Ms. Anderson stated that traditionally the final budget has been approved at the regularly scheduled August meeting. There was a discussion regarding a meeting time suitable to the current Board members' schedules.

On a Motion by Mr. Jones, seconded by Mr. Radford, with all in favor, the Board of Supervisors approved Resolution 2015-04, Approving Fiscal Year 2015/2016 Budget and Setting a Public Hearing on the Final Budget for August 14, 2015 at 11 a.m. CDT at Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, FL 32578, for the Heritage Plantation Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert asked the Board to continue this meeting until June 29 or June 30, 2015 in the event there was a settlement to discuss. He briefly reviewed the Sunshine Law regarding communications, email records and public records requests with the Board.
- B. District Manager
Ms. Anderson stated the next regular scheduled meeting set for Thursday, August 20, 2015 would likely be canceled since the public hearing is now set for Friday, August 14, 2015. She also reminded the supervisors to submit their Form 1 to the Supervisor of Elections in the county in which they live. Ms. Anderson discussed the General Fund and future funding. She asked the Board members if they would like to receive compensation for meeting attendance and all deferred until a later date when funds become available to the District.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Meeting Continued

On a Motion by Mr. Jae, seconded by Mr. Lerner, with all in favor, the Board continued the meeting until June 29, 2015, at 10:00 a.m. CDT, for the Heritage Plantation Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman