

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 regular meeting of the Board of Supervisors of the Heritage Plantation Community Development District was held on **Friday, February 10, 2017 at 10:05 a.m. (CST)** at the office of Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, FL 32578.

Present and constituting a quorum:

Brian Clapp	Board Supervisor, Chairman
Michael Riggle	Board Supervisor, Vice Chairman
Kenneth Spivey	Board Supervisor, Associate Secretary
Steve Riggs	Board Supervisor, Associate Secretary
Glenn Gillyard	Board Supervisor, Associate Secretary <i>(joined the meeting in progress)</i>

Also present were:

Chris Cleveland	District Manager, Rizzetta & Company, Inc.
Clark Gates	District Counsel, Hopping Green & Sams PA

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cleveland conducted roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Administration of Oath of Office

The Oath of Office was administered to Mr. Steve Riggs by Mr. Cleveland, a Notary in the State of Florida. Mr. Riggs swore and affirmed to the oath as read.

FOURTH ORDER OF BUSINESS

Review of Form 1 and Ethics Law Requirements

Mr. Gates stated that Mr. Riggs had previously served on the Board and noted there were no major changes to the Sunshine Law or Form 1 requirements. He asked if Mr. Riggs had any questions, which he did not, and Mr. Gates stated that he and Mr. Cleveland would be available for any questions that arose in the future. Mr. Cleveland stated that Board Supervisors are eligible for compensation and Mr. Riggs declined compensation.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting Held on November 30, 2016

On a Motion by Mr. Riggs, seconded by Mr. Riggle, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held on November 30, 2016 for the Heritage Plantation Community Development District.

SIXTH ORDER OF BUSINESS

Acceptance of the Minutes of the Landowners' Meeting Held on November 10, 2016

On a Motion by Mr. Riggs, seconded by Mr. Clapp, with all in favor, the Board accepted the Minutes of the Landowners' Meeting held on November 10, 2016, for the Heritage Plantation Community Development District.

SEVENTH ORDER OF BUSINESS

Acceptance of the Minutes of the Audit Committee Minutes Held on August 11, 2016 and November 10, 2016

On a Motion by Mr. Clapp, seconded by Mr. Riggs, with all in favor, the Board accepted the Minutes of the Audit Committee Meetings held on August 11, 2016 and November 10, 2016, for the Heritage Plantation Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for the November and December 2016

On a Motion by Mr. Clapp, seconded by Mr. Riggs, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2016 (\$7,601.21) and December 2016 (\$5,778.79), for the Heritage Plantation Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Redesignating the Treasurer of the District**

Mr. Cleveland stated that this would remove Mr. William Rizzetta as Treasurer and designate Scott Brizendine, Manager of District Financial Services, as Treasurer.

On a Motion by Mr. Riggle, seconded by Mr. Clapp, with all in favor, the Board adopted Resolution 2017-05, Redesignating Mr. Scott Brizendine as Treasurer of the District, for the Heritage Plantation Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Redesignating the Location of the Local
Records Office**

Mr. Cleveland stated District records are required to be kept in the County where the District is located and that arrangements had been made with the offices of Carr, Riggs and Ingram.

On a Motion by Mr. Spivey, seconded by Mr. Riggs, with all in favor, the Board approved Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, FL 32578 as the location of the local records office, for the Heritage Plantation Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Reinstitution of
Agreement to Restore Street Light
Services at a Cost of \$1250.00**

Mr. Cleveland stated that the cost of restoring service to the nine street lights covered under the original contract would be \$1250. Discussion ensued.

Mr. Gillyard joined the meeting in progress.

On a Motion by Mr. Spivey, seconded by Mr. Riggle, with all in favor, the Board approved reinstatement of the Agreement to Restore Street Light Services, at a cost of \$1250.00, for the Heritage Plantation Community Development District.

TWELFTH ORDER OF BUSINESS

Facilities Report Proposal

Mr. Gates stated that this report is required by Chapter 189 and is required to be on the website. He stated it must be updated every seven years. Discussion ensued. The decision was made to follow up with the District Engineer before finalizing the proposal.

On a Motion by Mr. Riggle, seconded by Mr. Riggs, with all in favor, the Board accepted the Facilities Report Proposal in substantial form and designated the Chairman to finalize the Proposal with the District Engineer, for the Heritage Plantation Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Gates did not have anything to report to the Board and asked if the Board had any questions for him. Mr. Clapp asked if Mr. Gates had been in discussion with Mr. Osborn. Mr. Gates stated he was in the process of setting up a conference call. Mr. Riggs stated that tentative plans had been made to reduce the amount owed by the Phase I homeowners to \$7500, amortized over 20 years and paid through property tax bills. He stated that homeowners who do not wish to agree to this would undergo foreclosure.

Mr. Riggle asked where questions related to the Homeowners' Association could be directed. Mr. Gates stated that the Association had been administratively dissolved and that neither he nor Mr. Cleveland are currently involved with the Homeowners' Association. Mr. Riggs stated that they were reviewing management companies currently and hoped to have this finalized in the near future. A brief discussion ensued.

Mr. Gillyard asked if the assessment notices received recently were on hold and that was confirmed.

Mr. Clapp requested a detailed street light map.

B. District Engineer

The District Engineer was not present.

C. District Manager

Mr. Cleveland stated that the next meeting is scheduled for Friday, May 12, 2017 at the usual time and place.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Clapp, seconded by Mr. Riggs, with all in favor, the Board adjourned the meeting at 10:25 a.m. CDT, for the Heritage Plantation Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman