

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 the Heritage Plantation Community Development District was held on **Tuesday, September 26, 2017 at 10:33 a.m. (CDT)** 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 <i>(via speakerphone)</i>

Also present were:

Chris Cleveland	District Manager, Rizzetta & Company, Inc.
Melissa Dobbins	Regional District Manager, Rizzetta & Company, Inc. <i>(via speakerphone)</i>
Scott Brizendine	Manager, Financial Services, Rizzetta & Company, Inc. <i>(via speakerphone)</i>
Michael Eckert	District Counsel, Hopping Green & Sams PA <i>(via speakerphone)</i>

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

**Consideration of Minutes of the Board of
Supervisors' Meeting Held on July 25,
2017**

On a Motion by Mr. Riggle, seconded by Mr. Spivey, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on July 25, 2017 for the Heritage Plantation Community Development District.

FOURTH ORDER OF BUSINESS

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

A brief discussion ensued.

On a Motion by Mr. Spivey, seconded by Mr. Riggle, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2017 (\$7,196.28), for the Heritage Plantation Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Designating the Primary Administrative
Office and Principal Headquarters of the
District**

Mr. Cleveland presented and reviewed Resolution 2017-08, Designating the Primary Administrative Office and Principal Headquarters of the District with the Board.

On a Motion by Mr. Riggle, seconded by Mr. Clapp, with all in favor, the Board adopted Resolution 2017-08, Designating the Primary Administrative Office and Principal Headquarters, for the Heritage Plantation Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Designating Dates, Time and Location for
Regular Meetings of the Board of
Supervisors for Fiscal Year 2018/2019**

Mr. Cleveland presented and reviewed Resolution 2017-09, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors for Fiscal Year 2018/2019 with the Board. The meetings will be held on a quarterly basis and on the second Friday of the month with the exception of the November meeting which will be held on November 9th due to the Veterans Day Holiday. The meetings will continue to be held at office of Carr Riggs & Ingram, located at 4502 Highway 20 East, Suite A, Niceville, FL 32578 at 10:30 a.m.

Mr. Eckert suggested that the Board hold a special meeting in October to address items related to the termination of the District. The Board agreed on a special meeting to be held October 12, 2017 at 3:00 p.m.(CDT) at office of Carr Riggs & Ingram, located at 4502 Highway 20 East, Suite A, Niceville, FL 32578.

On a Motion by Mr. Clapp, seconded by Mr. Riggle, with all in favor, the Board adopted 2017-09, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors for Fiscal Year 2018/2019 on November 9, 2017, February 8, 2018, May 11, 2018 and August 10, 2018 at 10:30 a.m. (CDT) and a Special Meeting to be held on October 12, 2017 at 3:00 p.m. (CDT), all at the office of Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, Florida 32578, for the Heritage Plantation Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Arbitrage Calculation
Services Proposal (LLS Tax Solutions)**

Mr. Cleveland stated that this proposal would include the years of 2017, 2018, and 2019 at a cost of \$500 per year for a total of \$1500 for the 3 year period and requested a motion to accept the Arbitrage Services Proposal from LLS Tax Solutions for Series 2006A and 2006B Revenue Bonds dated May 1, 2017.

On a motion by Mr. Riggle, seconded by Mr. Clapp, with all in favor, the Board of Supervisors accepted the Arbitrage Services Proposal from LLS Tax Solutions for Series 2006A and 2006B Revenue Bonds for Fiscal Years 2017, 2018 and 2019, dated May 1, 2017 for Heritage Plantation Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017/2018
Final Budget**

On a motion by Mr. Clapp, seconded by Mr. Spivey, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2017-2018 Final Budget for Heritage Plantation Community Development District.

Mr. Cleveland presented and reviewed Fiscal Year 2017/2018 Budget and Assessments. He stated that no changes had been made since the Proposed Budget was approved. Mr. Eckert stated that the budget would be funded with a Funding Agreement, rather than Operation and Maintenance Assessments, since the District is going to be terminated. Discussion ensued. No members of the public were present to provide public testimony or comment.

On a motion by Mr. Clapp, seconded by Mr. Spivey, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2017-2018 Final Budget for Heritage Plantation Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Annual Appropriations and Adopting the
Budgets for Fiscal Year 2017/2018**

Mr. Cleveland presented and reviewed Resolution 2017-10, Annual Appropriations and Adopting the Budgets for Fiscal Year 2017/2018 with the Board.

On Motion by Mr. Spivey, seconded by Mr. Clapp, with all in favor, the Board approved Resolution 2017-10, Annual Appropriations and Adopting the Budgets for Fiscal Year 2017/2018 for Heritage Plantation Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-11,
Approving Collection of Non-Ad Valorem
Assessments**

Mr. Cleveland presented and reviewed Resolution 2017-11, Approving Collection of Non-Ad Valorem Assessments with the Board. Mr. Eckert stated that this is required by Bond documents.

On a motion by Mr. Riggle, seconded by Mr. Spivey, with all in favor, the Board approved 2017-11, Approving Collection of Non-Ad Valorem Assessments, for the Heritage Plantation Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Funding Agreement

Mr. Cleveland presented and reviewed the Fiscal Year 2017-2018 Budget Funding Agreement with the Board. Discussion ensued.

On a motion by Mr. Clapp, seconded by Mr. Riggle, with all in favor, the Board approved the Fiscal Year 2017-2018 Budget Funding Agreement, for the Heritage Plantation Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Reimbursement of
Assessments to Two Homeowners**

Mr. Cleveland stated that two homeowners had requested reimbursement of assessments. This discussion was tabled until the October 12th meeting.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated that the audits for the prior fiscal years are still not finalized and that the auditor has had difficulty obtaining information from the Trustee. He said that they have been made aware that the State has filed a lawsuit against the District to compel the District to complete the audits and that some cost will be incurred for this litigation, but that he is hoping to have the case dismissed upon completion of the audits. Discussion ensued regarding facilitating this process.

Mr. Eckert also stated that documents will be presented and reviewed with the Board at the October 12th meeting regarding the process for transferring the land and services that the District currently has to the County which would then be transferred to the Homeowners Association to effectuate the termination of the District.

B. District Engineer

The District Engineer was not present.

C. District Manager

Mr. Cleveland stated that the next meeting will be the Special Meeting scheduled for October 12, 2017 at 3:00 p.m. (CDT) at the usual place.

Ms. Dobbins stated that Mr. Cleveland is leaving Rizzetta & Company and she will be the main point person working with the District going forward.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Spivey, seconded by Mr. Clapp, with all in favor, the Board adjourned the meeting at 10:54 a.m. CDT, for the Heritage Plantation Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman