

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 Friday, August 14, 2015 at 11:04 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 <i>(via speakerphone)</i>
Adam Lerner	Board Supervisor, Assistant Secretary
Michael Radford	Board Supervisor, Assistant Secretary
Glenn Gillyard	Board Supervisor, Assistant Secretary

Also present were:

Debra 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>
Joe Young	<i>(via speakerphone)</i>
Nancy Shue	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Young requested permission to be heard on individual items at the time they are presented, for continuity of discussion. Mr. Eckert noted that there would be public hearings on both budget and the assessments. Mr. Jones stated that the audience would be heard at the time of discussion, if they have questions or comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Supervisors' Meeting held on June 12,
2015**

Ms. Anderson stated that District Counsel had made some additions to the minutes and these were distributed to the Board prior to the meeting. Mr. Jones reiterated these additions.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors approved the amended Minutes of the Board of Supervisors' Meeting held on June 12, 2015, for the Heritage Plantation Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2015/2016
Final Budget**

On a Motion by Mr. Jones, seconded by Mr. Radford, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2015/2016 Final Budget and the proposed Operation and Maintenance Assessments, for the Heritage Plantation Community Development District.

Ms. Anderson stated that the revised budget had been sent to the Board prior to the meeting. She stated that the total amount of the budget remained the same, but that \$31,000 had been reapportioned to different line items. She stated that the Operation and Maintenance budget totaled \$176,723.00 and the Debt Services budget totaled \$62,928.00. There were no audience comments on either the budget or the proposed special assessments.

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

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2015/2016 Final Budget, for the Heritage Plantation Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Approving Annual Appropriation for
Fiscal Year 2015/2016**

Mr. Eckert stated that this resolution establishes that the budget is approved as presented. He stated that this resolution is in the same form as in previous years and is required by Florida Statutes.

On a Motion by Mr. Jones, seconded by Mr. Radford, with all in favor, the Board of Supervisors adopted Resolution 2015-05, Approving Annual Appropriation for Fiscal year 2015/2016, for the Heritage Plantation Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Levy of Operation and Maintenance Assessments

On a Motion by Mr. Lerner, seconded by Mr. Gillyard, with all in favor, the Board of Supervisors opened the Public Hearing on Levy of Operation and Maintenance Expenditures, for the Heritage Plantation Community Development District.

Ms. Anderson recited the operation and maintenance and debt services assessment portions for each platted parcel unit type. Mr. Eckert stated that the debt service assessments do not include the lands involved in the bankruptcy foreclosure.

Mr. Young stated that the only revenue collected comes from the 57 lots which are not developer owned and there is concern regarding the anticipated expenses. Mr. Eckert stated that the debt service assessments that have not been paid will remain as liens and will continue to be pursued.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-06, Approving Levy of Non-Ad Valorem Assessments

On a Motion by Mr. Jones, seconded by Mr. Radford, with all in favor, the Board of Supervisors adopted Resolution 2015-06, Approving Levy of Non-Ad Valorem Assessments, for the Heritage Plantation Community Development District.

On a Motion by Mr. Jones, seconded by Mr. Lerner, with all in favor, the Board of Supervisors closed the Public Hearing on Levy of Operation and Maintenance Expenditures, for the Heritage Plantation Community Development District.

EIGHTH ORDER OF BUSINESS

Status Update Regarding Matters Related to Landowner Bankruptcy Proceedings

Mr. Eckert stated that bankruptcy court hearings have been held since the last Board meeting which have dealt with issues involving the plan proponents. He stated there has also been a position taken by the Tax Collector that tax liens are superior to District liens, and that this matter has been taken under advisement by the Bankruptcy Judge and a ruling will be made after the settlement conference on August 26, 2015. Mr. Eckert stated that there should be more definitive answers regarding either a settlement or other traditional remedies which will be pursued after that settlement conference takes place. He stated that the District needs to appoint a representative to attend the settlement conference and negotiate, then bring a proposed settlement before the full Board for review and either acceptance or rejection.

On a Motion by Mr. Lerner, seconded by Mr. Radford, with all in favor, the Board of Supervisors appointed Mr. Dale Jones, Chairman, to attend the settlement conference on August 26, 2015 and negotiate on behalf of the District, for the Heritage Plantation Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Setting the Meeting Schedule for Fiscal
Year 2015/2016**

Ms. Anderson stated that in the past the third Thursday of the month had been set for Board meetings. Discussion ensued and it was decided to set Board meetings quarterly on the second Thursday of the month at 10:00 a.m. (central time) on October 8, 2015, February 11, 2016, May 12, 2016 and August 11, 2016, at the office of Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, FL 32578.

On a Motion by Mr. Radford, seconded by Mr. Jones, with all in favor, the Board of Supervisors adopted Resolution 2015-07, Setting the Meeting Schedule for Fiscal Year 2015/2016, quarterly on the second Thursday of the month at 10:00 a.m. (central time) on October 8, 2015, February 11, 2016, May 12, 2016 and August 11, 2016, at the office of Carr Riggs & Ingram, 4502 Highway 20 East, Suite A, Niceville, FL 32578, for the Heritage Plantation Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert had nothing further to report.
- B. District Manager
Ms. Anderson stated that work is continuing on the District website which is expected to be live by October 1, 2015, as required.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jones stated that Ms. Anderson has tendered her resignation and will be greatly missed. This sentiment was echoed by many of those present at the meeting.

TWELFTH ORDER OF BUSINESS

Audience Comments

Mr. Young voiced a question regarding the accelerated principle column of the assessment roll. Mr. Eckert explained that a zero in this column designates that an assessment payor's assessments have not been the subject of foreclosure and corresponding acceleration.

THIRTEENTH ORDER OF BUSINESS

Meeting Continued

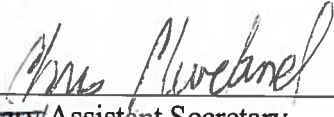
Mr. Eckert suggested that the meeting be continued until after the settlement hearing on August 26, 2015, should there be a need to present a negotiated settlement to the full Board.

HERITAGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

August 14, 2015 Minutes of Meeting

Page 5

On a Motion by Mr. Jones, seconded by Mr. Radford, with all in favor, the Board of Supervisors continued the meeting until September 1, 2015, at 2:00 p.m. CDT, for the Heritage Plantation Community Development District.



~~Secretary~~ Assistant Secretary



Chairman/~~Vice Chairman~~