

**THE HEIGHTS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 18, 2020**

**THE HEIGHTS  
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**AUGUST 18, 2020 at 10:00 A.M**

**ZOOM LINK: <https://zoom.us/j/91830559079> MEETING ID: 918 3055 9079**

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Adam Harden Chas Bruck Frank Scalfaro Grant Kerekes I. Clay Thompson, III
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Molloy & James	Daniel L. Molloy
<b>District Engineer</b>	Landmark Engineering & Surveying Corp.	Todd Amaden

*All cellular phones and pagers must be turned off during the meeting*

The meeting will begin at **10:00 a.m.** with the third section called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring Continued accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

August 18, 2020

Board of Supervisors  
**The Heights Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of The Heights Community Development District will be held on **Tuesday, August 18, 2020 at 10:00 a.m. via Zoom at the information listed below.** Following is the agenda for the meeting:

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- 1. CALL TO ORDER**
- 2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 4. BUSINESS ITEMS**
  - A. Ratify Acceptance of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing.....Tab 01
- 5. RECESS TO PUBLIC HEARINGS**
- 6. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-02; Adopting Fiscal Year 2021 Budget .....Tab 02
  - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 7. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-03; Levying O&M Assessments.....Tab 03
  - E. Close Public Hearing on Levying O&M Assessments
- 8. RETURN AND PROCEED TO REGULAR MEETING**
- 9. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-04; Adopting Statutory Alternative Investment Policies.....Tab 04
  - B. Consideration of Resolution 2020-05; Authorizing Chairman – Riverside Heights, LLC Management Agreement.....Tab 05
  - C. Acceptance of Financial Report for FY Ending September 30, 2019.....Tab 06
  - D. Consideration of Resolution 2020-06; Announcing Landowner Election.....Tab 07
    - i. Sample Ballot & Proxy
  - E. Consideration of Resolution 2020-07; Requesting the Supervisor of Elections to Conduct General Election.....Tab 08
    - i. Annual Disclosure of Qualified Electors.....Tab 09
  - G. General Matters of the District
- 10. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Continued Meeting September 12, 2019..... Tab 10
  - B. Consideration of Minutes of the Board of Supervisors Meeting June 03, 2020..... Tab 11
  - C. Consideration of Minutes of the Board of Supervisors Continued Meeting June 11, 2020 ..... Tab 12
  - D. Consideration of Minutes of the Board of Supervisors Public Hearing August 5, 2020..... Tab 13
  - E. Consideration of Operations and Maintenance Expenditures August – September 2019 ..... Tab 14
  - F. Consideration of Operations and Maintenance Expenditures October 2019 – June 2020 ..... Tab 15
  - G. Review of Financial Statements Month Ending June 30, 2020..... Tab 16

**11. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**12. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Lamb  
President & CEO