

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.

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held on **Thursday, January 3, 2012, at 6:10 p.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

Larry Fazzari	Board Supervisor, Chairman
Gregg Letizia	Board Supervisor, Vice Chairman
Janet Allison	Board Supervisor, Assistant Secretary
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Don Hancock	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Darryl Singh	Property Manager; RASI
Tyree Brown	Operations Manager; Rizzetta & Co., Inc.
Tonja Stewart	District Engineer; Stantec
Biff Craine	District Counsel; PWCWP, LLC

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Business Administration – Part I:
Consent Agenda Items**

Mr. Cox presented two consent agenda items to the Board for consideration:

- A. Consideration of Minutes of the Board of Supervisors’ Meeting held December 6, 2012.....Tab 1
- B. Consideration of Operation and Maintenance Expenditures for December 2012Tab 2

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved Consent Agenda items A and B as presented for Harbour Isles Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports and Updates – Part I

A. Landscape & Irrigation Update

Mr. Brown presented his most recent inspection report and provided an update of recent maintenance and upcoming events in the District. Discussion ensued.

Mr. Letizia voiced his concern about fire ants. Mr. Fazzari discussed concerns about LMP not being responsive enough and asked for them to be more reactive to issues. Mr. Letizia also had questions about the foxtails behind the clubhouse.

As Joe DeBusk of LMP could not be present at the meeting, on his behalf Mr. Cox and Mr. Brown presented landscaping proposals from LMP to the Board for consideration. The first proposal, #10396, was for clubhouse landscaping. Discussion ensued, including regarding the front entrance medians around the clubhouse. Mr. Letizia voiced his concern about the drainage issue at the main entrance to the community and stated he wants plants with “pop and color”. Mr. Cox suggested that landscape designer Alyson Utter of Anderson Lesniak attend the next Board meeting to give guidance. Discussion continued. Ms. Stewart will look into drainage solutions. The Board postponed taking any formal action on the landscape proposals.

B. Aquatic Service Update

As Josh McGarry of Aquatic Systems, Inc. could not be present at the meeting, on his behalf Mr. Cox presented the most recent aquatic services report to the Board for review.

C. Security Service Update

Patrick Farrow of Excelsior Defense, Inc. provided a brief update to the Board of security items and events since the last meeting. He discussed the possibility of running license plate tags. Mr. Fazzari noted for the record that Excelsior Defense is the only approved agent of the District providing security services in the community other than HCSO or any other legally chartered law enforcement agency and said that any individual who is riding through the community and holds themselves out to be security patrol is not doing it in any way shape form under the auspices of the District. Mr. Fazzari also said he is making his statement in order to limit the liability of the District and the HOA.

D. District Engineer

Ms. Stewart made note of changes taking place to fully amend her company’s name from Wilson Miller to Stantec. She also discussed the parking lot issue regarding options for RV road paving and will bring information to the next meeting.

E. District Counsel

Mr. Craine spoke about the status of the vacation process for the front entrance. He advised no hearing date has been set yet but should be soon. Mr. Craine then discussed the

proposed contract from Envera. He explained the issues he found with the contract Envera Systems had presented and asked that the Board authorize the chairman to approve the revised contract with addendum that is forthcoming from the company once he reviews it.

On a Motion by Mr. Letizia, seconded by Mr. Hancock, with all in favor, the Board authorized the Chairman to approve the revised contract with addendum being provided by Envera Systems for Harbour Isles Community Development District.

Mr. Hancock asked about the vacation process at 19th Street. Mr. Craine explained the process and clarified points for the Board. Discussion ensued and the history of the proposed project was reviewed. Mr. Craine and Ms. Stewart answered questions from the Board.

On a Motion by Mr. Hancock, seconded by Ms. Fantauzzi, with all in favor, the Board authorized staff to initiate actions to privatize the District roadways for Harbour Isles Community Development District.

Mr. Letizia spoke to Mr. Craine about a recent event for which a resident paid for a snow-ice truck to be set up on District property as part of a community-wide activity. He stated the event was well-received and the resident would like to continue to hold similar activities but wants to ensure the District will have no liability as the events would be held on District common property. Mr. Craine stated the District itself has sovereign immunity so things done as a District and things done on District property are generally going to fall under that [event's] particular umbrella, so the District is protected by a limitation on liability but it has been a common property that to ensure against risk the vendor is required to establish that they have policies that cover the risks attendant with the activity happening on District property. Discussion ensued. Mr. Cox will pose the question to the District's insurance broker and also check into hosting events through the amenity center and Rizzetta Amenity Services, Inc.

F. Discussion of Tennis Court

Mr. Cox advised the Board he approached Welch Tennis Courts, Inc. who then visited the District to examine areas on which a tennis court could be built. Mr. Fazzari explained further details of the possible ideas. Lengthy discussion ensued including about an expansion of or addition to the amenity center. The Board postponed the tennis court idea indefinitely and chose to focus instead on the amenity center.

On a Motion by Mr. Hancock, seconded by Mr. Letizia, with all in favor, the Board authorized staff to proceed with the development of an RFP to build a stand-alone fitness center for Harbour Isles Community Development District.

G. Action Items Review

Mr. Cox advised the Board had already discussed all the topics on the action item list.

H. Property Management Update

Mr. Singh gave an update of recent improvements and events in the District since the last meeting.

I. District Manager Update

Mr. Cox announced the next regular meeting will be held February 7, 2013 at 11:00 a.m.

FOURTH ORDER OF BUSINESS

Business Administration – Part II

A. Consideration of Electrical Work Proposals

Mr. Cox presented proposals from Doyle Electric Services and M.C. Building Services for fixing the lights around the trail. Discussion ensued.

<p>On a Motion by Mr. Fazzari, seconded by Mr. Hancock, with all in favor, the Board accepted the proposal from M.C. Building Services for fixing the trail lights with the stipulation that the vendor advise of any additional major expenses discovered in the process of repairs for Harbour Isles Community Development District.</p>
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B. Discussion of JAH Architect Invoice

Mr. Cox introduced the subject to the Board for discussion. The Board directed staff to send a letter to JAH. Ms. Stewart will prepare a draft letter of response at no charge.

Mr. Fazzari then wanted to discuss the Envera contract. He described for the other Board members the changes that had to be made to the proposal.

C. Presentation of Unaudited District Financial Statement

Mr. Cox reviewed the latest unaudited District financial statement with the Board.

FIFTH ORDER OF BUSINESS

Audience Comments

Ms. Christine Bachand suggested solar heating for the pool so it can be used year-round. She also expressed her disapproval of tree removal on Conch Shell by the County as now the road noise is much more noticeable and requested a study be done. She also asked about a wall that was supposed to be built as shown in developer plans approved by the County.

Mr. Hanforth Bautista spoke about saving and resurfacing the basketball court.

Mr. Jason Rivera stated he wants speed bumps installed in the community.

Ms. Dorothy Nelson thanked the Board for getting the fence stained.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia proposed the removal of sixteen builder signs ("New Homes") on District property throughout the community as they are unnecessary eyesores.

Ms. Fantauzzi advised her son is a lawyer who would like to offer a free monthly legal clinic on Florida statutes at the clubhouse for Harbour Isles residents on the last Sunday of each month.

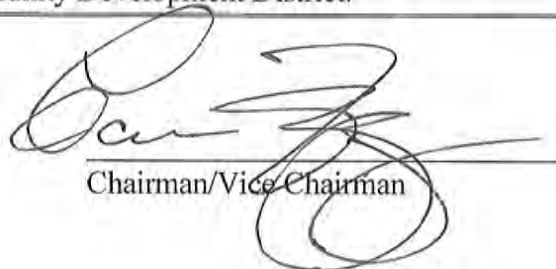
On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board authorized the (Anthony) Fantauzzi Law Firm to hold a free legal clinic for District residents at the clubhouse on the last Sunday of each month for Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, at 9:07 p.m. the Board adjourned the meeting for Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman