

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 special meeting of the Board of Supervisors of the Harbour Isles Community Development District was held on **Tuesday, January 20, 2015, at 11:00 a.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
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Bryce Bowden	Board Supervisor, Assistant Secretary
Bob Nesbitt	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Biff Craine	District Counsel; PWCWC
Jordan Caviggia	District Engineer; Bayside Engineering
Kim DeBosier	District Engineer; Bayside Engineering
Paul Ramsewak	Property Manager; T3 Property Mgmt.
Lori Flemens	Property Manager; T3 Property Mgmt.

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call. All present stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Laura Schofield asked the Board to consider extending the fitness center hours of operation by opening at 4:00 a.m.

THIRD ORDER OF BUSINESS

Discussion of Fitness Center – Part I

i. Builder Issues

Mr. Fazzari opened the discussion by explaining the purpose of holding a special meeting

and indicated that it was scheduled primarily due to fitness center construction issues. The Board discussed the items still unsettled including changing of the treadmill electrical outlets; landscaping issues; and the final punch list.

The Board discussed the quotes for irrigation repairs from Girard Environmental for \$3,740.00 and Cleary's Landscape & Lawn Service for \$3,425.00. After lengthy discussion the Board decided to propose that the District would split with Kickler Construction the cost of having Cleary's Landscape repair the irrigation in the amount of \$3,425.00; the District would pay the \$800.00 cost of having the treadmill outlet issue fixed; and that the District would agree to make payment of \$6,740.00 toward Kickler Construction invoice #6.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with four in favor and one (Mr. Nesbitt) opposed, the Board approved that the District would split with Kickler Construction the cost of having Cleary's Landscape repair the irrigation in the amount of \$3,425.00; the District would pay the \$800.00 cost of having the treadmill outlet issue fixed; and that the District would agree to make payment of \$6,740.00 toward Kickler Construction invoice #6 for the Harbour Isles Community Development District.

ii. Hours of Operation

Mr. Fazzari asked Mr. Craine for an opinion regarding potential liabilities to the District if the District was to have the new fitness center stay open twenty-four hours a day. Mr. Craine described the increased risks associated with late-night operations. After further discussion the Board agreed to leave the hours of operation as being 5:00 a.m. to midnight.

FOURTH ORDER OF BUSINESS

Consideration of People's Gas Device Installation

Mr. Cox presented a request from People's Gas for the District to allow a gas pipeline monitoring device to be installed on District property. The Board agreed that there would be no benefit to the District from having the device installed and chose to deny the request.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board disapproved a request from People's Gas to install a gas pipeline monitoring device on District property for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Fitness Center – Part II

iii. Landscaping Issues

At this time Mr. Fazzari introduced discussion regarding the use of Girard Environmental as the District's landscape and irrigation contractor and noted several issues with Girard's operations. Board discussion of changing vendors ensued along with the option of requesting a change in supervisors from Girard before terminating the contract. They asked staff to request that Girard attend the meeting scheduled for January 27, 2015 to talk with the Board.

SIXTH ORDER OF BUSINESS

Staff Reports and Updates

A. District Engineer Update

Mr. Caviggia advised that installation of the powder-coated railing for the fitness center was not yet complete and he would follow up on its status. He also indicated he is working with the County to obtain the certificate of occupancy for the fitness center.

B. District Counsel Update

Mr. Craine had no additional information to present.

C. District Management Update

Mr. Cox announced that the next Board meeting is scheduled to be held January 27, 2015 at 11:00 a.m. He also advised that he had discussed with Mr. Fazzari the possibility, however uncertain, of a new District manager being assigned to Harbour Isles due to changing portfolios within Rizzetta. Mr. Letizia suggested that the Board consider the possibility of changing District management companies.

Mr. Cox then explained that the Rizzetta & Company's Operations Management branch has been placed with Rizzetta Amenity Services, Inc., a different component of Rizzetta & Company, and that those services are now being contracted out separately from District Management.

Mr. Cox also announced that at the meeting on January 27th the Board would be considering a proposal from Rizzetta for a revised District web site and the offer of hosting and maintenance services and explained some of the details of the proposal. Mr. Fazzari expressed his concerns with the status of the existing web site and how the new web site, if accepted, would have to be better maintained than the current one.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia expressed his concerns about unwanted activities observed in the parking lot and questionable items found near the exercise trail. He requested that staff pay closer attention to the areas. The Board discussed the idea of installing "No Loitering" signs.


Ms. Fantauzzi presented draft changes to the amenity guidelines regarding playground rules as well as rules that could be printed on signs and placed near the new playground. She asked her fellow supervisors to review the material in time for consideration at the January 27th meeting.

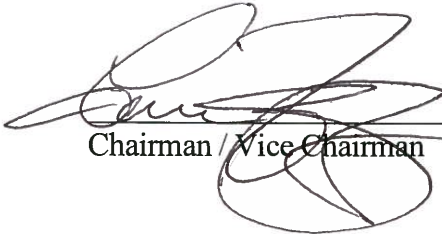
There was brief discussion by the Board regarding installation of the playground, especially provisions for overhead shade and potential issues of damage to sod and sidewalks by the installer. Ms. Fantauzzi explained that a pre-installation meeting with the vendor was being scheduled at which time those concerns would be discussed.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board adjourned the meeting at 1:46 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman