

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 **Tuesday, August 16, 2011, at 11:02 a.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

Janet Allison	Board Supervisor, Vice Chairman
Larry Fazzari	Board Supervisor, Assistant Secretary
Gregg Letizia	Board Supervisor, Assistant Secretary
Kevin Cross	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green and Sams
Tonja Stewart	District Engineer, Wilson Miller <i>(joined the meeting in progress via speakerphone)</i>
Gene Montagna	Amenity Services Group
John Toborg	Rizzetta & Company, Inc.
Dan Fagen	Amenity Services Group (via speakerphone)

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Acceptance of Resignation of Dan Edwards

Mr. Cox presented a letter from Dan Edwards (Exhibit A) tendering his resignation to the Board for consideration.

On a Motion by Mr. Fazzari, seconded by Ms. Allison, with all in favor, the Board accepted the resignation of Board Member Dan Edwards for the Harbour Isles Community Development District.
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THIRD ORDER OF BUSINESS

Nomination(s) for Replacement of Vacant Seat

Ms. Allison nominated Mr. David Truxton for the vacant seat. Mr. Letizia discussed his desire that a resident be appointed to the Board.

A vote on nominee Mr. Truxton by show of hands was taken with Ms. Allison and Mr. Cross in favor and Mr. Fazzari and Mr. Letizia opposed. Mr. Letizia then nominated Mr. Robert Mushow. A vote by show of hands was taken; Mr. Letizia and Mr. Fazzari were in favor and Ms. Allison and Mr. Cross were opposed. Being that the Board arrived at a stalemate, Mr. Cox requested that district counsel explain what happens next. Ms. Tucker advised that the vacant seat could remain vacant if the Board continues with a stalemate vote until the November 2012 election or until the Board vote changes.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on June 21, 2011

Mr. Cox presented the amended minutes of the Board of Supervisors' meeting held on June 21, 2011 to the Board for consideration.

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board approved the amended minutes of the Board of Supervisors' meeting held on June 21, 2011 for Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on July 19, 2011

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on July 19, 2011 to the Board for consideration.

On a Motion by Mr. Cross, seconded by Mr. Fazzari, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 19, 2011 for Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2011 (\$43,186.17)

Mr. Cox presented the July 2011 Operation and Maintenance expenditures totaling \$43,186.17 to the Board for consideration. Mr. Cox answered questions from the Board regarding expenditures during the month.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2011 totaling \$43,186.17 for Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape & Irrigation Service Contract

Mr. Cox presented the updated summary of proposals submitted for the landscape and irrigation service contract. General discussion ensued; Mr. Letizia, Mr. Cross, and Mr. Fazzari each provided their opinions and observations from reviewing the proposals.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board approved the selection of LMP as the landscape and irrigation contractor for Harbour Isles Community Development District and awarded LMP a contract with the District at a price of \$108,915.00.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board authorized the issuance of a termination letter to Cornerstone Tree Farms to end the current landscape/irrigation contract as of September 30, 2011 for Harbour Isles Community Development District.

The Board also expressed a desire to have more participation from the Board in the landscape program.

EIGHTH ORDER OF BUSINESS

Public Hearing on the Fiscal Year 2011/2012 Final Budget

On a Motion by Ms. Allison, seconded by Mr. Cross, with all in favor, the Board opened the Public Hearing on the Fiscal Year 2011/2012 Final Budget for Harbour Isles Community Development District.

Mr. Cox presented the Final Budget for Fiscal Year 2011/2012 to the Board for consideration. General discussion ensued and comments were received from the public.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2011-06, Adopting Final Budget for Fiscal Year 2011/2012

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board adopted Resolution 2011-06, Adopting Final Budget for Fiscal Year 2011/2012 for Harbour Isles Community Development District.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board closed the Public Hearing portion of the meeting for Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-08,
Imposing Special Assessments**

Mr. Cox presented Resolution 2011-08, Imposing Special Assessments and Certifying an Assessment Roll, to the Board for consideration.

On a Motion by Mr. Cross, seconded by Mr. Fazzari, with all in favor, the Board adopted Resolution 2011-08, Imposing Special Assessments and Certifying an Assessment Roll, for Harbour Isles Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-09,
Adopting the Annual Meeting Schedule for
Fiscal Year 2011/2012**

Mr. Cox presented Resolution 2011-09 to the Board for consideration. Discussion ensued over the times to hold the meetings; a decision was reached to hold five meetings at 6:00 p.m. and seven meetings at 11:00 a.m.

On a Motion by Mr. Cross, seconded by Mr. Fazzari, with all in favor, the Board adopted Resolution 2011-09, Adopting the Annual Meeting Schedule for Fiscal Year 2011/2012, for Harbour Isles Community Development District.

TWELFTH ORDER OF BUSINESS

Aquatic Services Update

The Board discussed the status of the midge treatment and the apparent success of the project to eliminate the midge problem at this point. The Board expressed a desire to have the aquatic report submitted closer to the end of the month.

THIRTEENTH ORDER OF BUSINESS

Landscape and Irrigation Update

Mr. Toborg presented his operations inspection report which provided an overview of the status of the District property. Mr. Toborg also updated the Board on the common area irrigation status. Discussion ensued regarding landscaping and drainage issues. Ms. Stewart advised she felt bad and is willing to work with Mr. Toborg at no charge on her end to try to come up with some kind of way to try to deal with it. Staff was directed to obtain a proposal from LMP for common area irrigation repairs.

FOURTEENTH ORDER OF BUSINESS

Amenity Management Update

Mr. Montagna with Amenity Services Group presented an amenity management update report to the Board. Discussion ensued regarding amenity rules and safety issues. The Board directed staff to send a mailing to all residents that informs them of the security efforts underway

and that suspensions may be issued for rules violations.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Unaudited District
Financials (*under separate cover*)**

Mr. Cox presented a summary of the unaudited District financials for the period ending June 30, 2011. Discussion ensued regarding debt service interest.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie confirmed there is a Land Use Planning Council meeting on September 13, 2011. She informed the Board that the County Attorney has provided an opinion that approval of the amendment to the creation ordinance to authorize security powers will not include permission to install "soft" gates at any entrance nor will a guard of any type be allowed which would give the impression that the entrance is restricted. General discussion ensued.

B. District Engineer

No report given.

C. District Manager

Mr. Cox noted that the next regularly scheduled meeting for the CDD is set for September 20, 2011 at 11:00 a.m. He also presented two contracts for ratification by the Board; one was a month-to-month agreement for security service and one was for an assessment for ADA law requirements.

On a Motion by Mr. Cross, seconded by Mr. Fazzari, with all in favor, the Board ratified a month-to-month contract (with 30 days termination) with Patriot Crime Prevention, Inc. to provide security personnel at the amenity center for Harbour Isles Community Development District.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board ratified a contract with RGA Architects LLC for Harbour Isles Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

SUPERVISOR

Mr. Fazzari inquired about security procedures for night parties at the clubhouse.

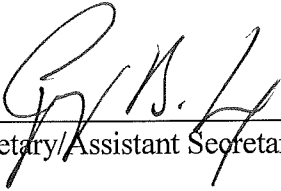
AUDIENCE

Comments were made regarding landscaping, security, ponds and access points.

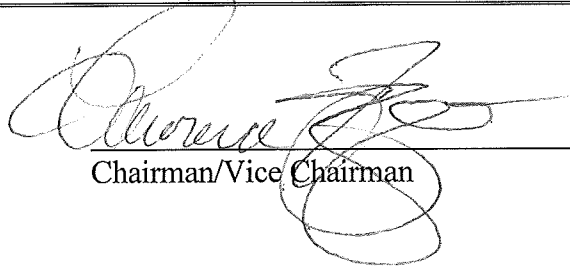
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board adjourned the meeting at 2:12 p.m. for Harbour Isles Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman