

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, October 15, 2013, 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
Bob Nesbitt	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Biff Craine	District Counsel; PWCWP, LLC
Jordan Caviggia	District Engineer; Bayside Engineering
Lori Flemens	Assistant Property Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Melissa Snyder asked for an additional dog waste station to be installed on Hope Bay Loop.

Bryce Bowen introduced himself as a new HOA board member and expressed his wish to improve communication between the two entities. He requested that the District look into acquiring message boards for the other entrances and also discussed the need for "email blasting" capability to be expanded. The Board asked staff to obtain quotes for the message boards.

THIRD ORDER OF BUSINESS

Business Administration – Part I

A. Consent Agenda Items

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

- i. Consideration of Minutes of the Board of Supervisors' Meeting held September 5, 2013
- ii. Consideration of Aug. & Sep. 2013 O&M Expenditures

The Board briefly discussed the consent agenda items and moved to approve them.

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

FOURTH ORDER OF BUSINESS

Discussion of Amenities Suspension

Mr. Cox introduced the topic and presented the letter of temporary suspension that was sent to Dr. and Mrs. Marvin Smith. Ms. Fantauzzi provided the rest of the Board with an eye witness description of the events leading up to the verbal and physical altercations that took place following the HOA meeting. She indicated that the altercation took place primarily among Dr. Smith, Mike Allocco, Diane Letizia and Mrs. Smith and that during the incident, Dr. Smith threatened to go home and get his gun and Mrs. Smith physically attempted to strike individuals. After brief discussion the Board chose to approve the one-year suspension of Dr. and Mrs. Smith and all immediate household members from using District amenities and facilities.

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board approved the 1-year suspension of Dr. and Mrs. Marvin Smith and all members of their immediate household from the use of District-owned and operated amenities and facilities as per Section IX of the District Amenity Facility Guidelines amended October 4, 2012 for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates

A. Landscape & Irrigation Update

Account manager Renee Frith of LMP presented a proposal for reparation of irrigation damage recently discovered by the observation of planted annuals that were dried out. The Board discussed the damage and asked staff to investigate and determine how the damage occurred.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board authorized LMP to repair the damaged irrigation system for an amount not to exceed \$1,800.00 for the Harbour Isles Community Development District.

Presented next was a proposal for installation of plantings to replace the dried-out annuals in the amount of \$1,975.00, which subsequently would be subtracted from the cost of future annuals proposals/installations.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the proposal from LMP to replace damaged annuals in the amount of \$1,975.00 for the Harbour Isles Community Development District.

Ms. Frith then advised that LMP is planning to remove a nuisance pine tree which is too close to an orchid tree at no cost to the District. The Board had no objection. Ms. Fantauzzi questioned Ms. Frith about the abundance of dead lantana plants and about irrigation systems on Cockle Shell Loop and Hope Bay Loop that appear to be installed on private property. Mr. Letizia inquired about the cause of erosion near the walking path. Mr. Fazzari asked about the use of concrete in the trail repair; the plants currently around the pool area palms; the poor appearance of the hydro-seeded area; ant hills not being treated; and spoke about how expectations are not being met in general.

B. Aquatic Services Update; Discussion of Aquatic Plants Removal

Mr. Cox provided the Board with information regarding his efforts to clarify the billings from Aquatic Systems for the various contracts and how he has requested that the company clarify on their invoices exactly what the invoices are for. Present at the meeting was Jason Jaszak of Aquatic Systems, who provided an update to the Board on recent aquatic events and maintenance performed and reviewed the most recent wetland MC and MA monitoring report for the Board.

Next the Board discussed a resident's request to remove alligator flag plants from behind his residence, claiming the plants had grown too much and need to be thinned out. Discussion ensued. The Board agreed to allow Aquatic Systems to remove no more than thirty (30) feet in length of the plants from behind that particular residence.

C. Security Service Update; Discussion of Seasonal Pool/Clubhouse Monitoring

Jeremy Billiet of Excelsior Defense, Inc. presented an update to the Board of recent events and activity during the month. He informed them of some forthcoming personnel changes for officers serving the community.

The Board discussed desired changes in shifts to be effective November 1st, with the resulting decision being to keep the 7:00 p.m. start time for Excelsior staff and to cancel the second T3 staff shift.

D. Building Discussion Update

Mr. Caviggia of Bayside Engineering was present to review his latest monthly engineer's report for the Board and he provided an update to the Board on the progress of the fitness center construction. He confirmed that the civil engineering site plan had been submitted to the County, noted that a Verizon cable line found buried in the area would have to be relocated, and advised that the construction services RFP was not yet ready at present.

Mr. Caviggia also discussed concerns regarding the lighting for nighttime swimming. He

advised it may be worth it to do another lighting study with an electrician and/or property manager Darryl Singh present. The Board discussed the need to obtain a proposal for installation of four ground-mounted landscape lights.

General discussion was held regarding status of the quit claim deeds for the remaining Brookwood-owned properties in the District. Mr. Craine spoke about the legal descriptions given.

Mr. Letizia questioned Mr. Caviggia about the ability of his company to perform a traffic light study. He also asked about the metal cover sinking into the road on the corner of Sandy Shell and Royal Bonnet. Mr. Caviggia will take a picture and try to contact the proper utility authorities.

E. Camera Installation Update

Ms. Flemens informed the Board that the cameras were installed and running. She advised she has had some issues in which the camera views were blacking out and then coming back. Mr. Fazzari expressed his disappointment with the support received from Securiteam thus far and voiced his concern with whether or not the cameras were actually recording when the screens went black. Discussion ensued regarding the fact that no written training documents or user guides had been provided.

The Board asked staff to check invoices to be sure all items billed for are on hand, and directed that final payment to Securiteam should be delayed until discussions have been held with the company regarding the Board's concerns with the products and service. The Board also tabled consideration of the proposals for conference room cameras.

F. District Counsel

Mr. Craine provided information to the Board regarding the use of off-duty Florida Highway Patrol officers for security patrols at other districts which to date have been successful.

G. District Engineer

Mr. Caviggia had no additional information to report.

H. Action Items Review

Mr. Cox reviewed the action item list with the Board. It was suggested that there is an issue on a few areas of the walking trail with regard to irrigation lines, the layout of the trail's asphalt and poor drainage; Ms. Frith will investigate.

I. Property Management Update

Ms. Flemens reviewed her status report for the Board. Brief discussion was held regarding the kiddie playground's surface grading and poor drainage. Ms. Flemens brought up concerns about a 12-year-old boy whose father constantly drops him off at the amenity center

and leaves him there for hours, unsupervised, and also about repainting a step in front of the amenity center. She also asked about approval for adding another doggy-bag station.

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board authorized the purchase and installation of an additional doggie-bag station to be located on Hope Bay Loop for the Harbour Isles Community Development District.

J. District Manager Update

Mr. Cox announced that the next regularly scheduled meeting will be held November 19, 2013 at 11:00 a.m.

SIXTH ORDER OF BUSINESS

Monthly Unaudited Financial Summary

Mr. Cox presented a summary of the unaudited monthly District financial statements as of August 31, 2013 to the Board and reviewed it with them.

SEVENTH ORDER OF BUSINESS

Public Hearing on Guidelines Revisions

Mr. Cox presented the topic for consideration and asked for a motion to open the public hearing portion of the meeting.

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board opened the public hearing portion of the meeting for the Harbour Isles Community Development District.

The Board received audience members' questions and comments regarding the latest guidelines revisions and Mr. Cox summarized for those present the changes that had been made.

The Board requested that portions of the 2008 "Lakes and Waterways Policies" be added to the changes and that the exhibits to the guidelines be completed and added. The Board also requested that the 30-day notice requirement for users of the RV/boat storage lot to notify staff of termination of a lease be shortened to fifteen (15) days.

Mr. Cox then asked for a motion to close the public hearing.

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

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board approved the "Common Property Policies and Forms" amenities guidelines as amended on October 15, 2013 for the Harbour Isles Community Development District.

The Board asked staff to produce a summary of the major changes made in the newest version of the guidelines and to prepare notices for the users of the RV/boat storage lot.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia discussed how he is growing more uncomfortable with Aquatic Systems and their performance as the District's aquatic services vendor. The Board members discussed their issues with the company and asked staff to provide Aquatic Systems with a warning that their performance needs to improve.

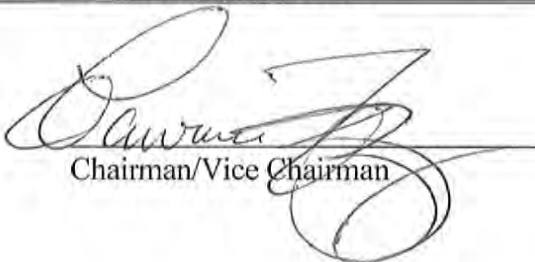
Ms. Fantauzzi requested staff to ensure that vendors sign in at the clubhouse when they arrive on site prior to commencing work in the community. She also asked that the "No Fishing" sign on Sandy Shell be moved to a common area.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, at 2:51 p.m. the Board adjourned the meeting for the Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman