

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, October 19, 2010, 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:

Dan Edwards
John T. Simon
Janet Allison
Larry Fazzari

Board Supervisor, Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor

Also present were:

Greg Cox
Jennifer O'Brian

Gene Montagna
Tonja Stewart

District Manager, Rizzetta & Company, Inc.
District Counsel, Hopping Green and Sams
(via conference call)
Representative, Amenity Services Group
District Engineer, Wilson Miller
(via conference call)

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Board Supervisor
Replacement Nominations**

On a Motion by Mr. Edwards, seconded by Mr. Simon, with all in favor, the Board appointed Larry Fazzari as Supervisor to fill Seat #4 vacated by Ben Beckham with a term ending 11/2012 for Harbour Isles Community Development District.

THIRD ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Supervisor

Mr. Cox administered the Oath of Office to Mr. Fazzari and Mr. Fazzari joined the Board of Supervisors' for the meeting. At this point, District Counsel provided Mr. Fazzari and Board members information related to Supervisor rights and responsibilities. This included information related to public records and Florida Sunshine Laws.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on September 21, 2010

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on September 21, 2010 for the Board to consider. Ms. O'Brian requested that the seventh order of business be amended to change the last sentence to remove "an early termination agreement" and add "written notice of termination to be sent to Cornerstone".

On a Motion by Mr. Edwards, seconded by Mr. Simon, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 20, 2010, as amended, for Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2010

Mr. Cox presented the Operation and Maintenance Expenditures for October 2010 (\$93,253.59) to the Board for consideration. Mr. Edwards asked Mr. Cox to check with the District Engineer to discuss the cost of the storm drain cleaning compared to the actual work completed.

On a Motion by Mr. Simon, seconded by Ms. Allison, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2010 for Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2011-01, Authorization to Seek Security Powers (under separate cover)

Jennifer O'Brian presented Resolution 2011-01 to the Board. She explained that the charges to amend the establishing ordinance is a standard fee of \$10,000 plus attorney fees that should be about \$15,000. She stated that Brian Crumbaker has asked the county if it will consider granting the authority by resolution rather than by ordinance, which should reduce both cost and time. Ms. O'Brian explained if that is approved, it should cost about \$5,000 maximum.

On a Motion by Mr. Edwards, seconded by Mr. Simon, with all in favor, the board agreed to postpone this item to determine what response Mr. Crumbaker receives from the county before taking further action for Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of HVAC Service Agreement Proposals

Mr. Cox presented HVAC Service Agreement proposals to the Board for consideration. Proposals from CGM Services, Inc. (current provider) and LINC Services, Inc. were compared. Mr. Jay McKeage provided an explanation of how the LINC Services agreement would provide service plus repair and replacement.

On a Motion by Mr. Edwards, seconded by Mr. Fazzari, with all in favor, the Board approved the LINC Services Guaranteed for Life Service Proposal for Professional Maintenance for HVAC equipment beginning November 1, 2010 for Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the First Amendment to the Fitness Center Preventative Maintenance Agreement

Mr. Cox presented the first amendment to the agreement with Fitness Center of Florida, Inc., for purposes of renewing the agreement for one year

On a Motion by Mr. Simon, seconded by Mr. Edwards, with all in favor, the Board approved the First Amendment to the Preventative Maintenance Agreement with Fitness Center of Florida, Inc. with a start date of November 1, 2010 for Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

Review of Semi Annual Monitoring Report from Ecological Consultants, Inc.

The Board contacted the District Engineer representative, Tonja Stewart by phone and requested she review the Ecological Consultants, Inc. report and brief the Board on her assessment of the report. Ms. Stewart indicated that she had not reviewed the report but would do so and report her assessment.

TENTH ORDER OF BUSINESS

Service Contract Updates

1. Amenity Service Group Update

Mr. Montagna provided an update to the Board.

2. Landscape (Cornerstone) Update

Mr. Cox provided a brief update of the landscape improvements surrounding the pool area and clubhouse. Mr. Fazzari commented that Cornerstone needs to pick up the empty mulch bags that blew into the ponds and fix the sidewalk sections that were cracked by their vehicles.

3. Aquatics (Lake Masters) Update

Mr. Cox presented the Lake Masters report to the Board. No action was taken.

ELEVENTH ORDER OF BUSINESS

Consideration of Cornerstone Proposal to Install Annuals

After a brief discussion the Board motioned to postpone this item to the next meeting.

On a Motion by Mr. Edwards, seconded by Mr. Simon, with all in favor, the Board agreed to postpone this item until the next meeting for Harbour Isles Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Restroom Doors Access Control Proposals

Mr. Cox presented three proposals to add access controls to the restroom doors that enter from the pool. The proposals were from Envera, American Access Controls, and from Affordable Security Solutions. After discussion among Board members, the Board decided to postpone the decision.

On a Motion by Mr. Edwards, seconded by Mr. Fazzari, with all in favor, the Board agreed to postpone this item until the next meeting for Harbour Isles Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Unaudited District Financial Statements, June 2010 (under separate cover)

Mr. Cox presented a summary of the Unaudited District Financials for June 2010 to the Board and no action was taken.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. O'Brian explained that Cornerstone waived, in writing, the requirement that the District provide thirty days' written notice of -termination of its current landscape contract in order to execute the October 1, 2010 contract.

B. District Engineer
Not Present.

C. Clubhouse Manager

Mr. Montagna provided a brief update of his activities for the current month.

D. District Manager

Mr. Cox reminded the Board that on November 16, 2010 the Landowners' Meeting and Election would take place at 11:00 a.m. followed immediately by the regular meeting of the Board of Supervisors'.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

SUPERVISOR

There were no Supervisor requests.


AUDIENCE

Ms. Claire McColl requested an update regarding the status of the entrance palm that had the third leg removed due to fungus. Mr. Cox will review and bring an update to the Board. Ms. McColl also requested that the Board consider lowering the \$50 per month boat storage fees to be competitive with the "Buck-A-Day" storage facility nearby. The Board asked staff to conduct an analysis of the rates for the storage facility.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Edwards, seconded by Ms. Allison, with all in favor, the Board adjourned the meeting at 12:51 p.m. for Harbour Isles Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman