

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 28, 2014, 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; PWCWP, LLC
Jordan Caviggia	District Engineer; Bayside Engineering
Lori Flemens	Asst. Property Manager; T3 Property Mgmt.
Paul Ramsewak	Property Manager; T3 Property Mgmt.
Darryl Singh	Owner; 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

There were no comments or questions from the audience members in attendance.

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 Board of Supervisors' Continued Meeting held September 5, 2014
- ii. Consideration of Minutes of Board of Supervisors' Regular Meeting held September 16, 2014
- iii. Consideration of September 2014 O&M Expenditures

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

Mr. Fazzari discussed an article he had read regarding different rates that Duke Energy and FPL charge for small businesses versus residents and asked staff to make an inquiry to confirm that the District is being charged the correct rate.

FOURTH ORDER OF BUSINESS

Staff Reports and Updates

A. Property Management Update

Mr. Ramsewak of T3 Management Services provided the latest monthly update of recent events in the District for the Board and answered their questions. The Board discussed the issues with repairing the elliptical machine and FHP's involvement with net fishing incidents. Mr. Letizia questioned the recent staffing changes on the weekend schedule. Mr. Singh addressed questions related to changes in staffing hours requested by the Board. Discussion then shifted to staffing hours for the new fitness center and at the conclusion, agreed to staff the new fitness center for one month when it opens.

On a Motion by Ms. Fantauzzi, seconded by Mr. Fazzari, with all in favor, the Board authorized the scheduling of one T3 Property Management staff member at the new fitness center for one month upon opening from the hours of 6:00 p.m. to 10:00 p.m. for the Harbour Isles Community Development District.

Mr. Singh expressed his opinion to the Board that the appearance of the property has somewhat declined and that he wants to add a staff person to help with basic maintenance such as pressure washing, cleaning, and touch-up work.

B. Landscape & Irrigation Update

Mr. Letizia questioned the ownership of the hedge by the bank and whether or not the District is responsible for its maintenance and if so, the hedge needs to be trimmed and weeded.

Mr. Fazzari voiced his concern that the landscape contractor has to train their personnel not to kill off plants that shouldn't be and that more direct supervision is required.

The Board requested an updated fertilization schedule from Girard since the new

landscaping and palm trees have been installed. The Board also requested that Girard be notified of the large number of developing anthills.

i. Consideration of Proposal for Door & Hardware Repairs/Replacement

Mr. Cox presented proposals from Girard Environmental and from A-Team Welding for replacement of the doors and hardware in the tower and landscape monument to the Board for consideration.

On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, the Board accepted the proposal from A-Team Welding for door and hardware repairs and replacement in the amount of \$5,920.00 for the Harbour Isles Community Development District.

Mr. Cox presented additional proposals to the Board for consideration. The first proposal was from Girard in the amount of \$8,740.00 for mulching in areas throughout the community. This proposal had been modified from one presented previously to account for mulching that had already been done in conjunction with landscaping renovations.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board accepted the proposal from Girard Environmental in the amount of \$8,740.00 for mulching in areas throughout the community for the Harbour Isles Community Development District.

Mr. Cox presented a proposal from Cleary's Landscape & Lawn Service for bridge landscaping to the Board for consideration. After discussion the Board tabled the item.

Mr. Cox then presented a proposal from Greenworks, Inc. for palm tree OTC injections to the Board for consideration. Discussion ensued.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the proposal from Greenworks, Inc. for palm tree OTC injections for the Harbour Isles Community Development District.

C. Aquatic Services Update

Account manager Josh McGarry of Aquatic Systems presented and reviewed his latest aquatic services maintenance and inspection report for the Board and reviewed key issues with the ponds and waterways throughout the District. Ms. Fantauzzi discussed the need for additional pickerel weed plants in ponds #7 and #8. Mr. Letizia described his general dissatisfaction with Aquatic Systems' service over the past 6-7 months, using the excessive growth of alligator weed gone untreated as an example. He also said he has noticed hydrilla behind his residence and others' and questioned why the service tech is not noticing such issues when visiting the District, and described himself as being "totally exhausted" with Aquatic Systems. Mr. McGarry responded to Mr. Letizia's comments and noted that he prepares the monthly maintenance reports based on his

own personal inspection of the District's waterways. After more general Board discussion Mr. Fazzari indicated that Aquatic Systems is "on notice" until the end of the year and if there is no improvement, the Board will consider other options.

i. Consideration of Proposals

The Board considered a proposal from Aquatic Systems for installation of bluegill fish in various ponds throughout the District for midge fly control. The Board approved the proposal in the amount of \$4,423.00 for stocking bluegill in ponds #3, #4, #14 and #16 of the District.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the proposal from Aquatic Systems for stocking bluegill fish in ponds #3, #4, #14 and #16 in the amount of \$4,423.00 for the Harbour Isles Community Development District.

With regard to the second proposal, Mr. McGarry explained the purpose for introduction of Micro Lyfe Digester in pond #14 instead of using aluminum sulfate to "reduce the muck".

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board accepted the proposal from Aquatic Systems in the amount of \$2,800.00 for utilization of Micro Lyfe Digester in pond #14 for the Harbour Isles Community Development District.

D. District Engineer Update

Mr. Caviggia provided a status update of the fitness center construction, discussing the water connection, electrical install, roofing issues to be resolved, and the site grading. Mr. Nesbitt noted other issues needing attention. Additional Board discussion was held regarding change order request information and the costs for performing the water line search versus costs for sod installation. Mr. Caviggia asked for a motion to approve the acquisition of a powder-coated railing to be installed around the porch entrance.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the purchase and installation of a powder-coated railing on the front porch of the new fitness center for an amount not to exceed \$7,400.00 for the Harbour Isles Community Development District.

Mr. Fazzari explained his general disappointment with the status of the whole project.

E. District Counsel Update

Mr. Craine provided an update on the installation of the traffic signal and explained that he still sees the item as being completed before year's end.

Mr. Letizia asked Mr. Craine for an opinion on how he can avoid people thinking he is getting "favors" if he was to use Cleary's Landscaping service at his private residence. Mr. Craine advised Mr. Letizia to keep receipts.

F. District Management Update

Mr. Cox announced that the next regularly scheduled Board meeting will be held on November 25, 2014 at 11:00 a.m. and advised the Board of a "CDD 101" seminar to be hosted by Rizzetta & Company for new Board members on November 13th. He also reminded the Board of the upcoming general elections taking place on November 4th and that at the next Board meeting on November 25th the Board would have to consider a resolution designating officers of the District.

Mr. Cox also explained the need to appoint MBS Capital Markets, LLC as the District investments underwriter in order to begin the analysis for bond refinancing.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board appointed MBS Capital Markets, LLC as District investments underwriter for the Harbour Isles Community Development District.

G. Monthly Financial Status & Summary Report

Mr. Cox reviewed the monthly and fiscal year end financial summary report as of September 30, 2014 with the Board.

H. Action Items Review

Mr. Cox reviewed the current list of action items with the Board.

FIFTH ORDER OF BUSINESS

Consideration of Incident & Suspension

Mr. Cox presented a summary of the confrontation that occurred on September 18, 2014 involving resident John McManus, who was not present at the meeting. Mr. Fazzari expressed his opinion of the incident.

Board discussion ensued and the Board acted to suspend Mr. McManus and the members of his household from using the District's common property facilities for a period of one year from the date of the meeting.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board authorized the suspension of use of the District's common property facilities by John McManus and all members of his household for a period of one year, from October 28, 2014 to October 27, 2015, for the Harbour Isles Community Development District.

The Board continued to discuss the procedures regarding trespassing someone who has been similarly suspended should they attempt to use the facilities during their suspension period. The Board asked that the topic be reviewed with Sgt. Hobbs of the Florida Highway Patrol.

Mr. Cox informed the Board that a letter was being sent to a resident who was seen

letting her pet defecate at the basketball courts without cleaning it up afterward.

SIXTH ORDER OF BUSINESS

Discussion of Playground Layout & Proposal

Mr. Cox presented for the Board's consideration the proposal from GameTime which was revised to include the "grant" credit. He explained that the new amount with the credit factored in is \$44,514.68 and asked for action from the Board regarding whether or not they wished to pay the amount in full in order to take advantage of an offered discount.

On a Motion by Mr. Nesbitt, seconded by Mr. Letizia, with all in favor, the Board accepted the proposal from GameTime in the amount of \$44,514.68 and authorized staff to prepay the amount in full before November 15, 2014 in order to receive a discount for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Trail Lighting Proposals

Mr. Cox presented proposals for conversion of the trail street lights to LED lighting. Discussion ensued and the Board chose the proposal from Electric Today.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the proposal from Electric Today in the amount of \$4,480.00 for conversion of ten (10) street lights to LED lighting for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia asked for a letter to be sent to the residents of 5211 Moon Shell Drive who were seen allowing their dog to defecate without cleaning it up afterward at 5:45 p.m. on October 22nd. He also noted that people have been found fishing on Fridays and asked that the FHP officers' schedule be adjusted whenever possible to have the officers work on Fridays from 2:00 – 6:00 p.m. to help keep the fishermen away. Finally, Mr. Letizia discussed the public meeting being held regarding the Waterset community.

Mr. Fazzari requested information regarding the recent wording changes made to the fitness center policies and noted that he had received a request from a resident to move the current designated smoking area because the resident does not like smelling the smoke as they enter the facility from the parking lot. The Board declined to take action on the request.

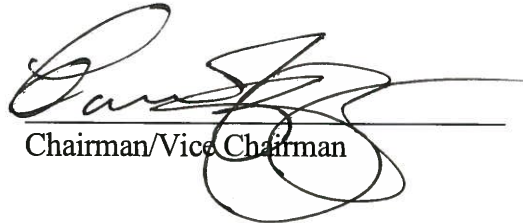
Mr. Fazzari described the need to provide at least one Board member with information regarding access keys, codes and other similar information. He also mentioned that FHP officers had missed some scheduled dates.

Ms. Fantauzzi noted if a transformer was to blow, the access systems would default to the "open" settings and there would be a security issue with the fitness center.

NINTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board adjourned the meeting at 2:10 p.m. for the Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman