

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, November 1, 2012, 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
Janet Allison	Board Supervisor, Vice Chairman
Kevin Cross	Board Supervisor, Assistant Secretary
Gregg Letizia	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Darryl Singh	Property Manager; RASI
Kelly Evans	Staff Manager; RASI
Tonja Stewart	District Engineer; Stantec (via speakerphone)
Biff Craine	District Counsel; PWCWP, LLC (via speakerphone)

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Business Administration – Part I:
Consent Agenda Items**

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

- A. Consideration of Minutes of the Board of Supervisors' Meeting held October 4, 2012Tab 1
- B. Consideration of Operation and Maintenance Expenditures for October 2012.....Tab 2

Brief discussion ensued regarding LMP invoices and an Envera invoice. Mr. Fazzari asked that staff follow up on instituting the work order approval process previously agreed upon.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board approved Consent Agenda items A and B as presented for Harbour Isles Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports and Updates – Part I

A. Presentation by JAH Architect

Tony Huggins of JAH Architect, Inc. gave a presentation of several ideas for amenity center plans to the Board and asked for the Board's feedback and input. Lengthy discussion ensued regarding options and sizes and related requirements. It was noted that the current building size of 1500 square feet would allow for a building of up to 7200 square feet in conjunction with available parking space. There was discussion of the idea to build a stand-alone meeting room and convert the existing meeting room into a fitness center rather than keep the existing meeting room and build a stand-alone fitness center. It was also suggested that the new tennis court should be placed on the same side as the current basketball court, or possibly converting the basketball court into a tennis court and making a basketball half-court on part of the parking lot and adding another parking lot if needed. The idea of forming a committee was also discussed, to take place once the transitioning Board seats have been filled and positions finalized. Mr. Cox suggested the Board should at least name one person to be a point of contact for JAH until the committee is formed and Mr. Fazzari agreed to be it.

B. Landscape & Irrigation Update

Joe DeBusk of LMP provided an update of recent maintenance and upcoming events in the District including fertilization, pest control and weed control and also stated things are working out well with operations manager Tyree Brown. Mr. Cox presented a proposal for plantings and irrigation at the RV/boat storage lot to the Board for consideration along with an illustration giving a visual idea of the finished work. The Board and staff recalled that operations manager John Toborg had previously designed a plan for the area and the Board asked to compare the current proposal to what Mr. Toborg had suggested. Discussion ensued.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved landscaping proposals #10521 and #10956 from LMP, contingent upon operations manager John Toborg's approval, for Harbour Isles Community Development District.

C. Aquatic Service Update

Josh McGarry of Aquatic Systems, Inc. was not able to attend the meeting but on his behalf Mr. Cox provided a brief update on recent events and maintenance to the Board. Ms. Allison asked if Mr. McGarry will share his wetland report with the Board before submitting it to the EPC. Mr. Cox said he will make sure he does.

D. Security Service Update

Patrick Farrow of Excelsior Defense, Inc. provided a brief update to the Board of security

items and events since the last meeting. Mr. Letizia asked about changing the staff patrol hours due to Daylight Savings Time. Brief discussion ensued. It was agreed to make the hours 5:00 p.m. – 6:00 p.m. at the clubhouse and community-wide patrol from 6:00 p.m. – 3:00 a.m. beginning on Monday, November 5th. Mr. Farrow advised he has a new staff member, Michael Baker, on duty and gave a brief summary of Mr. Baker's background to the Board.

E. District Engineer

Ms. Stewart discussed drainage at the RV storage lot roadway, stating that after pulling construction plans for the area she found that the area was not included as part of the drainage system for the community. She advised that regrading could be done and inlets and piping systems installed to improve the conditions, and recommended that these steps be taken rather than just constant temporary patching of surface issues. Discussion ensued. The Board asked Ms. Stewart to obtain estimates for regarding the area and estimates for paving the area.

Ms. Stewart then discussed the leaking reclaimed water line which was previously repaired by the builder, William Ryan Homes. Mr. Cox confirmed he had spoken with Mr. Toborg and confirmed that the problem is indeed a builder/homeowner issue, not a District issue, but that he will contact William Ryan Homes to make sure they take care of it.

Mr. Fazzari had invoice inquiries which Ms. Stewart answered.

F. District Counsel

Mr. Craine discussed the fact that notification still has not ever been received from the county Code Enforcement department nor contact ever made regarding the plantings on Sandy Shell and recommended again that the Board take no action. He also stated he contacted the County with regard to the change in the vacating application process and advised that due to holidays, any decisive meetings with the County are slated for most likely December or January.

Mr. Fazzari then brought up closure of 19th Avenue and asked Mr. Craine if there is any way to contact the County to find out if the County would be willing to vacate the 19th Avenue area without prompting from or a commitment from the District. Mr. Craine said yes, he can call them to discuss informally especially since the District isn't planning to close off 12th.

Mr. Fazzari asked Mr. Craine about getting the DOT to perform another traffic light study. Mr. Craine said they don't have anything scheduled and that they asked him to call back in a couple months to remind them. He advised they don't do the studies very frequently unless the first study they did of an area shows it was close.

FOURTH ORDER OF BUSINESS

**Consideration of Electronic Security
Proposals**

Mr. Cox presented proposals from Securiteam and Envera and introduced Tom Swain of Envera who reviewed his company's proposal for updating the security camera system. Lengthy discussion ensued regarding details of the proposal.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved the proposal from Envera, Inc. for electronic security updates to the clubhouse, clubhouse parking area and basketball courts in the amount of \$16,900.00 that includes \$750.00 per month for active nighttime video surveillance and service and maintenance for Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates – Part II

G. Projects Update Discussion

Mr. Cox reviewed the updated action item list with the Board, checking off those things already covered at the meeting thus far. Brief discussion ensued regarding why a \$500 permitting fee was included on the proposal for wall damage repairs.

H. Property Management Update

Mr. Singh presented the monthly update of recent improvements and events in the District. He advised the amenity access software has been completely upgraded and stated that members of 210 homes in the District have now obtained updated amenity access cards. Mr. Singh mentioned that damage is being done to the walking path bridge spindles, possibly by school kids, and the latch on the side gate to the RV/boat storage lot was torn off.

I. District Manager Update

Mr. Cox announced the next regular meeting will be held on December 6th at 11:00 a.m.

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Wall Repairs

Mr. Cox presented the proposal for wall repairs for ratification and confirmed he will double-check the \$500 permitting fee that was included.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved the proposal for wall repairs for Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Unaudited District
Financial Summary**

Mr. Cox presented the latest unaudited financial summary as of September 30th for the Board and reviewed it for them.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia asked Mr. Singh to start using the “No Parking on CDD Property” notices.

NINTH ORDER OF BUSINESS

Audience Comments

One audience member voiced her disapproval about the pool area side gate being closed and locked. She also spoke about people storing personal vehicles in the RV/boat storage lot area. She also mentioned the ditch along the storage lot which runs along to her property. Mr. Cox explained that in the ditch there is a designated wetland area as well as a buffer area and stated the buffer area is not to be cut, although overhanging plant growth can be trimmed back. He also said that because the District does not own any of that property, any maintenance complaint from her or a nearby homeowner would be between the homeowner and the County. He has, however, contacted the County regarding removal of invasive plant life in that area.

Another homeowner asked if the District has any plans for establishing reserve funds for long-term maintenance of repairs in order to avoid special assessments. Mr. Cox advised the District can do a reserve study. The homeowner also asked the status of closing off the entrances, to which Mr. Cox replied the plan is on hold until the community is fully built out and the developers are gone.

A third homeowner complimented recent work done in the community but indicated the bridge spindles are missing or in disrepair and expressed her safety concerns. Mr. Singh indicated there is a plan to begin taking care of this right away. Mr. Fazzari asked that Mr. Singh let the Board know if/when the kids vandalizing the area are seen and/or caught so the Board can address the matter.


TENTH ORDER OF BUSINESS

Adjournment

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

Mr. Fazzari thanked outgoing Board member Mr. Cross for his service to the District.


Secretary/Assistant Secretary


Chairman/Vice Chairman