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**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, November 16, 2010, at 11:45 a.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

Dan Edwards	<b>Board Supervisor, Chairman</b>
Tom Schramski	<b>Board Supervisor, Vice Chairman</b>
Janet Allison	<b>Board Supervisor, Assistant Secretary</b>
Kevin Cross	<b>Board Supervisor, Assistant Secretary</b>
Larry Fazzari	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer O'Brian	<b>District Counsel, Hopping Green and Sams</b> <i>(via conference call)</i>
Gene Montagna	<b>Representative, Amenity Services Group</b>
Tonja Stewart	<b>District Engineer, Wilson Miller</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Administer Oath of Office to Newly Appointed Board Supervisors**

Mr. Cox administered the Oath of Office to Dan Edwards (Seat # 1 Term 11/2010-11/2014) , Janet Allison (Seat # 2 Term 11/ 2010 – 11/2014) and Kevin Cross ( Seat #3 Term 11/2010 – 11/2012).

Following taking the Oaths of Office, Ms. O'Brian provided a briefing to the newly elected Board members related to the Florida Sunshine Laws, Public Records statutes and other administration areas related to their new positions.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2011-01,  
Canvassing and Certifying Election Results**

Mr. Cox presented Resolution 2011-01, Canvassing and Certifying Election Results to the Board for their consideration. Mr. Cox explained that Dan Edwards was elected to a four year term with 215 landowner votes; Janet Allison was elected to a four year term with 214 votes; and Kevin Cross was elected to a two year term with 174 votes.

On a Motion by Mr. Edwards, seconded by Ms. Allison, with all in favor, the Board approved Resolution 2011-01, Canvassing and Certifying Election Results for Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-02, Re-  
Designating Officers**

Mr. Cox explained that as a result of the recent elections it was necessary for the Board to re-design the slate of Officers and he presented Resolution 2011-02, Re-Designating Officers to the Board for their consideration. He explained that he currently had nominations for Dan Edwards as Chairman, Janet Allison as Vice-Chair, Thomas Schramski, Kevin Cross, Larry Fazzari and Greg Cox as Assistant Secretaries. No other nominees were presented.

On a Motion by Mr. Edwards, seconded by Mr. Fazzari, with all in favor, the Board approved Resolution 2011-02, Re-Designating Officers for Harbour Isles Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors Meeting Held on October  
19, 2010**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on October 19, 2010 to the Board for consideration. He explained that Ms. O'Brien had reviewed the draft minutes and requested several amendments and that the versions they had contained those changes. Ms. O'Brien reviewed the amendments for the Board.

On a Motion by Ms. Allison, seconded by Mr. Edwards, with all in favor, the Board approved the minutes of the Board of Supervisors Meeting held on October 19, 2010, as amended, for Harbour Isles Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for November  
2010**

Mr. Cox presented the Operation and Maintenance Expenditures for November 2010 in the amount of \$39,809.11.

Mr. Fazzari requested information as to how the landscape invoices related to the existing contract and Mr. Cox indicated that he would send Mr. Fazzari a copy of the contract which should clarify those items.

On a Motion by Mr. Edwards, seconded by Ms. Allison, with all in favor, the board approved the Operation and Maintenance Expenditures for November 2010 in the amount of \$39,809.11 for Harbour Isles Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from Republic Services, Inc. for Trash Container**

Mr. Cox presented a proposal from Republic Services, Inc. for the leasing of a trash receptacle and pick-up service at the Amenity Center at a cost of \$58 per month. After discussion among the Board members with concern over the actual need for the service and whether or not additional proposals should be obtained for comparison purposes, the Board decided to postpone approval.

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board approved to postpone the decision until additional proposals could be obtained, specifically one from Waste Management Services for Harbour Isles Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding RV/Boat Storage Lot**

Mr. Cox explained to the Board that there has been a complaint filed regarding the boat and RV storage lot. Specifically, the complaint was that commercial vehicles that are not allowed to be parked at resident's homes have been allowed to lease a space and park the vehicles in the storage lot while the Rules state that only boats and RVs are permitted. Additionally, the complaint was that the fence around the lot along with the landscaping has not been cared for and has deteriorated.

Following a discussion among Board members, the Board requested that Rizzetta Operations Manager, John Toborg inspect the fence and landscaping to assess what can be done to improve its appearance and to bring those recommendations back to the Board.

Ms. O'Brian explained that because the boat and RV storage policies were adopted in the form of rules, the Board would need to follow statute requirements for rule changes which include legal notice and public hearings for the considered rule changes. She outlined some of the expenses that would be associated with proceeding through the rule change process. Mr. Fazzari commented that the additional revenues from allowing more vehicles to lease space would pay back the costs over time.

On a Motion by Mr. Fazzari, seconded by Mr. Edwards, with all in favor, the Board approved for the staff to initiate the process to amend the District rules for the boat and RV storage lot for the purpose of allowing commercial vehicles to be stored for Harbour Isles Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Contracts for Commercial Pool Services of Florida, Inc. and Lake Masters Aquatic Weed Control, Inc.**

Mr. Cox explained that the contracts for pool service and aquatic service were expiring and wanted Board guidance whether they would like to renew the existing contracts or to seek quotes for those services from other providers.

On a Motion by Mr. Fazzari, seconded by Mr. Edwards, with all in favor, the Board approved that the staff initiate the process to acquire quotes for the pool service and aquatic service contracts for Harbour Isles Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Unaudited District Financial Statements, September 2010**

Mr. Cox provided a summary of the District financials for September 2010. No action was taken by the Board.

**ELEVENTH ORDER OF BUSINESS**

**Service Contract Updates**

**1. Amenity Service Group Update**

Mr. Montagna provided a summary of activities that have taken place since the last CDD meeting. Mr. Fazzari inquired about the status of the lights around the pool and Mr. Edwards inquired about the status of the Envera service at the Club House. No action was taken by the Board.

**2. Landscape (Cornerstone) Update**

Mr. Cox presented a quote from Cornerstone for the replacement of annuals for \$4,450. The Board had postponed this item from the last CDD meeting. Mr. Cox also presented a proposal from Cornerstone to repair the landscaping in several sites around the District to include the entrance islands, monument areas and an eroded area at the pond behind the Amenity Center. After discussion among the Board members, it was decided that the Board wanted Cornerstone to amend the landscape proposals so that they included mulching in the price and to add other areas behind the Amenity Center that would need landscape improvement and to bring these proposals back to the next meeting. The Board did decide to proceed with the installation of annuals as quoted.

On a Motion by Mr. Edwards, seconded by Mr. Schramski, with all in favor, the Board approved the Cornerstone quote for annuals installation at a cost of \$4,450 for Harbour Isles Community Development District.

A third proposal from Cornerstone was presented by Mr. Cox for the repair of erosion damage that had occurred under the docks behind the Amenity Center. Mr. Cox explained that portions of the dock would have to be removed, dirt replaced and support material installed. A second portion of the proposal was to repair portions of the asphalt trail that had eroded in spots. Ms. Stewart suggested that it might be better to wait until the Spring time to make the erosion repairs due to water levels. The Board requested that Ms. Stewart and Mr. Toborg meet to review the areas and seek additional quotes for the repairs.

**3. Aquatics (Lake Masters) Update**

The Board reviewed the pond status reports provided by Lake Masters and asked staff to request Lake Masters take a good look at pond # 10 which had been reported as “work in progress” for two consecutive reports. No other actions were taken by the Board.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Ms. O’Brian reviewed the status of the efforts taking place through her office to seek information regarding the process for petitioning the County for security power. She explained that they were waiting for responses to determine if security power could be changed with a Resolution by the County versus an amendment to the Ordinance.

B. District Engineer

Ms. Stewart provided an update regarding the District’s water use permit (WUP) from SWFMWD and indicated that there may be a water metering requirement in the future and suggested that the landscape and irrigation contractor could most likely serve as the water use reporting agent once that occurs.

Ms. Stewart also explained that she had held discussions with the contractor who had provided the storm drain cleaning service about the fact that they billed for four hours of work and performed approximately ½ hour or work as witnessed by Mr. Fazzari. Ms. Stewart explained that they were not very responsive to her about this issue and that she recommended using different service providers in the future.

C. Clubhouse Manager

Mr. Montagna explained to the Board that he had received a request to hold a wedding ceremony at the gazebo behind the Amenity Center in March, 2011 which would involve putting up a large tent to accommodate approximately 100

guests. The event planned to serve alcohol in the tent area and to use the Amenity Center room to house and serve the wedding cake. A discussion ensued among the Board members regarding concerns for parking, rest room availability, alcohol consumption, insurance liabilities, the impact on other residents, hours of use, security, fees, deposits, use of District common areas, damage to landscape and irrigation and ASG personnel required to attend. The Board requested that the staff review the current policies and rules to see how they address a request such as this and to review policies in place at other Districts where ASG provides service to see if some would be a good fit for Harbour Isles CDD. Regarding the request for use in March of 2011, it was recommended that the resident be informed that these policies may not be in place in time for that event and that they should search elsewhere.

D. District Manager

Mr. Cox announced that the next meeting is scheduled for December 21, 2010 at 11:00 a.m. at the Club House.

Mr. Cox presented proposals for the installation of access controls for the restroom doors leading to the pool area that had been postponed from the last CDD meeting. After a discussion among the Board members, the Board decided to postpone the decision indefinitely.

On a Motion by Mr. Edwards, seconded by Mr. Fazzari, with all in favor, the Board voted to take no action on the installation of access controls on the Amenity Center restroom doors at this time for Harbour Isles Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

**SUPERVISOR**

Mr. Edwards reemphasized that he wanted John Toborg and Tonja Stewart to work together on the erosion repairs under the docks and for John Toborg to work with Cornerstone on the assessment of the boat and RV storage area.

Mr. Fazzari asked whether or not Cornerstone had a Supervisor on site when the crews were working. He has concern that the crews are breaking lights and irrigation without informing the Supervisor.

**AUDIENCE**

Comments were taken from audience participants and a summary of the comments are as follows:

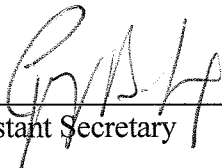
1. The District needs a web site to put out information about the meetings.
2. Instead of annuals the District should install plants that last longer.
3. CDD meetings should be held at night when more people could attend.

4. The HOA needs to hold meetings and hold them at night.
5. Something needs to be done about the problem of blind mosquitoes.
6. We should not allow weddings at the Amenity Center due to noise.
7. We would be inviting problems if we put a trash receptacle at the Amenity Center.
8. We need a link to TECO on a web site so we can report lights being out.
9. 75-85% of the issues residents have are HOA issues not CDD but since there are no HOA meetings, residents come to CDD meetings to complain.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Edwards, seconded by Mr. Cross, with all in favor, the Board adjourned the meeting at 2:03 p.m. for Harbour Isles Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman