

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, December 6, 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
Don Hancock	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
Tonja Stewart	District Engineer; Stantec
Biff Craine	District Counsel; PWCWP, LLC

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Administration of Oath of Office

Mr. Cox administered the oath of office to newly elected Board supervisors Lawrence Fazzari, Don Hancock, and Gregg Letizia. Mr. Craine briefly reviewed Sunshine Laws.

THIRD 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 November 1, 2012Tab 1
- B. Consideration of Operation and Maintenance Expenditures for November 2012Tab 2

Brief discussion ensued regarding minutes transcription. Mr. Fazzari questioned the

RASI invoice showing the cost of the additional maintenance person at approximately \$2,800.00 versus a previously quoted cost of approximately \$2,300.00. Mr. Fazzari expressed his concern regarding the need for a separate contract. Mr. Cox will forward his inquiry to RASI manager Kelly Evans for follow up and response to the Board.

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

FOURTH ORDER OF BUSINESS

**Appointment of Supervisor to Vacant
Board Seat #1**

Mr. Cox noted the vacant seat #1 on the Board of Supervisors and briefly explained the timeline and process for filling the vacancy. Mr. Fazzari nominated Elizabeth Fantauzzi to vacant Board of Supervisors seat #1.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board appointed Elizabeth Fantauzzi to fill vacant Board of Supervisors seat #1 for Harbour Isles Community Development District.

Mr. Cox then administered the oath of office to Ms. Fantauzzi and Ms. Fantauzzi joined the other Board members for the remainder of the meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2013-01,
Designating Officers**

Mr. Cox presented Resolution 2013-01 to the Board for consideration and opened the floor to nominations for the positions of chairperson and vice chairperson.

Mr. Hancock nominated Mr. Fazzari as chairperson and Mr. Fazzari nominated Mr. Letizia as vice chairperson. As there were no other nominations, Mr. Cox closed the floor to nominations and confirmed the remaining Board members would serve as assistant secretaries along with himself and District manager Matt Huber of Rizzetta & Company.

On a Motion by Ms. Allison, seconded by Mr. Letizia, with all in favor, the Board approved Resolution 2013-01, Designating Officers, for Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2013-02, Re-
designating Assistant Treasurer**

Mr. Cox presented Resolution 2013-02 to the Board for consideration and explained that Joe Kennedy, accounting manager with Rizzetta & Company, would be replacing Shawn Wildermuth as assistant treasurer.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved Resolution 2013-02, Re-designating Assistant Treasurer, for Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports and Updates – Part I

A. Landscape & Irrigation Update

Joe DeBusk of LMP provided an update of recent maintenance and upcoming events in the District. He noted that if the oleanders at the intersection of Spindle Shell Way and Sandy Shell Way are cut back to 2' high as required by DOT the plants will most likely die. Mr. DeBusk said he will come up with alternative plants to replace them.

Mr. Cox then presented LMP's proposal for annuals plantings (red and white petunias) to the Board for consideration.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved the landscaping proposal from LMP for installation of 2,600 red and white petunias in the amount of \$3,510.00 for Harbour Isles Community Development District.

Mr. Cox then presented a mulch proposal from LMP. Discussion ensued regarding when to install mulch and how much. The Board chose to make mulching decisions on an as-needed basis and to revisit the mulch proposal at a later time.

Mr. DeBusk introduced discussion regarding revising the landscape plan for the island at the RV/boat storage lot entrance and changing out the hawthorne. Right-of-way maintenance issues were also briefly discussed. Mr. Singh noted that the entrance monument plant beds are not doing well. Mr. DeBusk agreed and stated there is no adequate drainage in the area. The Board asked Ms. Stewart to investigate the lack of drainage and asked Mr. DeBusk to look at the irrigation in the area.

B. Aquatic Service Update

Josh McGarry of Aquatic Systems, Inc. provided an update on recent events and maintenance for the Board. Discussion ensued regarding certain plantings. Mr. McGarry confirmed for the record that thalia ("alligator flag") is indeed a desirable and native aquatic plant. He also said he had spoken with Richard Beatty of EPC who indicated he will perform the next SWFWMD-required inspection in the spring after all plantings have been installed.

C. 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. He said the new security person is doing well and also provided a list of holiday security tips to be posted on the RASI community website. Mr. Letizia inquired about swapping security staff schedules (weekday and weekend personnel). Mr. Fazzari noted the role of District security in dealing with private property (model homes) and also

requested that the guards spend more time driving through the community than sitting parked at the club house.

D. District Engineer

Ms. Stewart had no additional information to present.

Mr. Cox introduced the topic of the reclaimed water pipe leak at the residence on Hope Bay Loop and gave a history of the problem leak with William Ryan Homes. He summarized by stating a leak was found, the homebuilder was notified who in turn notified the County. The County advised the pipe is not theirs, it is a reclaimed water pipe. A vendor (District irrigation rep) inspected the area and ordered parts. When the homebuilder inspected the area a few days later (while parts were on order) the area was dry and he assumed it was already fixed by someone else and had the area resodded. Mr. Cox also confirmed there will come a point in time when the County will want to utilize the pipes and take ownership of them. General discussion ensued. Ms. Stewart spoke about the process of acceptance, the warranty period and inspection and recommended that since a slow leak creates other problems, if the County allows and the price is reasonable, the District should fix the leak this first time. Mr. Letizia asked about shutting off the water to that pipe, to which Ms. Stewart said from a maintenance perspective they should keep the pipe charged with water as is currently being done. Mr. Cox noted that in this case he and the Chairman have the authority to make necessary repairs; the Board agreed.

E. District Counsel

Mr. Craine spoke about the status of the vacation process for the front entrance. Lengthy general discussion ensued on the background and history of the vacation process and privatizing the roads. Mr. Fazzari noted for the record that the same individual making threats with SWFWMD, etc. has now also threatened to sue the District if the HOA proceeds with its actions against him, according to information the individual posted on the public social network many of the residents use.

F. Property Management Update

Mr. Singh gave an update of recent improvements and events in the District since the last meeting. He also presented a proposal from Fitness Logic for fitness center equipment add-ons.

On a Motion by Mr. Hancock, seconded by Mr. Fazzari, with all in favor, the Board approved proposal #14940 from Fitness Logic for new equipment in the amount of \$388.88 for Harbour Isles Community Development District.

Mr. Hancock asked Mr. Singh to put a notice on the window as to when he will return at those times when he is away from the clubhouse running errands. Ms. Fantauzzi advised that on Sandy Shell near the end of Royal Bonnet has become a dog waste disposal area for pet owners. Mr. Singh and Mr. Cox will get prices for placing signs and installing doggie-bag stations.

G. Action Items Review

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 maintenance and redesign of the RV/boat storage area.

H. JAH Architect Project Review

Mr. Cox provided a packet of documents related to JAH Architect information and proposals to date and reviewed them with the Board. Lengthy general discussion ensued regarding the options and costs of building a new amenities center, revamping the current amenities center and recreation areas versus the efforts to gate portions of the community along with potentially privatizing the community roadways. The Board decided to terminate the existing agreement with JAH Architect and to pursue projects individually.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board approved the termination of services with JAH Architect for Harbour Isles Community Development District.

I. District Manager Update

Mr. Cox announced the next regular meeting will be held January 3, 2013th at 6:00 p.m.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Bryce Bowden stated his opinion that the fitness center is too small. He also noted a problem with driveway/sidewalk blocking.

Ms. Dorothy Nelson agreed with Mr. Bowden, stating people are often waiting in line to use fitness equipment. She also asked if the fence for the storage lot that continues behind the residences on Conch Shell Place was going to be cleaned/stained to improve its appearance.

NINTH ORDER OF BUSINESS

Business Administration – Part II

**A. Establishment of Audit Review Committee and
Authorization to Advertise Committee Meeting**

Mr. Cox explained the need to establish an audit review committee for the purpose of advertising for and selecting a company to provide annual auditing services for the District.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board appointed its five members to also serve as the Audit Review Committee for Harbour Isles Community Development District.

On a Motion by Mr. Hancock, seconded by Ms. Fantauzzi, with all in favor, the Board approved to hold a meeting of the Audit Review Committee immediately preceding the meeting of the Board of Supervisors on January 3, 2012 and to advertise the meeting of the Audit Review Committee for Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fantauzzi thanked the other Board members for selecting her to be a supervisor.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, at 1:55 p.m. the Board adjourned the meeting for Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman