

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, December 17, 2013, 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
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
Darryl Singh	Property Manager
Lori Flemens	Assistant Property Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Ron Tyson voiced his concern about speeding in the community and also shared his opinion that off-duty deputies should be employed instead of paying for armed private security.

Mr. Bryce Bowden asked the Board for an update of the plans to install bulletin board signage at all the entrances.

THIRD ORDER OF BUSINESS

Business Administration – Part I

A. Consent Agenda Items

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

- i. Consideration of Minutes of the Board of Supervisors' Meeting held November 19, 2013
- ii. Consideration of November 2013 O&M Expenditures

The Board discussed each of the two items separately. Mr. Fazzari raised questions about LMP's billing for chemical applications and how labor had been detailed separately on that particular invoice when previously it had not. The Board discussed the issue and determined that ratification of the November 2013 O&M expenditures would be postponed until LMP can provide sufficient responses to Mr. Fazzari's questions.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved Consent Agenda Item A.i as presented for the Harbour Isles Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports and Updates

A. Landscape & Irrigation Update – Consideration of Landscape Proposals

The latest landscape and irrigation inspection report was presented to the Board. Mr. Fazzari discussed the billing issue regarding LMP invoice #73959 and the chemical charges for October 2013 which included \$1,200 for labor. LMP account representatives Leon Jennings and Joe Flint answered Mr. Fazzari's questions. There were additional questions regarding plants not being replaced as per the vendor's contract. The Board also asked if verification of the fertilizer install had been conducted and it was determined that the bag count was not completed in October. In addition the lantana plants on the bridge were discussed and LMP confirmed that they would replace them.

Landscape design proposal #18136 for installation of red and white petunias in the amount of \$3,042.45 was presented to the Board for consideration. The Board discussed lowering the count of annuals to cover only the front area. LMP agreed to submit a new proposal with the reduced count and cost.

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board accepted the proposal from LMP for installation of red and white petunias in the front location only for an amount not to exceed \$3,042.45 for the Harbour Isles Community Development District.

Consideration of a proposal for installation of river rock in various landscape beds was postponed.

B. Aquatic Services Update – Consideration of Aquatic Services Contract

Josh McGarry of Aquatic Systems presented his latest aquatic service report to the Board for review and provided an update on recent aquatic events and maintenance performed in the District. Mr. Cox advised the Board that the contract with Aquatic Systems was soon to expire and presented to the Board for consideration a new contract which would begin in February 2014.

On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, the Board accepted the aquatic services contract with Aquatic Systems, Inc. to begin in February 2014 for the Harbour Isles Community Development District.

Mr. Fazzari discussed the issue of the bull rush in pond #15 suddenly dying and becoming completely flat in a matter of weeks and voiced his concern that a resident in the vicinity took actions to kill off the plants. Mr. McGarry shared his investigations, agreeing that the vegetation had not gone dormant but appeared to have been sprayed with something. The Board requested that a letter be sent to all residents living in that area to advise that the plants are desirable and are not to be destroyed. The Board also requested that an "email blast" with the same message be sent to all residents of the community and that a message be placed on the District's web site.

Mr. McGarry advised that he would be on-site that week and that climbing vines had been removed from some areas. Mr. Fazzari requested information from Mr. McGarry regarding his knowledge of communities which allow kayaks and canoes in their ponds and what, if any, damage has that allowance caused to the ponds' littoral shelves, plant life and pond banks. Mr. McGarry indicated he has not witnessed any such damage.

C. Security Service Update – Consideration of Proposal for New Schedule

Patrick Farrow of Excelsior Defense, Inc. presented an update to the Board of recent events and activity during the month. The Board discussed the proposal of a new schedule of security patrol hours.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board accepted the proposal from Excelsior Defense, Inc. to provide armed security staff 42 hours per week for the Harbour Isles Community Development District.

Mr. Fazzari initiated general discussion regarding security in the community and non-residents fishing in the lakes.

D. Building Discussion Update

Mr. Caviggia of Bayside Engineering provided an update to the Board on the progress of the fitness center construction. Discussion was held regarding the idea that funds spent on the construction should be marked as capital outlay. The Board agreed that a performance bond and a payment bond should be required. Mr. Caviggia noted that the RFP for the construction should be ready in January and that a decision could be reached in the February-March time frame. After some discussion the Board decided to continue the meeting to January 8, 2014 for the purpose of approving the construction RFP and the required published notice.

Discussion then turned to other projects. Mr. Caviggia noted that he would meet with LMP account manager Renee Frith to discuss plantings in the right-of-way at the entrance to the clubhouse at Spindle Shell Way. The Board discussed the idea of converting the front entrance

planter into a fountain/waterfall; staff will seek out vendors to submit proposals for consideration. The Board then discussed the potential installation of a fence along 12th Street and requested that staff determine if a permit would be required for that location. They also discussed the potential for having a traffic light installed at the entrance on Highway 41, and discussed pool lighting for nighttime swimming the proposed options of using the current lights versus installing LED lights.

Mr. Fazzari introduced the topic of having speed bumps installed on the County roads within the District. Mr. Caviggia reviewed the County requirements and the Board discussed other traffic control measures including the employment of off-duty Hillsborough County Sheriff's Office deputies for traffic monitoring as well as the use of radar speed signs.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board authorized staff to initiate the requirements to hire off-duty Hillsborough County Sheriff's Office deputies with radar capabilities for the Harbour Isles Community Development District.

E. District Counsel Update

Mr. Craine informed the Board that the quit claim deed for property owned by Brookwood had not yet been executed. Mr. Fazzari initiated discussion regarding the use of kayaks and canoes in District ponds. No formal Board action was taken.

F. Property Management Update

Mr. Singh presented the latest property management report to the Board. He advised that the tower at the main entrance is beginning to develop some structural issues, mostly cosmetic with rotting wood and some electrical problems at the monument, and indicated that the wood on the fishing piers needs sealing. Mr. Singh also raised the question of whether or not the Board would be interested in reconsidering the purchase of an all-terrain vehicle for staff maintenance use. Discussion was held but no formal Board action was taken. Mr. Singh then presented a plan he had developed for the renovation and redesign of the RV/boat storage lot. Discussion was held and the Board asked the District Engineer to evaluate other options.

Mr. Fazzari then questioned Mr. Singh on his military service requirements. Mr. Singh advised that he had completed his military service and would be discharged by February 2014; he also advised that he would have two individuals (Lori and Paul) serving as property managers and that he would be on-site approximately ten days out of each month. Mr. Fazzari explained his understanding when the District hired T3 as property management that Mr. Singh would be the primary on-site manager. There were also concerns expressed about the maturity level of a 19-year-old serving as on-site manager at times during the weekend. Mr. Fazzari shared his concern about the decision process of hiring a 19-year-old. Mr. Letizia questioned whether or not T3 Management's services are still required. Discussion ensued. The Board members agreed to delay any decision regarding T3 Management and will monitor the company's performance.

G. District Manager Update

Mr. Cox announced that the next regularly scheduled Board meeting will be held at 11:00 a.m. on January 21, 2014. He then presented the monthly unaudited summary of financial statements as of November 30, 2013 and explained some reformatting of the financials to better clarify the status of reserve funds. Mr. Cox also noted that the new common property policies had been posted on the District website.

H. Action Items Review

Mr. Cox reviewed the current action item list with the Board.

FIFTH ORDER OF BUSINESS

Consideration of Guidelines Revisions

Mr. Cox introduced the topic for consideration. After brief discussion the Board members agreed to remove the paragraphs that provide for a stay of a suspension should the suspension be appealed from the guidelines.

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board approved the removal of paragraph 7(c) from the "Adult Suspension" section and paragraph 5(c) from the "Minors Suspension" of the amenities guidelines for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Camera Proposal

Mr. Cox presented to the Board for consideration a proposal from Securiteam for installation of a security monitoring camera in the meeting room and noted that three options were given. Mr. Fazzari explained his reasons for wanting a camera in the room.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board accepted the proposal from Securiteam in the amount of \$1,054.00 for installation of a security monitoring camera for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia asked for discussion of center median landscaping to be placed as an item on the next meeting agenda. He also spoke about the issue of installing marquees at the entrances on 19th Avenue and 12th Street.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the resident request to hold a community children's holiday event in the meeting room of the clubhouse on Friday, December 20, 2013 from 5:00 – 9:00 p.m. with no rental fee charged and allowing food service on the deck outside the meeting room for the Harbour Isles Community Development District.

Mr. Fazzari reiterated his request for staff to determine if a permit is necessary for installation of a fence along 12th Street. Mr. Nesbitt indicated he would be negotiating the price of the fence.

Mr. Fazzari also advised there would be a Christmas party in the clubhouse meeting room on December 20th from 5:30 p.m. – 8:30 p.m. and that he would be present.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, at 3:37 p.m. the Board adjourned the meeting for the Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman