

**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 30, 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	<b>Board Supervisor, Chairman</b>
Gregg Letizia	<b>Board Supervisor, Vice Chairman</b>
Betty Fantauzzi	<b>Board Supervisor, Assistant Secretary</b>
Bryce Bowden	<b>Board Supervisor, Assistant Secretary</b>
Bob Nesbitt	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Paul Ramsewak	<b>Property Manager; T3 Property Mgmt.</b>
Josh McGarry	<b>Account Manager; Aquatic Systems</b>
Jeremy O'Neal	<b>Account Manager; Girard Environmental</b>

**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**

**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 Board of Supervisors' Regular Meeting held November 25, 2014
- ii. Consideration of November 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 and A.ii as presented for the Harbour Isles Community Development District.
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Mr. Fazzari discussed the amount of retainage currently being held by Rizzetta accounting staff for The Kickler Group fitness center construction contract. Mr. Cox advised that \$4,848.00 was being held as retainage. He also reported that pay application #6 in the amount of \$6,415.00 is unpaid and indicates an additional retainage amount of \$1,500.00.

**THIRD ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Aquatic Services Update**

**i. Consideration of Aquatic Services Renewal Agreement**

Mr. Cox discussed the District's need for a new aquatic services contract, as the current contract with Aquatic Systems expires on January 31, 2015, and presented a renewal agreement to the Board for consideration. Mr. Letizia and Ms. Fantauzzi expressed their support for renewing the contract with Aquatic Systems. Mr. Fazzari shared his concern regarding the service technician currently assigned to the District.

On a Motion by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, the Board approved the contract renewal with Aquatic Systems for one year from February 1, 2015 to January 31, 2016 with the option for an additional year for the Harbour Isles Community Development District.

Mr. McGarry provided an update on the fish kill that had taken place in the pond behind the clubhouse. He also informed the Board that his staff administered the first of three applications of the digester treatment that the Board had previously approved at a total original price of \$3,697.00 at no cost to the District, leaving a balance of \$2,731.00 should the Board wish to continue. Mr. McGarry also noted that hydrilla continues to be a problem and that he and his staff would strive to be as proactive as possible in curbing its growth.

**B. Landscape & Irrigation Update**

Mr. O'Neal discussed the irrigation issue around the fitness center. He indicated that his company would be preparing an estimate for making the necessary repairs and that the work is to be paid for by the builder.

Mr. Fazzari explained that he wanted Girard to find out if the Kickler Group is going to pay for the repairs to the irrigation system but that he wants the work done right away regardless of who is paying for it.

Mr. Letizia asked Mr. O'Neal to check on the crotons in the center median which are dropping leaves and almost bare. Mr. Letizia also spoke about poor drainage in the medians and asked that the bubblers be adjusted so they don't flood the area.

Mr. Fazzari asked about shrub replacement on Star Shell Drive and Moon Shell Drive. Mr. O'Neal confirmed that twenty-five shrubs had been planted but could not say where.

The Board asked Mr. O'Neal to check on an irrigation-related hole near the walkway behind the clubhouse.

**C. Property Management Update**

**i. Consideration of Security Camera System Proposal**

Billy Renfroe of TYCO presented his company's proposal for a security system including cameras, access system and alarms. He discussed the need to integrate the components and offered various options regarding systems replacement and maintenance. Mr. Letizia suggested an approach in which TYCO would take over the existing systems, integrate them, and assume monitoring services from the District's current provider. The Board discussed issues with Securiteam's monitoring service and a separate issue related to the camera not working to capture an incident in the parking lot. Mr. Renfroe addressed the instability of the system and agreed with Mr. Letizia's suggestion to maximize the use of the District's current equipment.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board authorized the expense of an amount not to exceed \$1,000.00 for a thorough assessment to be conducted of the District's current security system equipment and requested a proposal from TYCO for incorporating the existing equipment along with providing monitoring services for the Harbour Isles Community Development District.

Mr. Cox presented quotes from Jan-Pro Cleaning Systems and A.J. Westfall for janitorial services at the clubhouse and fitness center to the Board for consideration.

On a Motion by Mr. Nesbitt, seconded by Mr. Fazzari, with all in favor, the Board accepted the proposal from Jan-Pro Cleaning Systems to provide janitorial services at the clubhouse and fitness center for the rate of \$325.00 per month and authorized staff to give 30 days' notice of contract termination to A. J. Westfall for the Harbour Isles Community Development District.

The Board also discussed an incident in which representatives of the Homeowners Association were rude to staff members over use of the meeting room without prior reservation.

There was additional discussion regarding the fitness center builder; Florida Highway Patrol officers not showing up for shifts on December 12<sup>th</sup> and 28<sup>th</sup>; and palm tree OTC injections.

Mr. Cox then presented an incident report and suspension letter sent to resident Jason Bingham because he was found fishing in a restricted area and became verbally abusive to staff when approached. Mr. Cox advised that Mr. Bingham had received a written warning for rules violations prior to the current incident.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board authorized staff to issue a letter to resident Jason Bingham notifying him of a 30-day suspension imposed for rules violations beginning December 30, 2014 for the Harbour Isles Community Development District.

Mr. Cox informed the Board he had not yet completed the warning letter to resident Michael Petrillo being sent for improper use of the emergency exit door in the clubhouse fitness center.

Discussion was held regarding the issue of skateboarding on District property. The Board members asked that information on all problem areas in the District be emailed to them.

**D. District Engineer Update**

District Engineer Jordan Caviggia was not present at the meeting. The Board discussed issues related to fitness center construction including the contractor retainage amount being held, the need for a final punch list, and various improvements still needing to be made.

Mr. Fazzari expressed his general dissatisfaction with the construction project and voiced his opinion that apparently there has been no advocate for the Board during the project, and indicated that after the new building was complete he will request a new District Engineer representative in place of Mr. Caviggia. Mr. Fazzari also asked staff to determine whether or not smoke detectors are required in the fitness center.

The Board requested that District Counsel provide guidance regarding what happens if retainage is held because the job is not completed.

Mr. Cox presented to the Board the topic of proposals from Cleary's Landscape & Lawn Service for fitness center landscaping installations and for regular general landscape and irrigation maintenance. The items were proposed until the next meeting.

Mr. Cox also addressed a question from Mr. Fazzari regarding amendment of the District web site. He explained that due to a change in IT support vendor for Rizzetta & Company, updates to the web site have been delayed as well as District policy documents being unavailable for viewing online, and indicated that the issue should be resolved very soon.

**FOURTH ORDER OF BUSINESS**

**Discussion of Bond Refinancing**

Mr. Cox introduced for discussion the current status of the bond refinancing. He summarized communications he has had with Ed Bulleit of MBS Capital Markets and other advisors who have conveyed that they are not comfortable with the Board taking any action at the present time with regard to the status of the \$441,000.00 reserve fund relative to the bond refinancing effort. He briefly reviewed prior developer default items noted in the bond indenture and asked whether or not the Board wished to request a formal written opinion on the matter. Mr. Fazzari expressed his concerns regarding bond counsel comments, the most recent audit report, and how the reserve funds and comments would be reflected in the next audit report.

**E. District Counsel Update**

Mr. Craine was not present and there was no information to report. The Board discussed the status of the fitness center construction and outstanding items to be fixed and completed.

**F. District Management Update**

Mr. Cox announced that the next regularly scheduled Board meeting will be held on January 27, 2015 at 11:00 a.m. and briefly reviewed the latest monthly financial status and summary report as of November 30, 2014 for the Board.

**G. Action Items List Review**

Mr. Cox reviewed the latest action items list with the Board.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Letizia shared a resident's request for the District to have benches installed along the fitness center trail. The Board asked staff to obtain quotes for the project.

Mr. Fazzari requested a status update of handyman tasks previously discussed by T3 Property Management. He requested also that ideas be considered for use of the gazebo behind the clubhouse.

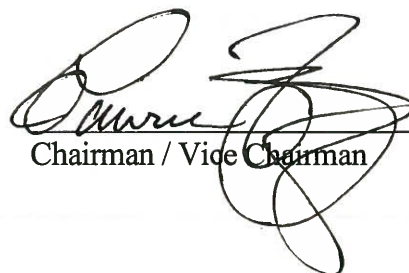
Mr. Bowden informed the other Board members that a resident had approached him about taking over provision of wi-fi services for the clubhouse and possibly the entire community. The Board asked that the topic be placed on the next meeting's agenda for discussion.

Resident Jason Bingham arrived and was advised that the Board issued a 30-day suspension effective that day for rules violations (unauthorized fishing and verbal abuse of staff).

**SIXTH ORDER OF BUSINESS Adjournment**

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 3:13 p.m. for the Harbour Isles Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman