

**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, June 23, 2015, 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:

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| 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:

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|---------------|---|
| Greg Cox      | <b>District Manager; Rizzetta &amp; Co., Inc.</b> |
| Biff Craine   | <b>District Counsel; PWCWP, LLC</b>               |
| Paul Ramsewak | <b>Property Manager; T3 Property Mgmt.</b>        |
| Audience      |   |

**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**

**Audience Comments**

Ms. Lori Flemings presented a statement from her husband, Kevin Flemings, regarding the hiring of the security company to work at the pool area. Mr. Fazzari addressed the issue.

Mr. Jack Storm questioned why there were so many signs around the community, as well as the hiring of the security company.

Ms. Ellen Bianchi questioned why the gates on the side of the pool area were locked.

Ms. Tracey Aramati addressed a number of items including; the website construction of the HOA, the repair of a hole in the fitness center wall where the towel rack was under repair, a wired device on a fitness center item of equipment, cleanliness of the wall below the wash

dispenser, the bottom of the pool, the age of the pool furniture, the pool shower head and the office complaint process.

Ms. Diane Schmitt discussed her views of the pool gates issue.

**THIRD ORDER OF BUSINESS**

**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 on May 26, 2015
- B. Consideration of May 2015 Operation and Maintenance expenditures.

Mr. Cox presented the items on the consent agenda including the minutes of the Board of Supervisor's meeting held May 26, 2015, and the Operations and Maintenance expenses for May 2015, which totaled \$44,760.79.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board approved the consent agenda for the Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Vendor Updates**

**A. Aquatic Service**

Mr. Cox explained that Mr. McGarry, with Aquatic Systems, could not attend, and provided an update of information provided by Mr. McGarry.

**B. Security Update**

Mr. Patrick Farrow provided an update to the Board regarding the work accomplished.

*(Mr. Cox recessed the Board at 11:20 a.m.)*

*(Mr. Cox called the meeting back to order at 11:55 a.m., and verified that all previously in attendance were still in attendance.)*

**C. Landscape & Irrigation**

Mr. Brad Riles from Girard Landscaping introduced Mr. Brian Niehaus as the newly assigned supervisor for the District. Mr. Niehaus informed the Board of the new sod installed behind the fitness center. The Board discussed the plans to add mulch to the areas in the community. The Board requested that Girard provide them with a proposal for using Cocoa mulch, and for replacing the mulch in areas with stone.

**FIFTH ORDER OF BUSINESS**

**Discussion of Security Cameras and Monitoring**

Mr. Rob Cirillo, with Securiteam, attended the meeting to address questions from the Board regarding the status of the cameras and the new monitoring service.

Mr. Cirillo requested if the Board wanted to keep the camera in the parking lot that was temporarily put there to replace a broken one. The Board agreed to keep the camera.

**SIXTH ORDER OF BUSINESS**

**Consideration of Tower Repair Proposal**

The Board postponed discussion of this item to allow a proposal to be prepared by Girard.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Inappropriate Behavior Policies**

Mr. Craine presented proposed language for the District policies, at the Board's request, to address incidents of inappropriate behavior in the Club House area.

The Board discussed the presented language and moved to accept the modification to the policies.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the amendment to the Harbour Isles Common Area Policies, by adding the proposed language addressing inappropriate behavior for the Harbour Isles Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Request for Proposals Amenity Management**

Mr. Cox introduced the topic of the Board's consideration of obtaining proposals for Amenity (Property) Management services, along with the consideration to terminate the agreement with T3 Property Management. The Board members discussed a number of issues of rules not being enforced by Ms. Flemings, as well as the issue of the Board being over-charged for services not performed.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board of Supervisors authorized staff to issue a 30 day notice of agreement termination to T3 Property Management, LLC, and to authorize staff to obtain proposals for service from Property Management service providers for the Harbour Isles Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. District Engineer**

The District Engineer was not present. The Board members discussed the issue of the leak in the roof of the fitness center, and whose responsibility it was to repair. Mr. Cox explained that apparently the need to use flashing material at the joint for the cupola was not spelled out in the drawings, but that Mr. Steve Henry felt the builder should have known to use flashing, as it is a standard requirement. The Board members expressed that, in the Board's opinion, the builder had responsibility to make the repairs, and any issue he had with the architect was an issue between them.

**B. District Counsel**

Mr. Craine explained that he had sent a demand letter regarding the over payment issue to Mr. Darryl Singh with T3 Property Management, with no response.

**C. District Manager Update**

Mr. Cox reminded the Board that the next Board meeting was scheduled for July 28, 2015 at 11:00 a.m. He also informed the Board of an insurance claim that had been initiated regarding a bicycle accident on May 1, 2015 by a Ms. Baker, and no additional information was currently available.

Mr. Cox informed the Board that Pool Time pool service had agreed to repay the cost of the drainage of the water from the pool, but requested to do so over a 6 month time frame, with approximately \$100 deducted from each monthly payment.

The Board discussed the service history of Pool Time and moved to terminate their service agreement with a thirty day notice.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board directed staff to issue a thirty day agreement termination notice to Pool Time, with the service to end July 31, 2015 for the Harbour Isles Community Development District.

Mr. Cox explained that he had requested a proposal from Poseidon Pool Service, which is the company that services Harbour Bay, and that the total cost proposed, would result in an increase of \$1,440 per year, as well as the cost to install chlorinators in both pools.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board approved the proposal from Poseidon Pool service, and authorized staff to prepare an agreement to begin August 1, 2015 for the Harbour Isles Community Development District.

The Board requested that Mr. Cox attempt to collect the remaining balance of what was

owed the District from the pool drainage event.

**i. Financial Status & Summary Report**

Mr. Cox provided a summary of the May 2015 financials to the Board.

**ii. Action Items Review**

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

**TENTH ORDER OF BUSINESS Supervisor Requests**

Mr. Fazzari requested an update of the fountain installation, which Mr. Cox provided.

Mr. Fazzari also suggested that a decision to purchase a vehicle for the District be postponed until a new Property Management service was in place.

Mr. Fazzari requested a status update of the wall damaged by the vehicle accident, which Mr. Cox provided.

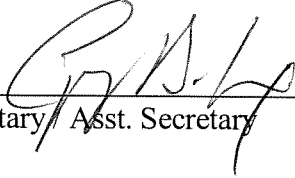
Mr. Fazzari requested an update regarding the issue of the resident washing her child in the pool shower after the child had defecated in her swim diapers. Mr. Cox explained that Ms. Jessica Pereira had been issued a suspension letter to the date of the current meeting, and that the Board should take up consideration of any additional actions at this time. The Board members discussed and took no additional actions regarding any additional suspensions for Ms. Pereira.

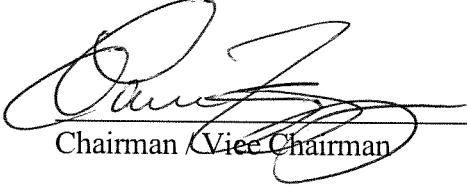
Mr. Fazzari addressed the need for rules modification to allow some additional flexibility for residents to use floatation devices, or similar items, at times when the pool was not heavily in use, and when such items would not bother other residents using the pool. The Board discussed the issue and developed guidance to the staff to revise the rules.

- Scuba gear would not be authorized, along with throwing any items such as Frisbees or balls.
- Small rafts, kickboards, floatation tubes, children's masks, goggles, water toys, and similar items, are authorized but may be asked to be removed by Property Management, at times when the pool is heavily populated, and/or these items are causing discomfort to other users of the pool.

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| <p>On a Motion by Mr. Bowden, seconded by Mr. Fantauzzi, with all in favor, the Board of Supervisors authorized staff to modify the existing pool policies, and to authorize the Chairman approve the changes for the Harbour Isles Community Development District.</p> |
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On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board called the meeting to adjourn at 2:25 p.m. for the Harbour Isles Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman