

**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 special meeting of the Board of Supervisors of the Harbour Isles Community Development District was held on **Tuesday, July 17, 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:

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>
Biff Craine	<b>District Counsel; PWCWP, LLC</b>
Paul Ramsewak	<b>Property Manager</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**

There was no audience present.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2015-07,  
Public Comment Policy**

Mr. Fazzari explained the contents and the purpose of the resolution to the Board members.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board adopted Resolution 2015-07, Public Comment Policy, for the Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Property Management Proposals**

Mr. Craine explained the process that took place to seek proposals for Property Management Services. He noted that there were two companies that responded to his request for a proposal – Access Management and Rizzetta Amenity Services, Inc. (RASI). Mr. Fazzari requested that the representative of each company explain to the Board what they could do for Harbour Isles CDD. Ms. Kelly Evans presented for RASI, and Mr. Michael Laster presented for Access Management. The representatives of both companies departed the meeting following questions from the Board.

The Board members proceeded to discuss the options presented by the two companies, plus other options available to them for the provision of Property Management.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with Mr. Nesbeth and Mr. Letizia voting no, the Board approved with a 3-2 vote to approve the proposal from Rizzetta Amenity Services, Inc. provided that they were willing to reduce the management fee portion of the proposal to \$1,100 per month as well as having on-site supervision of 16-24 hours per month. Should they not be willing to meet these requirements, Access Management would then be the approved provider for the Harbour Isles Community Development District.

Mr. Craine next summarized the actions that took place by the Board and the staff regarding the firing of Mr. Ramsewak by T3 Property Management, the removal of Ms. Lori Flemming from service, the trespass action against Mr. Darryl Singh with T3 Property Management and the recommendation to stop all payment for services to T3 Property Management, after the July 2, 2015 date. Mr. Craine requested a motion from the Board to ratify those actions taken on the behalf of the District.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board ratified the actions taken on the behalf of the District by staff regarding the removal of T3 Property Management employees from District property, and the cessation of further payments to T3 Property Management for services after July 2, 2015 for the Harbour Isles Community Development District.

Mr. Fazzari requested that Mr. Ramsewak furnish unpaid travel expense documents to Mr. Cox in order that payment can be made by the District.

Mr. Fazzari also discussed the need to recover documents from the computer that were removed by Mr. Singh, and requested information regarding A-Z Hosting that he found on the office computer.

Ms. Kelly Evans with RASI returned to the meeting and confirmed that they would meet the adjusted management rates requested by the Board, and explained to the Board's satisfaction the amount of supervision time they intend to spend at the District.

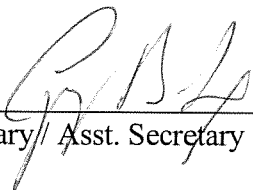
**FIFTH ORDER OF BUSINESS**

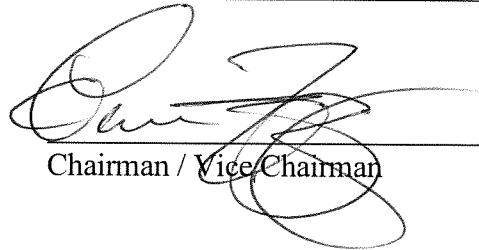
**Supervisor Requests**

Mr. Fazzari discussed his concerns with comments he has observed on the social network, and discussed his intent to enforce the District meeting behavior policies at the next meeting.

**SIXTH ORDER OF BUSINESS    Adjournment**

On a Motion by Mr. Fazzari, seconded by Ms. Bowden, with all in favor, the Board called the meeting to adjourn at 1:10 p.m. for the Harbour Isles Community Development District.

  
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Secretary / Asst. Secretary

  
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Chairman / Vice Chairman