

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, July 28, 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	Board Supervisor, Chairman
Gregg Letizia	Board Supervisor, Vice Chairman
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Bryce Bowden	Board Supervisor, Assistant Secretary
Bob Nesbitt	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Shannon Nasekos	District Coordinator; Rizzetta & Co., Inc.
Biff Craine	District Counsel; PWCWP, LLC
Jordan Caviggia	District Engineer; Bayside Engineering
Paul Ramsewak	Property Manager; RASI
Kelly Evans	Rizzetta Amenity Services, Inc.
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. Amber Genesevich discussed her concerns with the care of the CDD property along Conch Shell and Royal Bonnet.

Mr. Jack Storm discussed Hope Bay Loop, the entrance at Highway 41, and the pool chairs and umbrellas.

Mr. Nelson Irizarry commented about the pool rules being unfriendly towards children, and the wall damage at the rear community entrance and a corner lot fence (HOA issue).

Mr. Tim Cassidy discussed the Hope Bay Loop entrance trees, and maintenance of common areas. He also commented on the need for work on the median island on Star Shell.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Property Management

Mr. Ramsewak discussed the need for additional surge protectors at \$268 each. He also discussed the pool sump pump being replaced by Pooltime. He explained that the circuit board on the RV/Boat storage gate had been damaged and needed to be replaced.

Ms. Kelly Evans, with RASI, introduced herself to the Board.

The Board discussed the question regarding allowing a personal trainer to use the pool to train several children at once to swim. The consensus was that a person could be a guest, and as a guest could train a child to swim, but not take on several other children as a swimming class.

Mr. Fazzari requested staff ensure that a maintenance check of the camera monitoring service be conducted daily. He also requested that Robb Cirillo with Securiteam train the new staff on the camera system.

B. Landscape and Irrigation

Mr. Brad Riles with Girard introduced his tree specialist to the Board (Fletcher Adams). He addressed questions from the Board regarding ROW hedge trimming and discussed with the Board the possibility of replacing existing Oak trees with palms along with ensuring the irrigation system works.

C. Aquatic Service

Mr. McGarry provided an update to the Board on the ponds and wetland/mitigation area maintenance. He addressed the Alligator weeds in ponds 1 and 2. He also noted the continued cuttings by the homeowner at 324 Royal Bonnet Drive, in what he thought was part of the conservation area. He noted that he was preparing a proposal for the installation of Water Lilies.

D. Security Update

Mr. Patrick Farrow presented his security report (exhibit) and responded to questions from the Board members.

E. District Engineer

Mr. Caviggia presented his monthly report to the Board. He provided them with a memo (exhibit) regarding the options for repairing the leak at the fitness center. The Board discussed

the installation of "Z" flashing at an estimated cost of \$1,000 to \$1,400. The Board requested that the District Engineer contact the architect in the project to see if he would cover the cost of the flashing repair.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board approved the installation of "Z" flashing with a one year warranty for the Harbour Isles Community Development District.

F. District Counsel

Mr. Craine was not present. Mr. Fazzari noted that he had sent Mr. Craine comments regarding to the Property Management Agreement with RASI that would indicate that office equipment was the property of the District, and that the District had the authority to remove employees.

G. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for August 25, 2015 at 6:00 p.m. and that the final budget public hearing would be held at this time. Mr. Cox also provided a summary of the June 30, 2015 financials.

As part of the review of the action item list, Mr. Fazzari discussed the option of donating the old fitness equipment to the Wounded Warrior program; also discussed the stains on the bottom of the pool and that if funds were spent to remove, the stains would return.

FOURTH ORDER OF BUSINESS

Consideration of Tower Repair Proposals

The Board postponed this topic to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Exterior Painting Proposal

The Board postponed this topic to the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Stone Installation along with Pine Bark Removal Proposal

The Board examined the proposal presented and no action to proceed was taken.

SEVENTH ORDER OF BUSINESS

Consideration of the Consent Agenda Items

Mr. Cox presented the Consent agenda items which included the Minutes of the Regular Board of Supervisors meeting held June 23, 2015 and the June 2015 Operation and Maintenance Expenditures, which totaled \$29,525.15.

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

EIGHTH ORDER OF BUSINESS

Discussion of Inappropriate Behavior Policies

Mr. Cox presented the Board with the revised language to amend the Harbour Isles Common Area Policies, as was previously approved. The Board discussed the presented language and moved to amend the policies effective July 28, 2015.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board amended the Harbour Isles Common Area Policies, by adding the proposed language addressing inappropriate behavior effective July 28, 2015 for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS Supervisor Requests

Mr. Fazzari explained a request he had received to change the hours of operation for the fitness center, to be open at 4:00 a.m. vs. 5:00 a.m. The Board requested that RASI bring back data that shows the usage patterns of the facility.

Mr. Nesbeth suggested also opening public comments at the end of the meeting, in addition to the beginning of the meeting. Mr. Cox added that in the event an item is discussed that was not on the agenda, they open to public comments at that time. The Board was open to offering end of meeting public comments if needed.

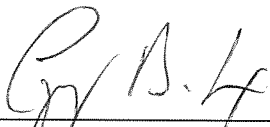
TENTH ORDER OF BUSINESS Audience Comments

There were no audience comments.


ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board called the meeting to adjourn at 1:02 p.m. for the Harbour Isles Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman

EXCELSIOR DEFENSE

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT SECURITY UPDATE

Date: July 28, 2015

There are no Field Incident Reports on file for the past month, with the exception of the incident report written by Harbour Isles Property Management. We have had positive feedback from our roving supervisors following their random visits to the property for site inspections. They have found the security officer to be active, responsive to inquiries, and displaying a great appearance in uniform.

- Effective July 12, 2015 Excelsior Defense began increased service hours. Until further notice Excelsior will provide service on Sunday from 9am to 8pm.
- On July 15, 2015, our Security supervisor arrived on site to deliver updated post orders. Unfortunately, the code had changed and we had not been informed of the change. We advised the guard to always communicate any change to us, although, it may have been assumed by the guard that property management would have already notified the corporate office as well. I do not know this to be fact, but the possibility exists. I also had a conversation with property management and kindly requested that they please communicate any change to the corporate office as well so that we may properly communicate the information to all key personnel.
- The updated post orders, aforementioned, were changed to address the issue in which two persons were in the fitness center outside of the authorized hours. The post orders were changed to advise the assigned SO to make the fitness center the last check of the evening. The exact text is outlined below:

“Likewise, prior to the end of each shift, the SO shall conduct a final patrol of all of the aforementioned areas. It is imperative that the Fitness Center is checked last and that no one is in the fitness center after midnight. The SO shall also knock on the restroom door and verbally ask if anyone is in the restroom, verify that the restroom is clear. A log entry shall be made, stating that the fitness center is clear”.

Thank you

Patrick L. Farrow
Executive Manager

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Ph: 727-527-9600, Fx: 727-520-1199, www.excelsiordefense.com

Date: 7/9/2015

Project No.: 420-001.002

To: Biff Craine

Project Name: Harbour Isles Fitness Center

From: Jordan L Caviggia, PE

Subject: Resolution of Roof Leaks

Remarks: As District Engineer, I met with Jeremy Spuhler with Kickler Group (the Contractor for the Harbour Isle Fitness Center) on July 2nd, 2015 to gather information pertaining to the roof leak in the newly constructed fitness center.

According the Contractor:

The cause of the leak appears to be the exposed Hardieplank® (fiber cement siding product) allowing water to infiltrate where vertical planks abut horizontal planks.

The repair completed in June 2015, currently preventing the roof from leaking, sealed the joints of the planks with sealant. The Contractor also stated that this repair is not a permanent solution and would need routine maintenance beyond the warranty.

The permanent solution could be one of two options; to reconstruct the cupola with metal flashing or to add a "z" flashing to the cupola. The reconstruction would include adding metal flashing similar to the cupola found on the neighboring clubhouse. Repairing using "z" flashing would add a "z" shaped piece of metal flashing to cover the joint between the two pieces of exposed Hardieplank® material. The estimated cost for reconstruction is \$4,700. The estimated cost for "z" flashing is \$1,000-1,200. From an aesthetic standpoint; the Contractor stated that only "about an inch" of the "z" flashing would be exposed beyond the edge of the Hardpalkn® material and would not be very noticeable.

The Contractor further stated that the cupola was constructed in accordance with the construction drawings.

If you have any question regarding the meeting, please contact me at 813-314-0295



Jordan L Caviggia, PE