
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, August 25, 2015, at 6:00 p.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.
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

Mr. Tim Cassidy discussed his concern regarding the cleanliness of the fitness center and possible misuse of the fitness center guest policy.

Mr. Rich Kelly discussed his concern regarding the water mitigation area on Cockle Shell Loop. He commented it seemed to be filled with Duckweed and requested it be cleaned.

Ms. Ann Burton commented on a New Home sign on the corner of Butterfly and Starshell.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape and Irrigation

Mr. Brad Riles, with Girard Landscape Services, presented a landscaping and irrigation report. He discussed mowing issues caused by recent rains and explained upcoming schedule to catch up on delayed work. Ms. Fantauzzi requested tree limbs over bridge be trimmed back and grass in playground mulch be hand pulled. Mr. Fazzari requested proposal to change out controllers from battery powered.

Fletcher Adams, with Girard, addressed questions from the Board regarding a palm tree quote for palms to replace current failing street trees along Royal Bonnet, Cockle Shell, Hope Bay Loop, Butterfly Shell and Slipper Key. Ms. Fantauzzi expressed concerns regarding County policy for replacing the current Oak trees with palm trees. After Board discussion, the Board acted to approve the Girard quote for the installation of 50 Queen palms, but at a rate of \$381.50 per Queen palm versus the proposed \$426.50. The Board agreed to 1 year retention of Girard's services based on this price reduction.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board approved the proposal from Girard for the installation of 50 Queen palms for a total of \$19,075 for the Harbour Isles Community Development District.

B. Aquatic Service

Mr. Josh McGarry, with Aquatic Systems, provided an update to the Board regarding the water way maintenance and he addressed the high water causing issues with Alligator weed growth and delays in the new planting schedule.

C. Security Update

Mr. Bryce Hayes, with Excelsior Defense, presented a security report and notified the Board of the change in hours for Sundays since the new assistant Property Manager has been hired.

FOURTH ORDER OF BUSINESS

Consideration of the Consent Agenda Items

Mr. Cox presented the Consent Agenda items which included the Minutes of the Special Board of Supervisors meeting held on July 17, 2015, the Minutes of the Regular Board of Supervisors meeting held July 28, 2015 and the July 2015 Operation and Maintenance expenditures report, that totaled \$48,060.91.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board approved the Consent Agenda for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adopting of
Fiscal Year 2015-2016 Budget**

Mr. Cox presented a summary of the District's budget process and reviewed the previously approved proposed budget for fiscal year 2015-2016. He then requested a motion to open the public hearing on the proposed budget.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board opened the public hearing for the adoption of the fiscal year 2015-2016 budget for the Harbour Isles Community Development District.

Mr. Cox requested comments from the public regarding the proposed budget and there were none. Mr. Cox then requested a motion to close the public hearing.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board closed the public hearing for the adoption of the fiscal year 2015-2016 budget for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Adopting the Fiscal Year 2015-2016 Final
Budget**

Mr. Cox presented Resolution 2015-04 to the Board and explained its purpose and content. He also noted that before the adoption of the resolution, the Board could make final changes to the budget should they desire to do so. There were no changes requested.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board adopted Resolution 2015-04, Adopting the Fiscal Year 2015-2016 Final Budget, for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Imposing Special Assessments and
Certifying Roll**

Mr. Cox presented Resolution 2015-05 to the Board and explained its purpose and content.

On a Motion by Mr. Fazzari, seconded by Mr. Fantauzzi, with all in favor, the Board adopted Resolution 2015-05, Imposing Special Assessments and Certifying Roll, for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Setting Fiscal Year 2015-2016 Meeting
Schedule**

Mr. Cox presented Resolution 2015-06 to the Board and explained its purpose and content. He noted that the dates proposed for meetings were the last Tuesday of each month. He noted that like the current year, the meetings would be held at 11:00 a.m. except for the May and August meetings which would be scheduled for 6:00 p.m. and that these would be the meetings to consider the proposed budget and to hold the final budget public hearing. The Board discussed the possible need for more 6:00 p.m. meetings. They determined to have 6:00 p.m. meetings in November 2015, February 2016, May 2016 and August 2016 while leaving the others at 11:00 a.m.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board adopted Resolution 2015-06, Adopting the Fiscal Year 2015-2016 Meeting Schedule, for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Exterior Painting
Proposal**

Mr. Cox presented proposals for exterior painting and other “handy-man” work around the Club House area. Board discussed the various areas that needed cleaning, through various means. The Board requested that all the work be done around the Club House after 6:00 p.m. so as to not keep the residents from using the facilities during the day.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board approved the Koster Konstruction work proposal for \$3,325.00 for the Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Tower Repair Proposals

Mr. Cox presented proposals for repair work to the entrance tower and the Board approved the A-Team Portable Welding, LLC proposal with a reduced rate of \$4,000 versus the quoted \$4,450.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board approved the entrance tower A-Team Portable Welding, LLC repair proposal for \$4,000 for Harbour Isles Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Property Management

Mr. Ramsewak presented a request from Donald Lesley for renting the meeting room on Sunday, September 13, 2015 from 4 p.m. to 7 p.m.. Board discussed the need for

staff to stay late for event and noted that Mr. Lesley, if he wanted to use the facility after hours, would have to pay the cost for the late-staying staff.

On a Motion by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, the Board approved the Donald Lesley's request to rent the Club House meeting room on Sunday, September 13, 2015, under the condition that he pays the extra cost for staff for the Harbour Isles Community Development District.

Mr. Ramsewak presented the RASI Property Management report showing Fitness Center usage, as requested, to demonstrate the hours of usage both early in the morning and late at night. The Board decided to have the Fitness Center open one hour earlier, on a one-month trial basis, beginning September 1, 2015.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with Mr. Letizia and Ms. Fantauzzi voting no, the Board approved opening the Fitness Center at 4:00 a.m. for a thirty (30) day trial basis effective September 1, 2015 for the Harbour Isles Community Development District.

B. District Engineer

Not Present.

Mr. Fazzari expressed concern regarding Fitness Center roof still pending repair and requested confirmation that they would be replacing the insulation that had been removed during the previous repair attempts. Mr. Rameswak confirmed that the contractor had been out to examine the roof but had not initiated repairs.

C. District Counsel

Not Present.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for September 22, 2015 at 11:00 a.m. Mr. Cox also provided a summary of the July 31, 2015 financials.

Mr. Cox presented a proposal from Signature Privacy Walls of Florida, Inc. to repair a panel of the wall they had noticed damaged as they completed the repair to the entry wall. Mr. Cox requested comments from the audience on this off-agenda item and there were none.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board approved Signature Privacy Walls of Florida, Inc. quote for \$750 to repair a panel in the wall for Harbour Isles Community Development District.

Mr. Cox presented the current action item list to the Board for review. Mr. Nesbitt noted that that Wounded Warriors would require transportation in order to relocate the fitness equipment that the Board was trying to donate. Mr. Fazzari requested that staff look again into places that the equipment could be donated that would pick it up.

TWELFTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fantauzzi presented some research she had done regarding replacing the pool furniture. Her research showed that a partial replacement could be accomplished for approximately \$22,000 while a complete replacement could be as much as \$29,000. The board discussed when a full replacement might be required.

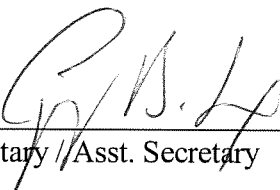
Mr. Fazzari requested Mr. Ramsewak look into the possibility of returning the brown chaise lounge chairs to Sam's Club and looking into white replacements. Mr. Cox requested comments from the audience on this off-agenda item and there were none.

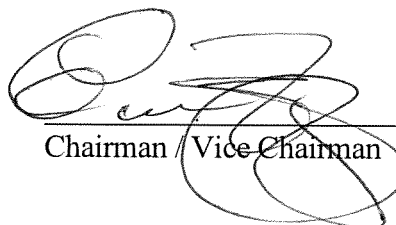
On a Motion by Mr. Letizia, seconded by Mr. Fazzari , with all in favor, the Board authorized the Chairman to approve the purchase of 5 white chaise lounge chairs with a not-to-exceed amount of \$2,500.00 for Harbour Isles Community Development District.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board adjourned the meeting at 8:06 p.m. for the Harbour Isles Community Development District.


Secretary // Asst. Secretary


Chairman / Vice Chairman