

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, September 22, 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
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
Paul Ramsewak	Property Manager; RASI
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. Fazzari informed the Board that he had become aware of complaints from individuals to Mr. Cox regarding issues that had been discussed and resolved, and that he felt the complaints were not warranted.

THIRD ORDER OF BUSINESS

**Consideration of the Consent Agenda
Items**

Mr. Cox presented the Consent Agenda items which included Revised Minutes of the Board of Supervisors' Special Meeting held on July 17, 2015, Minutes of the Board of

Supervisors' Regular Meeting held August 25, 2015, and August 2015 Operation and Maintenance expenditures report, which totaled \$40,817.47

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

Staff Reports

A. Aquatic Service

Mr. McGarry presented his report to the Board. He noted that there was still a Hydrilla issue in some of the waterways, but they were being treated. Mr. McGarry addressed questions from Mr. Fazzari regarding the status of the Duckweed complaint, and the easement use discussed in previous meetings. Ms. Fantauzzi requested information regarding the grass growing in the pond overflow area behind the Clubhouse.

B. Security Update

Mr. Bryce Hayes, with Excelsior Defense informed the Board that there were no incidents or issues to address.

C. Landscape and Irrigation

Mr. Riles and Mr. Adams, with Girard, presented a landscape update to the Board. The Board requested that Girard revisit a former proposal for landscaping the island in Moon Shell and send for consideration. Mr. Riles informed the Board that Mr. Adams had been promoted to account manager, and would be taking over for him at Harbour Isles.

FIFTH ORDER OF BUSINESS

Consideration of Suspension Action

Mr. Cox presented the incident report involving District staff and Mr. and Mrs. Albert Fuentes, and explained that a letter was sent to them suspending them until this meeting. He explained that the Board should now consider whether any additional action should be taken regarding the incident. Mr. and Mrs. Fuentes were not present at the meeting. The Board members discussed the incident.

On a Motion by Mr. Fantauzzi, seconded by Mr. Fazzari, with all in favor, the Board approved to remove any further suspension from Mrs. Fuentes, and to continue to suspend Mr. Fuentes from use of District common area facilities for six months, beginning September 22, 2015, for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Palm Tree Replacement Proposal

Mr. Brad Riles and Mr. Fletcher Adams, with Girard, were present to discuss the proposal to replace existing Live Oak street trees with Washingtonian or Sabal palms. The Board discussed information that Queen palms were not permitted by the County, as replacement for Live Oak street trees. The Board discussed the issue and directed staff to table the consideration of the proposal, and to send a letter to the County requesting specific guidance regarding the palms and street trees, since the information received has been inconsistent to date. The Board also asked if a senior representative of the County arborist team could attend the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Former Fitness Center Use

Mr. Fazzari described how the plan to have the Salvation Army pick up all the exercise equipment did not fully develop, and that a new plan was needed. The Board requested staff to research if a local salvage company would be interested in picking up the remaining metal material. The Board requested to hold off on any additional work for the room until it was determined what the best use was for the future.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Property Management

Mr. Ramsewak presented his monthly report. Mr. Fazzari opened a discussion regarding the status of the repairs to the fitness center roof, and the fact that the ceiling foam previously removed, had not been replaced. Mr. Ramsewak informed the Board that ceiling tiles had been delivered, but not installed. The Board discussed whether or not to wait for another significant rainfall, and directed staff to have the builder proceed with replacing the foam and installing the tiles.

The Board discussed the need for pressure washing the wall along 19th Avenue.

<p>On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, the Board approved the proposal from Gorilla Kleen to pressure wash the wall on 19th Avenue for \$1,700, for the Harbour Isles Community Development District.</p>
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Mr. Ramsewak informed the Board that there was need for a new computer in the office. He explained how the current system was now not recognizing the camera for making photo ID cards. Mr. Fazzari noted that he had been working with Mr. Ramsewak on the computer and verified that the current one was old and needed replacing. The Board discussed the options and requested that staff research options for a new system along with a potential maintenance service.

Mr. Ramsewak informed the Board that he had a proposal for chaise lounge chair frames that he could have the fabric installed. The Board decided not to take action on this proposal as the additional chairs were deemed not necessary at this time.

The Board was informed that wall panel that had separated was repaired.

Mr. Ramsewak informed the Board that during the one month trial period of opening the fitness center at 4:00 a.m., one individual was observed using the facility approximately 6 times per week at that time.

On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, the Board approved opening the fitness center at 4:00 a.m. indefinitely, for the Harbour Isles Community Development District.

The Board discussed the recent complaint regarding the fitness center motion sensor, and that it would allow the lights to turn off if an individual was riding the stationary bike for over 20 minutes. The Board directed staff to continue to monitor this situation and evaluate if in fact it was a valid concern that warranted additional sensors or other actions.

Mr. Fazzari expressed his concerns that the amount of blank ID cards being purchased did not seem to correlate to the amount of revenues being collected since March of this year.

B. District Engineer

Not Present.

C. District Counsel

Mr. Craine discussed the status of the RASI contract for property management services, and how he had reached an impasse with Ms. Evans regarding the issue of RASI not willing to be required to have a supervisor on-site 16-24 hours specified in that manner in the contract. He noted that all other issues he had with the contract had been resolved. Mr. Cox presented information from Ms. Evans indicating that she had not agreed to a specific number of hours on-site, but that there would be supervision and training provided as required. The Board discussed and agreed that the specific number of on-site hours did not need to be in the agreement.

Mr. Craine informed the Board that he received a call from Mr. Kevin Mineer, who works for the developer for Mira Bay, stating that the developer of Harbour Isles owed funds of approximately \$8,000 to fulfill a zoning condition, regarding the DRI that Harbour Isles is located (the Harbor Bay DRI). The funds were to be paid to the Hillsborough County School Board for hurricane shelter mitigation. This was based

on a zoning condition from the 2003 modification to the zoning. Mr. Craine stated, in his opinion, that the Harbour Isles CDD was not the developer, and that he would probably not agree that the District could use O& M funds for this purpose. He suggested that the HOA would be more likely a candidate to make such a payment than the CDD.

D. District Manager

Mr. Cox reminded the Board that the next monthly meeting is scheduled for Tuesday, October 27, 2015 at 11:00 a.m.

He also informed the Board that due to time constraints, the Chairman had approved the insurance policy starting October 1, 2015 provided by the broker, EGIS versus the broker Stahl and Associates. Mr. Cox provided the Board with copies of the proposals and explained the content.

On a Motion by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, the Board ratified the EGIS policy selection by the Chairman, for the Harbour Isles Community Development District.

Mr. Fazzari requested that staff review the insurance property schedule once more to ensure it has the most current information, and if necessary to obtain a revised rate.

Mr. Cox presented a summary of the August 1, 2015 financials to the Board and addressed their questions.

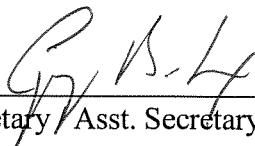
Mr. Cox presented current action item list to the Board and addressed their questions.

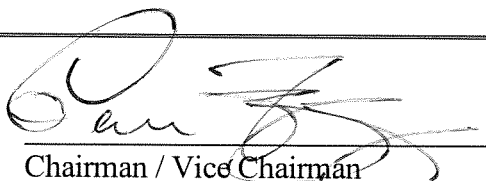
NINTH ORDER OF BUSINESS Supervisor Requests

Mr. Fazzari noted that there had been comments placed on the “social network” by Mr. Jack Storm regarding a bicycle accident he had observed near the entrance, and how he had notified the County and the CDD of the debris left at that location. Mr. Fazzari requested that Mr. Craine review these comments to see if he felt anything was said that might be actionable by the Board.

TENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Fazzari, seconded by Mr. Fantauzzi, with all in favor, the Board adjourned the meeting at 1:28 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman