

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, January 26, 2016, at 11:05 a.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

Gregg Letizia	Board Supervisor, Chairman
Betty Fantauzzi	Board Supervisor, Vice Chairman
Glenn Clavio	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
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 were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of the Consent Agenda Items

Mr. Cox presented the Consent Agenda items which included; Minutes of the Board of Supervisors' Regular Meeting held December 22, 2015, and the December 2015 Operation and

Maintenance expenditures report totaling \$57,154.29.

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

FOURTH ORDER OF BUSINESS

Consideration of Securiteam Service Agreement Proposal

Mr. Rob Cirillo, with Securiteam, presented a proposed addendum to the current extended services agreement to add the Club House access control system at a quarterly rate of \$534 or annually at \$2,136.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the addendum proposal for extended service for the Club House access system for, the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Tree Replacement Plan

The Board discussed the presented proposals for 45 gallon and 65 gallon hardwood trees for the Board to consider. The Board discussed the issue of installing hardwood trees versus palm trees. They also discussed the need for an overall District landscape plan that would include all the planned trees. The Board requested that Girard provide the Board with a price to develop a landscape design plan to install 50 palms in the area of Hope Bay Loop, Slipper Key, Butterfly Shell, Cockle Shell and Royal Bonnet areas along with the plan to install another 50 hardwood trees elsewhere in the District, if necessary. The board also requested the price for the 16 foot Foxtail palms.

SIXTH ORDER OF BUSINESS

Monthly Pond Report & Mitigation Monitoring Report

Josh McGarry presented his monthly pond maintenance report and mitigation monitoring reports to the Board and addressed questions from the Board. Mr. McGarry addressed his plans to maintain the vegetation in the canals and discussed “muck” treatments that have been provided.

SEVENTH ORDER OF BUSINESS

Consideration of Moon Shell Cul-de-sac Island Renovation Proposals

Due to the current construction maintenance and deliveries in this area, the Board tabled this item to a later date.

EIGHTH ORDER OF BUSINESS

**Consideration of Pool Planters
Renovation Proposals**

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the Girard proposal for \$1,040 to transplant Fire bush and install Minima Jasmine, the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Girard Landscape
Proposals**

On a Motion by Mr. Letizia, seconded by Mr. Fantauzzi, with all in favor, the Board approved the Girard proposal for \$2,250 for St. Augustine sod aeration treatment around the Club House area, for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Mr. Fantauzzi, with all in favor, the Board approved the Girard proposal for \$2,722 for front entrance plant replacements, for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the Girard proposal for \$271.50 for removal of a Ganoderma infected Palm, for the Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

Landscape & Irrigation Report

Mr. Adams, with Girard, provided an update of the recent work provided by Girard and responded to Board member questions regarding playground mulching, Oleander status and a Bougainvillea that was not flowering.

ELEVENTH ORDER OF BUSINESS

**Consideration of Clubhouse Pool Pavers
Clean and Seal Proposals**

The Board considered proposals for the maintenance, cleaning and sealing of the Club House pool pavers. The Board requested staff to inquire if Hurricane Clean would reduce their proposed rates.

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board approved the paver maintenance and sealing proposal from Hurricane Clean with a not-to-exceed amount of \$10,650, for the Harbour Isles Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Hammock View Wall Exterior Pressure Washing Proposals

The Board reviewed the Hurricane Clean pressure washing proposal for \$500 for cleaning the exterior side of the Hammock View wall behind the residences, as well as the monument at the entrance to the community. The Board requested that staff send a letter to the residents on Hammock View informing them that the District will be cleaning the outside but that the inside maintenance responsibility is theirs.

On a Motion by Mr. Clavio, seconded by Mr. Letizia, with all in favor, the Board approved the Hammock View exterior wall pressure washing proposal from Hurricane Clean for \$500, for the Harbour Isles Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Room Furniture Proposals

The Board considered the proposed furniture for the former fitness center area and tabled the topic to allow Ms. Fantauzzi an opportunity to explore some additional options. The Board considered and approved a proposal for new property manager office furniture.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the purchase of office furniture for \$1,495, for the Harbour Isles Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Property Management

Mr. Ramsewak presented his monthly report for the Board's review. He discussed the need to update the security call list since Mr. Fazzari had departed from the Board. Mr. Letizia inquired about the status of the palm tree inoculations.

B. Security Update

Mr. Cox presented the monthly security report to the Board for review.

C. District Engineer

Mr. Caviggia provided an update of the status of the fitness center issues including window and roof leaks. He informed the Board that Bayside Engineering was now JMT Engineering.

D. District Counsel

Mr. Craine had no report to present but responded to Board questions regarding BOCC meetings and towing policies.

E. District Manager

Mr. Cox reminded the Board that the next monthly meeting was scheduled for Tuesday, February 23, 2016 at 6:00 p.m.

Mr. Cox provided a brief summary of the District's financial status as of December 31, 2015.

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

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Letizia requested information regarding the revenue levels that were included in the financials, and Mr. Cox indicated he would research and provide that information.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board adjourned the meeting at 1:48 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman