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**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, November 24, 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	<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>
Shannon Nasekos	<b>District Coordinator; Rizzetta &amp; Co., Inc.</b>
Biff Craine	<b>District Counsel; PWCWP, LLC</b>
Jordan Caviggia	<b>District Engineer; Bayside Engineering</b>
Paul Ramsewak	<b>Property Manager; RASI</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 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 September 22, 2015, September 2015 Operation and

Maintenance expenditures report totaling \$77,824.43, and October 2015 Operation and Maintenance expenditures report totaling \$69,223.96.

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

**FOURTH ORDER OF BUSINESS**

**Discussion of Palm Tree Replacement Plan**

Mr. Joe Gross, Natural Resources Manager with Hillsborough County Development Services Department, was present to address questions from the Board regarding the County regulations for street tree replacement. He explained the County's interest in creating a canopy but at the same time did not want to create a monoculture with only one type of tree. He noted that in general, a shade tree would need to be replaced with two palms while a hard wood tree would be a one for one trade. He also noted that the approved palms were Sable, Washingtonians, and Foxtails. He also provided that he would send to Mr. Cox a current list of the approved replacement street trees.

The Board tabled further consideration of replacement tree proposals until the information from the County was received and studied.

**FIFTH ORDER OF BUSINESS**

**District Engineer Update**

Mr. Caviggia provided an update to the Board regarding the fitness center ceiling tiles, and the discussions he had regarding the replacement of the insulation foam.

**SIXTH ORDER OF BUSINESS**

**Discussion of Wastewater Construction Plans – 19<sup>th</sup> Avenue**

Mr. Fazzari provided an update of the information he had obtained regarding the County roadway work that would be beginning along 19<sup>th</sup> Avenue to 12<sup>th</sup> Street and across State Road 41. He explained that the projects are a new 24" forced main (wastewater), reclaimed water availability, and a new 24" water main. He noted that installation of the piping for the forced main and reclaimed water will be performed at the same time, and once completed the new 24" water main project will commence. He also advised that Harbour Isles will be directly affected by the reclaimed water project, which will make it available, and the 24" water main project which will improve water pressure for Harbour Isles residents. He stated that the new forced main project will have no effect on Harbour Isles, and added that all of the work will be done in the grass area alongside the roadway in the County's Right of Way, and that there will be some disruption of traffic, but expects it to be minimal since most of the work is being done off-road. He indicated that construction may begin in early fiscal year 2017.

Mr. Fazzari also explained that there should be no need for construction within the Harbour Isles community noting that three existing reclaimed water valves on 19th Avenue

should provide for the connection, and that there should be no expense to the District for this connection. He indicated that there may be a requirement to cap the District's current wells unless the District applies for a release from that requirement. Mr. Caviggia was asked to research that issue and try to determine the method for requesting such a release.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Moon Shell Island  
Landscape Plan**

The Board requested that another proposal for the landscaping of Moon Shell Island be obtained from Valleycrest. The Board discussed the existence of reclaimed water connections on the island and requested that the District Engineer research whether or not this source was available for use for irrigation.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Brazilian Pepper Tree  
Trimming Proposal**

The Board discussed the need to trim back the Brazilian Pepper Trees from the residential property lines behind Hope Bay Loop and Cockle Shell Loop. The Board requested that quotes be obtained for the removal of the Pepper Trees from Girard and Aquatic Systems.

**NINTH ORDER OF BUSINESS**

**Consideration of Royal Bonnet Drive  
Sprinkler**

Mr. Cox informed the Board that the quote for the repairs was being revised.

**TENTH ORDER OF BUSINESS**

**Consideration of Painting Proposals**

On a Motion by Mr. Bowden, seconded by Mr. Fazzarri, with all in favor, the Board approved the proposal from T&R Painting Specialists, Inc. to paint the former fitness center and office for \$1,150, for the Harbour Isles Community Development District.

The Board discussed the need to have the existing carpet removed before the painting is done so as to not damage the paint during the removal.

On a Motion by Mr. Fazzarri, seconded by Mr. Fantauzzi, with all in favor, the Board approved the proposal from T&R Painting Specialists, Inc. to paint the wall column caps and wall top for \$950, for the Harbour Isles Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Carpeting Proposals**

On a Motion by Mr. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board approved the proposal from Tricolor Flooring Install to install carpet in the former fitness center and office for \$1869.60, for the Harbour Isles Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Property Management**

Mr. Ramsewak provided his report to the Board and addressed their questions. Mr. Fazzari requested information about the access card system upgrade to Windows 10; the inclusion of dispatch fees on the Electric Today invoices, and the tripping of the pond fountain breakers.

Ms. Fantauzzi addressed whether there was a continued need for security, and the adjustment of the RASI staff to add additional hours on Tuesday and Wednesday from 5:00 p.m. to 9:00 p.m.

The Board also discussed the potential need to revert back to a patrol for Excelsior Defense.

**B. Landscape and Irrigation**

Mr. Fletcher Adams, with Girard, provided an update to the Board regarding the work that has been done recently at the District. He noted areas that had experienced irrigation issues, and described how some trees were not doing very well.

**C. Aquatic Service**

Mr. Cox presented the Aquatic Systems pond report.

Mr. Fazzari requested that Aquatic Systems inspect the Hydrilla that has accumulated on pond #15.

**D. Security Update**

Mr. Cox presented the Excelsior Defense update.

**E. District Counsel**

Mr. Craine noted that he had been working on the issue of mitigation DRI costs and that it appears those have now gone away. Mr. Fazzari requested whether there was any new information regarding the insurance claim for the bicycle accident.

**F. District Manager**

Mr. Cox reminded the Board that the next meeting is scheduled for Tuesday, December 22, 2015 at 11:00 a.m.

Mr. Cox also informed the Board of the rules violation warning letter that had been sent to Mr. Yakov Levin for allowing his juvenile son to use his access card to use the fitness center.

Mr. Cox provided the Board with a summary of the September 30, 2015 financials.

Mr. Cox provided a review of the current action item list.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. David Smith discussed the need to have the traffic plan changed at the front entrance light.

**FOURTEENTH ORDER OF BUSINESS**

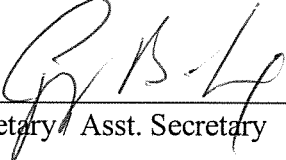
**Supervisor Requests**

There were no Supervisor requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board adjourned the meeting at 8:17 p.m. for the Harbour Isles Community Development District.

  
Secretary Asst. Secretary

  
Chairman / Vice Chairman