

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, December 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:

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
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 November 24, 2015, and the November 2015 Operation and Maintenance expenditures report totaling \$32,530.26.

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 Board Member Resignation

Mr. Cox presented the resignation effective December 7, 2015, that had been submitted from Larry Fazzari who occupies Seat #4 on the Board of Supervisors with a term ending in November 2016.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board accepted the resignation of Supervisor Larry Fazzari for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-01, Designating Officers

Mr. Cox reviewed current Rules of Procedures, which state that the designation of officers following the resignation of a Board member cannot occur until after the vacant seat has been filled.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board nominated Glenn Clavio to Seat #4 of the Board of Supervisors, with a term ending November 2016, of the Harbour Isles Community Development District.

Mr. Cox administered Oath of Office to Mr. Clavio and Mr. Clavio acknowledged that he will accept the approved compensation for serving as a Supervisor.

With the Board vacancy filled, Mr. Cox next opened the floor for nominations for the Board position of Chairman. Betty Fantauzzi nominated Gregg Letizia and with no other nominations made for Chairman, Mr. Cox closed the floor for nominations.

Mr. Cox opened the floor for nominations for the Board position of Vice Chairman. Gregg Letizia nominated Betty Fantauzzi and with no other nominations for Vice Chairman, Mr. Cox closed the floor for nominations.

Mr. Cox presented Resolution 2016-01 and explained its purpose. He explained that all Supervisors not nominated for Chairman or Vice-Chairman will be appointed as Assistant Secretaries per the Resolution.

On a Motion by Mr. Nesbitt, seconded by Mr. Bowden, with all in favor, the Board approved Resolution 2016-01, Designating Officers, for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Aquatic Systems
Aquatic Service Contract Renewal**

Mr. Cox explained the current Aquatic Systems contract for aquatic service expires on January 31, 2016 and that the Board would need to take action to renew it for another year, if it desired to do so. He explained that Aquatic Systems is not seeking a rate increase if the contract is renewed for another year. Mr. McGarry addressed questions from the board.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the one year Aquatic Service contract renewal from Aquatic Systems effective February 1, 2016 for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Report

Mr. Caviggia provided an update of Fitness Center regarding the requested replacement of insulation that had been removed during an inspection. He noted that the contractor had reported that the insulation work had been completed on December 11, 2015 between 12:45 p.m. and 1:00 p.m. Mr. Caviggia indicated that he would confirm work completion following the meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Tree Replacement Plan

The Board reviewed an approved street tree list that had been provided by Hillsborough County. The Board requested quotes from Girard for both 45 and 65 gallon Tupelo, Pond Cypress, Southern Magnolia and Podocarpus trees. The discussion of the tree replacement plan was postponed to the January 2016 meeting.

NINTH ORDER OF BUSINESS

**Consideration of Brazilian Pepper Tree
Removal Proposals**

Mr. Adams explained the proposal and the scope of work of the proposal he was presenting and how deep they would go to remove the Brazilian Pepper Trees.

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board approved the Brazilian Pepper Tree proposal from Girard Environmental Services for \$4,340, for the Harbour Isles Community Development District.

Mr. Adams explained that the areas behind Hope Bay Loop and Cockle Shell Loop would be maintained going further to prevent the growth from returning.

TENTH ORDER OF BUSINESS

**Establish Audit Committee and Set Audit
Committee Meeting Date & Time**

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board formed the Audit Review Committee with the membership being the CDD Board of Supervisors, and set the first meeting date for January 26, 2016 at 11:00 a.m., for the Harbour Isles Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Property Management

Mr. Ramsewak reviewed his monthly report to the Board and responded to their questions. He noted a resident's request to use a room in the Club House on 6/11/16 from 3 p.m. to 7 p.m. and was willing to pay for the required staff needed to be present. The Board did not object to this request. He presented proposals for pressure washing on Spindle Shell Way and on the pool deck along with paver sealing. The Board approved the Spindle Shell Way pressure washing proposal for \$950. After considering the pool deck paver pressure washing and sealing quote for \$7,650, the Board requested additional quotes for the pool work. Mr. Cox requested comments from the public on the proposals being considered and there were none.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the proposal from Hurricane Clean for \$950 for pressure washing the curbs on Spindle Shell Way., for the Harbour Isles Community Development District.

Mr. Ramsewak presented a proposal from Girard for landscape renovation work on the Moon Shell cul-de-sac island. Mr. Fletcher Adams and Mr. Edward Colon, with Girard, were present and answered questions regarding the need for irrigation on the island and how to connect to the reclaimed water lines currently existing. The Board requested that Girard revise the proposal to address rates presented by Mr. Adams at the meeting.

B. Landscape and Irrigation

Mr. Fletcher Adams, with Girard, presented information to the Board regarding discussed Sod Fungus (brown patches) that have appeared in several locations throughout the community and actions taken to treat.

C. Aquatic Service

Josh McGarry presented his monthly aquatic service report to the Board. He discussed the recent fish kills that had occurred in ponds 10 and 12 and the possible causes for the event. He also addressed the current midge fly outbreak

on pond 14. He indicated that he will provide a proposal for additional “muck” treatment on pond 14. He also informed the Board the current technician supporting the District is being replaced by an equally qualified technician.

D. District Engineer

Mr. Caviggia informed the Board that he had inspected the Fitness Center ceiling during the meeting and confirmed that insulation appears to have been installed but that the cupola opening had not been closed up as it was before. Mr. Ramsewak confirmed that he would attempt to verify the work completed with a security camera review. The Board concluded to leave the cupola opening open.

E. Security Update

Mr. Cox presented a proposal from Securiteam for an Access Control upgrade. Rob Cirillo, with Securiteam, answered questions via phone.

<p>On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the proposal from Securiteam with Integrated ID Management System., for the Harbour Isles Community Development District.</p>

Mr. Cox presented the Excelsior Defense report to the Board for their review.

F. District Counsel

Mr. Craine provided an update of the bike accident insurance claim (Baker), and a request for the District to pay for a portion of a hurricane shelter.

Mr. Letizia requested information about the possibility of the HOA showing movies at the Club House occasionally and if there were any legal issues with doing so.

Ms. Fantauzzi discussed how the exterior of the wall behind the homes on Hammer View was extremely dirty and suggested that the Board take the initiative to clean the exterior for the benefit of the community. The Board requested that staff obtain a proposal to have the exterior pressure washed.

G. District Manager

Mr. Cox reminded the Board that the next monthly meeting was scheduled for Tuesday, January 26, 2015 at 11:00 a.m. He also reviewed the current action item list with the Board.

Mr. Cox provided a brief summary of the District’s financial status as of November 30, 2015.

FOURTEENTH ORDER OF BUSINESS

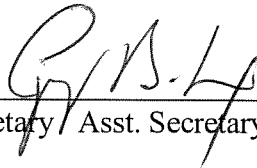
Supervisor Requests

Mr. Letizia inquired of staff whether a full time property management assistant had been identified.

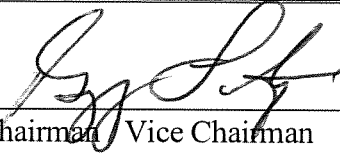
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 1:57 p.m. for the Harbour Isles Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman