

**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, February 23, 2016, 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:

Gregg Letizia	<b>Board Supervisor, Chairman</b>
Betty Fantauzzi	<b>Board Supervisor, Vice Chairman</b>
Bob Nesbitt	<b>Board Supervisor, Assistant Secretary</b>
Bryce Bowden	<b>Board Supervisor, Assistant Secretary</b>
Glenn Clavio	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Biff Craine	<b>District Counsel; PWCWP, LLC</b>
Jordan Caviggia	<b>District Engineer; Bayside Engineering (Via Phone)</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 January 26, 2016, Minutes of the Audit Committee Meeting

held January 26, 2016 and the January 2016 Operation and Maintenance expenditures report totaling \$39,901.24. Mr. Letizia requested that the minutes be amended to include Hope Bay Loop in the topic regarding tree planting.

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

**FOURTH ORDER OF BUSINESS**

**Monthly Pond Report**

Mr. Josh McGarry presented his monthly pond maintenance report and addressed questions from the Board. Mr. McGarry informed board of a meeting scheduled for March 4<sup>th</sup> with Mr. Russell Martin with SWFWMD regarding canal #20 on north side of the bridge. Discussion ensued regarding possible need for dredging of ponds in the future. Mr. McGarry noted that Pickerelweed planting is scheduled for 1<sup>st</sup> week in April.

**FIFTH ORDER OF BUSINESS**

**Security Update**

Mr. Patrick Farrow, with Excelsior Defense, presented update regarding security for the past thirty days. Mr. Farrow introduced Mr. Alex Ramirez, Supervisor with Excelsior Defense, and explained that Mr. Ramirez may be attending future meetings. The Board members concurred with Mr. Farrow's request to attend meetings on a quarterly basis.

**SIXTH ORDER OF BUSINESS**

**District Engineer**

Mr. Jordan Caviggia provided an update of the window repairs for the fitness center. He noted that he and Mr. Ramsewak will continue to monitor repairs to ensure they were successful. He explained that the cupola repair is still pending. Mr. Caviggia discussed the issue of the area near the playground that is retaining water. The Board members concurred with a plan to cut the water source to try to determine if an irrigation leak was the cause and if not, to explore the possibility of having a drain installed.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Tree Replacement Plan**

Mr. Fletcher Adams, with Girard, presented a Foxtail palm planting proposal for the Board's consideration. Mr. Letizia discussed concerns regarding the cost of Foxtails as opposed to Washingtonians, with consideration of counties requirement for two palms to replace one removed hardwood tree. Discussion ensued regarding cost of trees, future maintenance and county requirements. The Board requested that Girard update their proposal for fifty-three (53), Washingtonian Palms (12-15 ft.), and inquire with Hillsborough County regarding the requirements for replacement trees. The Board requested staff contact the residents on Cockle Shell and Hope Bay Loop to determine if there would be objections to removing pine trees on their property and replacing with palms.

**EIGHTH ORDER OF BUSINESS**

**Landscape and Irrigation Report**

Mr. Adams provided an update of the issue of water retention by the playground. He noted that they had shut off the water source (well) but needed at least 7 to 10 days of dry weather before they could determine if there is an irrigation leak. Discussion ensued regarding whether the new fitness center and playground installation was the cause of a damaged irrigation line, or if they had affected water drainage. The Board requested that Mr. Caviggia research the possibility of having a drain installed to assist with drainage.

**NINTH ORDER OF BUSINESS**

**Landscape and Irrigation Proposals**

Mr. Cox presented proposals for the Moon Shell Drive cul-de-sac island landscape and irrigation renovation. The Board requested the topic to be tabled until the March meeting.

Mr. Cox presented a proposal from Girard to remove an Oak tree on Sandy Shell Drive. The Board took no action at this time and indicated that this tree removal would be part of the overall tree removal/replacement plan being assembled by Girard.

Mr. Cox presented a proposal from Girard for landscaping areas on the berm near the Club House. Fletcher reviewed details of the proposal and answered questions from the Board. The Board decided to postpone the proposal consideration for a later date.

Mr. Cox presented a proposal from Girard for new plantings next to the bridge leading to the Club House. Mr. Adams reviewed the details of the proposal and answered questions from the Board. Mr. Letizia suggested planting annuals instead of Duranta. Discussion ensued regarding keeping the existing fountain grasses. The Board requested that Girard come back with a proposal for annuals.

Mr. Cox presented proposal from Girard for replacement of weeping irrigation valves. Mr. Adams reviewed the details of the proposal and answered questions from the Board.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the Girard proposal for \$465.08 for replacement of weeping valves, for the Harbour Isles Community Development District.

Mr. Cox presented a proposal from Girard for the replacement of the irrigation controller at Cockle Shell Drive. Mr. Adams reviewed the details of the proposal and answered questions from the Board.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board approved the Girard proposal for \$634.64 for the Cockle Shell controller replacement, for the Harbour Isles Community Development District.

Mr. Cox presented a proposal from Girard for the installation of irrigation on common area on Sandy Shell Drive. Mr. Adams reviewed the details of the proposal and answered questions from the Board.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the Girard proposal for \$2,819.48 for installation of irrigation along Sandy Shell Drive, for the Harbour Isles Community Development District.

Mr. Cox presented a proposal from Girard for irrigation controller troubleshooting and explained that due to the emergency nature of the situation, he had already approved the work to proceed.

The Board members discussed the status of the Crotons at front entrance and Mr. Adams indicated that he will monitor them.

**TENTH ORDER OF BUSINESS**

**Discussion of Fitness Center Furniture Options**

Ms. Fantauzzi discussed her findings regarding her review of previously presented furniture options, and results of her search for additional options for the former fitness center area. The Board requested staff to do additional research for furniture.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Property Management**

Mr. Ramsewak presented his monthly report for the Board's review. He discussed the need to clean pool furniture after the pavers cleaning project is completed. The Board instructed Paul to research donating the old office desk.

Mr. Ramsewak informed the board of a resident who had not paid boat storage fees for several months. Board requested that a letter be sent to the resident.

Mr. Ramsewak provided update on carpet replacement in the former fitness center.

Mr. Ramsewak presented proposals for playground mulch.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the Big Earth proposal for \$1,350 for installation of mulch contingent upon verification that mulch is ADA complaint and installation occurs after water retention is resolved, for the Harbour Isles Community Development District.

**B. District Counsel**

Mr. Craine had no report to present but provided brief legal update regarding litigation.

**C. District Manager**

Mr. Cox reminded the Board that the next monthly meeting was scheduled for Tuesday, March 22, 2016 at 11:00 a.m. with Audit Committee Meeting #2 prior to the regular meeting.

Mr. Cox informed the Board that the Qualifying Period for the 2016 General Election is June 20-June 24.

Mr. Cox provided a brief summary of the District's financial status as of January 31, 2016.

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

Mr. Cox requested that the Board consider approving an increase in pay for Mr. Ramsewak from the current \$18.50 to \$20 per hour. He explained that even though Mr. Ramsewak works for RASI, the pay expense is a pass-through to the District.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board approved to give Paul a raise from \$18.50 to \$20.00 an hour, for the Harbour Isles Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

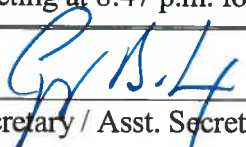
Mr. Letizia addressed his concerns with the current hiring process by RASI for the weekend assistant.

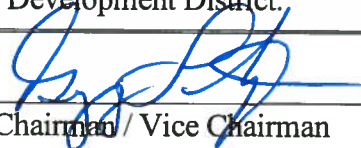
Mr. Clavio requested staff to obtain a quote for a security camera that would provide observation of the playground area.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Nesbitt, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 8:47 p.m. for the Harbour Isles Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman