

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, June 28, 2016, 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, Chairman
Betty Fantauzzi	Board Supervisor, Vice Chairman
Bob Nesbitt	Board Supervisor, Assistant Secretary
Bryce Bowden	Board Supervisor, Assistant Secretary
Glenn Clavio	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Biff Craine	District Counsel; PWCWP, LLC
Paul Ramsewak	Representative; 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

Ms. Elizabeth Baile, 203 Star Shell Drive, discussed an issue she is having with obtaining her access badge privileges due to the way her residence is currently deeded and registered with the property appraiser's office. The Board members and Mr. Craine discussed the issue and decided to take up the topic during Supervisor Comments portion of the agenda.

Mr. Merle Reinke and Mrs. Jeanie Reinke were present and asked a question about the HOA ACC meeting and were given information about the HOA versus the CDD. They also requested information regarding the spraying of mosquitoes in the District. They were informed to contact the County with this request.

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 May 24, 2016 and the May 2016 Operation and Maintenance expenditures report totaling \$54,533.96.00.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Property Management

Mr. Ramsewak presented his monthly operations report to the Board. He informed the Board of a potential wetland encroachment issue behind 325 Royal Bonnet Drive. The Board requested that Mr. McGarry and Mr. Caviggia inspect the area to determine if an encroachment has taken place.

Mr. Ramsewak explained that some residents have suggested that a defibrillator be installed in the fitness center. The Board discussed the issue and took no action on this request.

Mr. Letizia requested information regarding a pool pump leak issue and its repair status. He also noted that a pond fish kill had taken place and that work was needed on the pond bubblers at the pond in front of the Club House. Mr. Ramsewak indicated Vertex was coming out to look at the bubblers.

Mr. Nesbitt raised the question about the need for signage to warn of alligators and other wildlife. The Board discussed and requested proposals be obtained for signage to be placed at each entrance.

Mr. Ramsewak discussed a security false alarm that was set off by a faulty switch.

Mr. Nesbitt discussed the current policy for allowing residents' guests to get a pass so they can use the gym while visiting without the host resident being there. The Board requested the topic be placed on the next agenda for discussion.

Mr. Clavio asked questions regarding the fitness center roof status and also noted that the treadmills were tripping electronically. Mr. Ramsewak explained that it was actually a plug issue.

B. Aquatic Service

Mr. McGarry discussed the current pond status along with the forthcoming SWFWMD report he was preparing. He noted that 500 aquatic plants were due to the District and that he was waiting for additional planting jobs so he could combine the work.

Mr. Letizia discussed his concerns that Aquatic Systems was somewhat overworked or overloaded with other work. Mr. McGarry expressed that this was not the case.

Mr. McGarry presented a proposal for midge fly treatment on ponds # 11, 14, 17 and 18 for \$10,830. The Board discussed and approved. Mr. McGarry indicated the treatment should be started in early July.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board approved an Aquatic Systems proposal for \$10,830 for midge fly treatment on ponds #11, 14, 17 and 18 for the Harbour Isles Community Development District.

Mr. McGarry presented a proposal for planting options 7, 8, 17 and 18 where plants would be planted on both ends of the ponds for \$1,810 or one end of the ponds for \$905.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved an Aquatic Systems proposal for \$1,810 for pond plantings on ponds #7, 8, 17 and 18 for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Securiteam Proposals

Mr. Rob Cirillo was present to present proposals from Securiteam for a camera to replace that had ceased working. The cost is \$260 to replace with a similar camera and a proposal for an HD camera for \$558. Mr. Letizia noted that the District had previously paid for two permits so one would be used for this install if the HD camera was installed. Mr. Cox requested comments from those in the audience and no comments were provided.

On a Motion by Mr. Letizia, seconded by Ms. Bowden, with all in favor, the Board approved the Securiteam proposal for the HD Camera for \$558.00 for the Harbour Isles Community Development District.

Mr. Cirillo discussed the false alarm issue that was mentioned earlier in the meeting and explained why the monitoring service reacted as they did.

SIXTH ORDER OF BUSINESS

Staff Reports (Continued)

A. Landscape & Irrigation

Mr. Fletcher Adams, with Girard, provided an update to the Board members regarding services provided. He discussed the maintenance of Oleanders, fire ant baiting, Palm tree trimming, moss removing, and a repaired water leak.

Mr. Adams noted that the plan was to install 20 Palm trees on Slipper Key, 20 on Hope Bay Loop and 12 on Cockle Shell.

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board authorized the Chairman to approve the Girard proposal for the install of 52 Palm trees with a not-to-exceed amount of \$20,000, for the Harbour Isles Community Development District.

Mr. Adams explained that the requested fertilization schedule had been delivered to Mr. Ramsewak.

Ed Colon, with Girard, discussed the Hunter controller system and recommended that the Board consider changing to it. He noted that the current system is working at this time. He explained that new decoders would also be needed along with new wiring. He indicated that Girard was performing an audit of the system and that he would be preparing options for the Board to consider.

B. Security Update

The Board reviewed the monthly security report.

C. District Engineer

Mr. Caviggia introduced Mr. Steven Brletic and explained that he would begin assuming the role of District Engineer for the District. He discussed the fitness center roof leak issue and explained that companies were being approached to provide proposals to fix the leak.

At this time, Mr. Cox and Mr. Caviggia presented proposals from Site Masters to install a drainage system at the playground area and to fix the erosion damages to the bridge support area at Slipper Key.

On a Motion by Ms. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the Site Masters proposal for the install of a drainage system between the playground areas for \$3,600, for the Harbour Isles Community Development District.

On a Motion by Ms. Letizia, seconded by Mr. Bowden, with all in favor, the Board approved the Site Masters proposal for the erosion repair to the Slipper Key bridge for \$6,000, for the Harbour Isles Community Development District.

The Board members discussed an insurance claim issue where an individual tripped on the sidewalk that runs adjacent to 12th Street.

Mr. Caviggia presented his Annual Report to the Board for their review.

On a Motion by Ms. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved to accept and file the District Engineer's Annual Report, for the Harbour Isles Community Development District.

D. District Counsel

Mr. Craine had no additional report for the Board. Mr. Letizia discussed the issue of trespassing and the difficulty with enforcement considering the Hillsborough County Sheriff's Office's legal position.

E. District Manager

Mr. Cox advised the Board that the next monthly meeting is to be held on Tuesday, July 26, 2016 at 11:00 a.m.

Mr. Cox discussed the status of the reclaimed water for the District.

Mr. Cox also presented a summary of the March 2016 Financials for the District and reviewed the current action item list.

SEVENTH ORDER OF BUSINESS

**Consideration of Amended
Common Area Policies and Forms**

The Board reviewed the proposed amendments to the Common Area Policies and Forms and amended the language regarding wearing wet clothes in the Activity Room.

On a Motion by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, the Board approved amendment to the Common Area Policies and Forms by adding rules for the Activity Room, for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia discussed the access card topic addressed earlier in the meeting by Ms. Elizabeth Baile. After considering the issue at length, the Board acted to reinstate her access cards.

On a Motion by Mr. Bowden, seconded by Mr. Letizia, with all in favor, the Board approved reinstatement of Ms. Elizabeth Baile's access cards, for the Harbour Isles Community Development District.

The Board members discussed the status of the fencing at the recreation vehicle storage area and no additional actions were taken.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board adjourned the meeting at 1:42 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman