

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 Harbour Isles Community Development District regular meeting of the Board of Supervisors was held on **Tuesday, July 26, 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
Shannon Nasekos	District Coordinator, Rizzetta & Co., Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

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

Mr. Redouane Rahli, a resident living on Sandy Shell Drive at Slipper Key, discussed his issue with the irrigation system on his property that used to be connected to the District's irrigation system but is no longer. He requested assistance from the District to connect the system for him. The Board discussed the topic and the legal ability of the Board to approve such service. The Board members requested that Girard test the irrigation system on this property and mark the sprinkler heads for Mr. Rahli but that it would be his responsibility to make the connection.

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 June 28, 2016 and the June 2016 Operation and Maintenance expenditures report totaling \$35,259.44.

Mr. Letizia questioned a Securiteam invoice that included a labor charge. The minutes were amended with minor changes.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the Consent Agenda Items with amended minutes, 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 presented a proposal from RS Enterprises for \$1,538 with a \$650 deposit requirement for fence repair of the RV/Boat Storage lot fence. The Board decided to table the discussion until next month's meeting and requested that Mr. Ramsewak seek a proposal from T&R Painting Specialists for the fence repair. The Board asked him to add a proposal for work on the walking bridge.

1. Consideration of Pressure Washing Proposals.

Mr. Ramsewak presented pressure washing proposals to the Board and the Board discussed the potential need to replace the top hand rails with composite wood. The Board decided to table the discussion until the next meeting and requested that additional information be gathered by staff.

2. Consideration of LED Lighting Proposals

Mr. Ramsewak presented proposals from Electric Today and Hawkins Service to replace existing lighting on the guardhouse with new LED lighting.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board approved the Electric Today, Inc. proposal for \$1,226 for LED lighting for the Harbour Isles Community Development District.

B. Landscape & Irrigation

Mr. Fletcher Adams provided an update on the Palm installation. He reported there was a delay on installation due to mechanical issues and weather. He reported that the installation of the Palms will resume that week and should be completed within ten working days.

Mr. Adams reported that trees had been cleaned up. He reported a surge in the IDS system and noted that zones 20-59 were not working at that time as it is on a single wire control. Mr. Adams reported that they did some troubleshooting and hard wired the system to test. He advised the Board that he submitted a work order with a not-to-exceed amount of \$4,500 to repair.

Mr. Adams handed out a separate proposal for a new Hunter ACC-99D system for the total replacement of the old Hunter IDS system for a total of \$25,644.00 This would be in lieu of the previous \$4,500 proposal repair. The Board discussed the proposal and the estimated life span of the new system.

On a motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board approved the Girard proposal for \$25,644.00 for total replacement of the old Hunter IDS system for the Harbour Isles Community Development District.

C. Aquatic Service

1. Presentation of the Monthly Pond Report

Mr. Cox presented an update from Aquatic Systems. He explained that new plantings are scheduled for next week. Mr. Cox also reported that the midge fly treatment had begun and that a drive around inspection had been conducted with Mr. Ramsewak and Mr. Letizia.

Mr. Gregg Letizia advised that the ponds looked pretty good; however, canals 9 and 20 are a problem. He also reported that everything is funneling to pond 15. It was note that Mr. McGarry had offered to clear up the issue.

2. Presentation of the Mitigation Area Report

Mr. Cox presented the report to the Board for their review. No Board action was taken.

D. Security Update

The Board reviewed the monthly security report. Ms. Jody Fama, with Excelsior Defense, was present but had no additional report to discuss. Mr. Ramsewak reported an incident where a replacement guard had shown up with no keys or instructions.

E. District Engineer

Mr. Cox presented an update from the District Engineer. He reported that the District Engineer had requested an estimate on the roof repair and is attempting to coordinate with the vendor for the completion of the work. He provided an update on the sidewalk repair and indicated that the County would not repair the sidewalk until they resurface the road, but he will provide updates on the sidewalk program as he receives them. He reported that Mr. Caviggia would be out to inspect the erosion repairs the following week.

A discussion ensued regarding the sidewalk repair and who would be responsible for any accidents or injuries. Mr. Craine advised the Board that if the sidewalk is heavily used then it would be in the Board's best interest to start the repairs.

F. District Counsel

Mr. Biff Craine discussed the need to renew the trespass agreement documentation with the Hillsborough County Sheriff's Office.

G. District Manager

Mr. Cox advised the Board that the next monthly meeting is to be held on Tuesday, August 23, 2016 at 6:00 p.m. and noted that this would also be the time and date for the final budget public hearing.

Mr. Cox also presented a summary of the June 2016 unaudited financials for the District. He also reminded the Board of the Rizzetta office location rearrangement and advised them there will be resolutions will be brought forward. He also reviewed the current action item list.

A discussion ensued regarding the evasive weed growing in pond 10 and the midge flies in pond 14.

FIFTH ORDER OF BUSINESS

Discussion of Guest Pass Policy

A discussion ensued regarding current policies and allowing the District to issue a temporary pass to a guest so the guest could use the facilities without the host resident being with them. No actions were taken by the Board.

SIXTH ORDER OF BUSINESS

Consideration of Alligator Signage Proposal

Mr. Cox reviewed the design that Mr. Ramsewak had prepared to be installed on the existing signage posts. The sign was amended to remove the language "Stay Away from the Water" and the amended design read: "CAUTION: Alligators and Snakes are in the area. Do Not Feed the Wildlife".

On a Motion by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the Board approved the revised language of the Alligator signage, as amended, for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia requested if the irrigation bubblers had been fixed to which Mr. Ramsewak indicated they had been.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board adjourned the meeting at 12:51p.m. for the Harbour Isles Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman