

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, October 25, 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:

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| 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:

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| Greg Cox | District Manager; Rizzetta & Co., Inc. |
| Biff Craine | District Counsel; PWCWP, LLC |
| Jordan Caviggia | District Engineer; JMT, Inc. |
| Paul Ramsewak | Property Manager; RASI |
| Christina Lange | District Manager; Rizzetta & Co., Inc. |
| Grant Phillips | District Manager; Rizzetta & Co., Inc. |

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Phillips 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

No audience members were present.

THIRD ORDER OF BUSINESS

Consideration of the Consent Agenda Items

Mr. Phillips presented the Consent Agenda items which included; Minutes of the Board of Supervisors' Regular Meeting held September 27, 2016 and the September 2016 Operation and Maintenance expenditures report totaling \$85,869.47.

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

FOURTH ORDER OF BUSINESS

Consideration of Asphalt Trail Repair Quote

Mr. Phillips presented the Asphalt Trail Repair proposal from Site Masters to the Board and explained its contents. Mr. Caviggia provided an illustration from Site Masters that indicated the manner in which the sidewalk repair work would be performed. Mr. Caviggia suggested marking the sidewalk areas of concern with the vendor to ensure all necessary work is performed. He also indicated that he would inquire about a material breakdown from the vendor for next month's meeting. Mr. Letizia stated that he would gather a price comparison quote from a resident in the community who has a construction background for the sidewalk repair. Mr. Cox made the suggestion of having Mr. Ramsewak mark the sidewalk areas of concern instead of having the vendor do so. The Board decided to table the asphalt trail repair quote to the next scheduled Board meeting.

FIFTH ORDER OF BUSINESS

Consideration of the Playground Mulch Proposal

Mr. Phillips presented the playground mulch proposals from GameTime and Big Earth to the Board and explained its contents and purpose. The Board at last month's meeting requested a price comparison quote from Big Earth in order to formulate their decision on which vendor would perform the playground mulch resurfacing. Ms. Fantauzzi suggested that prior to approval of the playground mulch proposal the Board needs to have the landscape contractor Girard Environmental Services fix the irrigation problem in the playground area. Fletcher Adams answered general questions from the Board in regards to the irrigation issue in the playground area.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved Big Earth's Playground Mulch Proposal in the amount of \$2,115.00 contingent upon Fletcher Adam's completion of irrigation work in the playground area prior to any work being performed, for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Revised Palm Installation Quote

Mr. Phillips presented the Revised Palm Installation on Royal Bonnet quote from Girard Environmental to the Board and explained its contents and purpose. Fletcher Adams further outlined the revised proposal and answered general questions from the Board. Mr. Adams presented a separate proposal to perform the palm tree planting on Butterfly Shell in the amount of \$5,217.50 and explained its contents and purpose. Mr. Letizia requested staff to send a letter to the homeowners at 172 and 202 Star Shell Drive to gain their permission to remove the red maple tree from out front of their home and place a Washingtonian palm in its place. The Board decided to table the second proposal presented regarding the palm tree planting on Butterfly Shell to the November meeting.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the Revised Palm Installation Quote on Royal Bonnet in the amount of \$3035.00, for the Harbour Isles Community Development District.

Mr. Adams, upon completion of receiving approval from the Board for the palm tree Planting on Royal Bonnet, addressed the Board on landscape updates throughout the community. He answered general questions from the Board in regards to any landscaping concerns. Mr. Letizia suggested adding an addendum to Girard Environmental Services contract for maintaining the areas around Hope Bay and Cockle Shell on a quarterly basis to allow for the aquatic maintenance vendor to access the pond.

SEVENTH ORDER OF BUSINESS

Consideration of the Dock Rail Repair Quote

Mr. Phillips presented the proposal from the Handyman Company for the Dock Rail Repair to the Board and explained its contents and purpose. The Board discussed the need for Mr. Ramsewak to obtain proposals from other vendors for price comparison. The Board decided to table this topic until the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of the Boat Storage Fence Repair Quote

Mr. Phillips presented the proposal from the Handyman Company for repair of the Boat Storage Fence to the Board and explained its contents and purpose. Mr. Ramsewak answered general questions from the Board in regards to the proposal. The Board discussed the need for Mr. Ramsewak to obtain proposals from other vendors for price comparison. The Board decided to table this topic until the next meeting.

NINTH ORDER OF BUSINESS

Consideration of the Arbitrage Rebate Calculation Report

Mr. Phillips presented the Arbitrage Rebate Report for the Board's review and explained its contents and purpose. Mr. Letizia inquired about what negative cumulative rebate requirement means for the District. Mr. Cox and Mr. Craine answered general questions from the Board in regards to the Arbitrage Rebate Calculation Report.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board gave approval to accept and file the Arbitrage Rebate Calculation Report, for the Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports and Updates

A. Property Management

Mr. Ramsewak provided updates to the Board on maintenance items that have been performed over the past month. A discussion ensued regarding the sidewalks on CDD property and the safety concerns for residents. He informed the Board that he had received a report from a resident that indicated that he had observed four alligators in the pond behind his home. Mr. Ramsewak informed the Board that he reached out to the FWC and submitted a ticket to remove the alligators from behind the resident's home.

Mr. Letizia informed the Board of two resident letters that Staff mailed out in regards to one having trimmed the aquatic plant behind his home without authorization and another resident who allowed his child to be present in the workout facility under the age of 12 years old which violates CDD policy.

B. Aquatic Service Report

Ms. Amanda Miller, Account Representative of Aquatic Systems, provided an update on their monthly pond maintenance. She reported that with the fall season approaching this would in turn slow aquatic plant growth throughout the community. She advised that although the plant growth will be slower, this also delays the repair of any aquatic plants that are being treated. Mr. Letizia inquired about the pickerelweed on pond number three and whether or not it had been treated. Mr. Letizia also inquired about the midge fly treatment that was recently performed and was looking to receive information on how long these preventative treatments are typically effective for. Ms. Miller advised that she would look into the issue and provide an update at the next scheduled meeting.

C. Security Update

Mr. Ramsewak advised the Board that there were no significant security updates to report over the past month.

D. District Engineer

Mr. Jordan Caviggia addressed the Board on the roof repairs that were performed on the roof of the gym facility. He stated that he would question the vendor as to the scope of work that was to be performed and determine whether or not the vendor fulfilled those requirements. Mr. Caviggia provided an update from the previous vendor who performed the roof repair work, who stated that he would refund the repair upon completion. Mr. Caviggia addressed general questions from the Board.

E. District Counsel

Mr. Craine informed the Board that the Baker incident has remained quiet over the past month.

Mr. Letizia inquired about the liability taken on by the District in regards to installing swing sets on a District owned and maintained playground. Ms. Fantauzzi inquired about whether a swing set installation would increase the District's insurance premium. Mr. Phillips provided an update from EGIS Insurance Advisors in regards to the swing set installation altering the price for insurance coverage.

Mr. Cox inquired about the swing set installation and the type of material that would be installed.

F. District Manager

Mr. Phillips advised the Board that the next monthly meeting is to be held on Tuesday, November 22, 2016 at 11:00 a.m.

Mr. Phillips presented a summary of the September 2016 unaudited financials for the District and informed the Board that these were the financials for the end of the Fiscal Year. Mr. Letizia inquired about the monetary amount that would be contributed to next year's reserve fund.

Mr. Phillips reviewed the current action item list. The Board requested revisiting the on-hold item on the action item list for installing the Queen Palms on Moon Shell. He advised that he will be adding the quotes for a swing set installation to the action item list.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fantauzzi expressed her concerns for the supporting rails on the Bridge and inquired about a method to repair the issue. Mr. Letizia suggested having staff take a look at the Bridge and formulate options the Board has in regards to repairing the areas of concern along the Bridge.


Mr. Phillips informed the Board that he would gather quotes for a swing set installation for the community playground.

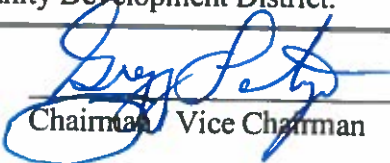
Ms. Fantauzzi informed the Board of the Holiday Light Entrance Decorating and the decorating process in place for the upcoming holiday season.

TWELTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bowden, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 12:39 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman