

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, November 22, 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
Glenn Clavio	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	Regional District Manager; Rizzetta & Co., Inc.
Grant Phillips	District Manager; Rizzetta & Co., Inc.
Biff Craine	District Counsel; PWCWP, LLC
Jordan Caviggia	District Engineer; JMT, Inc.
Paul Ramsewak	Property Manager; RASI
Fletcher Adams	Girard Environmental

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Phillips called the meeting to order at 11:02 a.m. and read the roll call. All present stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. and Mrs. Perry addressed an incident that occurred in the clubhouse parking lot on November 10, 2016. Mr. Letizia further explained the incident to the Board and Mr. Craine weighed in, as well. Mr. Craine requested to receive contact information for the other resident involved in the incident identified as Mrs. Robinson's child. He informed the Board that he will be conducting follow-up interviews regarding the incident prior to the next meeting.

THIRD ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

Mr. Phillips administered the Oath of Office to the newly elected Supervisors Glenn Clavio,

Gregg Letizia, and Robert Nesbitt. Mr. Clavio, Mr. Letizia, and Mr. Nesbitt confirmed their oaths and affirmed that they will continue to accept compensation for service as authorized under Chapter 190, Florida Statutes.

FORTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Designating Officers of the District**

Mr. Phillips presented Resolution 2017-01 to the Board and explained the process for selecting seat assignments. Mr. Letizia and Ms. Fantauzzi retained their positions as Chairman and Vice Chairman, respectively. The remaining Board members were designated as Assistant Secretaries, with Grant Phillips and Greg Cox as Assistant Secretaries for administrative purposes. The Officers of the District are as follows: Betty Fantauzzi will sit in Seat 1 with a term of 11/2014-11/2018; Bryce Bowden will sit in Seat 2 with a term of 11/2014-11/2018; Bob Nesbitt will sit in Seat 3 with a term of 11/2016-11/2020; Glenn Clavio will sit in Seat 4 with a term of 11/2016-11/2020; and Gregg Letizia will sit in Seat 5 with a term of 11/2016-11/2020.

On a Motion by Mr. Clavio, seconded by Mr. Letizia, with all in favor, the Board adopted Resolution 2017-01, Designating Officers of the District, for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on October 25, 2016**

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 25, 2016 as presented, for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Operation &
Maintenance Expenditures for October
2016**

Mr. Phillips presented the October 2016 Operation & Maintenance expenditures to the Board and addressed their questions pertaining to the expenditures. Mr. Letizia inquired about Wendy, RASI employee, and her hours appearing on the Harbour Isles payroll for hours worked at a different community. Mr. Phillips informed Mr. Letizia that he would look into the RASI employee payroll.

On a Motion by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, the Board approved the October 2016 Operation & Maintenance Expenditures, for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Asphalt Trail Repair
Quote**

Mr. Phillips presented the asphalt trail repair quote from Site Masters to the Board totaling \$6,530. The Board requested that the areas being worked on be labeled for the vendor prior to the project start date.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the Site Masters' quote for asphalt trail repair, for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of the Girard
Environmental Services Landscaping
Enhancement Proposals**

Mr. Adams presented multiple proposals to the Board and explained their contents and purpose. He answered general questions from the Board in regard to the proposals brought forth. A discussion ensued regarding the various landscaping enhancements to be made and the associated costs. In particular, the palm tree planting on Butterfly Shell and the Brazilian Pepper cutbacks were addressed in detail. The landscape and irrigation report was addressed at this time.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board accepted all of the Girard Environmental proposals for Brazilian Pepper cutbacks, totaling \$4,698, for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board accepted the Girard Environmental proposal for Palm Tree planting on Butterfly Shell and Fitness Center irrigation work, totaling \$6,261.72, for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Dock Rail Repair
Quotes**

Mr. Phillips presented multiple proposals to the Board for consideration and addressed their questions and concerns. Mr. Letizia suggested that a walk-through with Mr. Ramsewak be conducted to compile a list of everything that needs to be done before a decision be made. The Board requested that consideration of these proposals be tabled until the next meeting.

TENTH ORDER OF BUSINESS

**Consideration of the Boat Storage Fence
Repair Quote**

Mr. Phillips presented proposals from Koster Construction for \$1,175 and A-Team Welders for \$1,800. Mr. Letizia requested that the Board table this decision until the next meeting and inquire into combining the Koster Construction proposals for both the dock rail repair and the boat storage fence repair for a discounted, lump-sum price.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding the Proposed Swing
Set Installation**

Mr. Phillips led the Board in a discussion regarding the proposed swing set installation project. He presented proposals from three vendors to the Board for consideration: Florida Playground & Steel Co. totaling \$7,640; Playground King totaling \$8,137; and GameTime totaling \$10,781.43. The Board had questions about the kinds of permits that would be required for this project and whether or not mulch should be laid on top of the sand. It was decided that this item of business would be tabled until the next meeting so that Mr. Caviggia and Mr. Phillips could gather

more information on the subject.

TWELFTH ORDER OF BUSINESS

Consideration of the Fitness Center Gym Equipment

Mr. Phillips presented the renewal contract form Commercial Fitness and explained its contents and purpose. Mr. Ramsewak answered general questions from the Board in regard to the vendor agreement.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the renewal of the Commercial Fitness contract, for the Harbour Isles Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports and Updates

A. Property Management

Mr. Ramsewak outlined his report and answered general questions from the Board. The Board had questions about the Clubhouse entryway camera proposal and requested further clarification prior to the next meeting.

1. Consideration of the Entryway Sidewalk Repair Proposal

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board accepted the Site Masters proposal for the entryway sidewalk repair project in the amount of \$400, for the Harbour Isles Community Development District.

B. Landscape & Irrigation

This topic was addressed during the review of the Girard Environmental Landscaping proposals.

C. Aquatic Service Report

Mr. Phillips addressed this topic and informed the Board that Ms. Fantauzzi and himself conducted a pond tour with Aquatic Systems. Mr. Letizia inquired about the midge fly treatment in the pond behind his home and asked to reach out to Aquatic Systems to verify how long the preventative treatment should last.

D. Security Update

Mr. Ramsewak addressed the Board in regard to the incident that occurred at the clubhouse. The Board requested District staff send a letter to Excelsior outlining their frustrations with their lack of attendance after an event occurred involving one of their employees.

E. District Engineer

Mr. Caviggia addressed the Board earlier in the meeting.

F. District Counsel

Mr. Craine gave an update that there was no movement on the Baker claim. He informed the Board that he would be conducting interviews with the residents involved in the clubhouse parking lot incident in order to lay all the facts on the table. He will report his findings at the

next meeting.

G. District Manager

Mr. Phillips advised the Board that the next monthly meeting is to be held on Tuesday, December 20, 2016 at the Harbour Isles Clubhouse.

Mr. Phillips presented a summary of the October 2016 unaudited financials for the District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

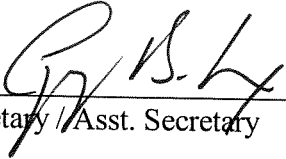
Mr. Letizia requested staff look into placing a flagpole at the front entrance of the community. Mr. Cox explained the need for constant lighting on the flagpole at the entrance. The Board went into general discussion regarding the proposed location of the flagpole and requested proposals be presented at the next meeting.

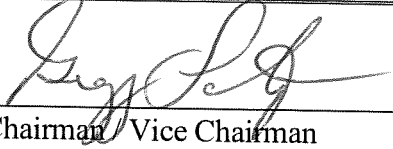
Ms. Fantauzzi inquired about the cost and timing of the Christmas lighting at the front entrance and on the islands. She commented on how good the lighting looks and the positive feedback from residents.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board adjourned the meeting at 1:46 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman