

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 Board of Supervisors of the Harbour Isles Community Development District was held on **Tuesday, December 20, 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
Bryce Bowden	Board Supervisor, Assistant Secretary

Also present were:

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

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Cox called the meeting to order at 11:00 a.m. and read the roll call. All present stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

No Audience comments.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Security Update

Mr. Craine led the Board in a discussion regarding the November 10, 2017 Club House parking lot incident between the District contracted Security Officer and a large number of young adults loitering around their vehicles. Mr. Craine provided a history of the incident and presented a report of his investigation. Mr. Craine's recommendations included an apology letter to the Board and security guard from both of the residents who participated and a warning letter to both participant's indicating the District rule violation regarding treatment of staff. Mr. Craine recommended against the installation of access barriers to the parking lot due to the fitness center being open after the club house is closed.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board, authorized staff to issue warning letters and coordinate for apology letters regarding the incident that took place on November 10, 2016, for the Harbour Isles Community Development District.

Lieutenant Barstow, with Excelsior Defense, introduced himself and informed the Board that Mr. Louis will be the new Security Officer for Harbour Isles Community Development District and answered general questions from the Board. Mr. Letizia explained that while a representative from Excelsior Defense did not need to attend every meeting but if an incident does occur, he would expect someone from the company to attend the meeting to help explain what occurred.

B. Property Management Report

1. Consideration of Relocation of Clubhouse Camera Proposal

Mr. Rob Cirillo, with Securiteam, was present to discuss a proposal for the installation of an additional security camera and explained its contents and purpose. Mr. Cirillo addressed questions from the Board and the Board members discussed the camera coverage requirements and capabilities. Mr. Cirillo answered general questions from the Board.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the Securiteam proposal contingent upon staff's review and authorized the Chairman to execute the proposal with a not-to-exceed amount of \$1,700, for the Harbour Isles Community Development District.

The Board members additionally discussed the issue of making the camera monitors available to the Security Officers.

C. Aquatic Services

Mr. McGarry presented his report to the Board. Mr. McGarry addressed questions, from Board members in regards to a resident's request to have the Thalia (Alligator Flag) removed from behind his home and answered general questions. A suggestion from the Board for Mr. Clavio to accompany Mr. McGarry to evaluate how much Thalia removal is needed. Mr. McGarry is set to provide an estimate to the Board for the removal of Thalia plant at the January meeting. Ms. Fantauzzi requested an evaluation of pond 21 for Thalia removal as well.

Mr. Cox presented a proposal for three additional buffer Area Sites #4, #5, and #6 to the current Aquatic Systems wetland contract at a cost of \$456.00 quarterly with treatments being done monthly. Mr. McGarry offered to consolidate all adjustments into one monthly invoiced amount.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the additional contracted amounts for buffer Area Sites #4, #5, and #6 for at a cost of \$465.00 quarterly (treated monthly), for the Harbour Isles Community Development District.

D. Landscape and Irrigation

Mr. Adams presented an update to the Board. A discussion ensued regarding the status of Brazilian peppertree removal in the conservation area. The Board was informed of the removal of a tree from a resident's yard.

The Board was updated on the following landscape work being performed. The palm trees on Royal Bonnet were completed and the irrigation has been installed. The hedge trimming project is still in progress.

Mr. Adams presented a proposal for plant removal and installation of annuals and explained its contents and purpose. A brief discussion ensued.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the removal and installation of annuals at a cost of \$1,652.68, for the Harbour Isles Community Development District.

Mr. Adams provided general updates on the landscape items that have been completed since the last meeting and what has been scheduled for the coming month and answered general questions from the Board.

FOURTH ORDER OF BUSINESS

Consent Agenda Items

1. Consideration of Minutes of the BOS Regular Meeting held November 22, 2016
2. Consideration of O&M Expenditures for November 2016 (\$38,615.72)

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

FIFTH ORDER OF BUSINESS

Consideration of the Boat Storage and Deck Hand Rail Repair Proposal

Mr. Cox presented the two proposals from Koster Konstruktion and explained its contents and purpose. Mr. Ramsewak explained the proposals further, and answered general questions from the Board. Mr. Letizia provided the Board with an update on the non-reoccurring expenditures that the District has engaged upon since the start of the fiscal year. He provided the Board with his insight going forward on the District expenditures, general discussion from the Board ensued.

On a Motion by Mr. Letizia, seconded by Nesbitt, with all in favor, the Board approved both Koster Konstruktion proposals in the amount of \$14,340.00, for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding the Proposed Swing Set Installation

Mr. Cox presented the proposals to the Board and explained their contents and purpose. General Discussion from the Board ensued. The Board requested that this topic be placed on the action item list with the added note that this will remain on hold.

SEVENTH ORDER OF BUSINESS

Consideration of Flagpole Entrance Proposals

Mr. Cox introduced the proposals to the Board, and Mr. Ramsewak explained their contents and purpose. General discussion from the Board ensued, and the Board requested that his topic be placed on hold similar along with the swing set installation. Mr. Craine addressed general questions from the Board in regards to the topic.

EIGHTH ORDER OF BUSINESS

Staff Reports and Update cont.

E. District Counsel

Mr. Craine addressed the Board in regards to residents who are delinquent in their payments for the Boat/RV storage lot. He referenced the District policies pertaining to this topic, and answered general questions from the Board. General Discussion ensued, and Counsel provided his recommendation on how to move forward.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board authorized staff to send notice to the RV owner regarding his delinquent payments, for the Harbour Isles Community Development District.

F. Property Manager

Mr. Ramsewak presented his report, and answered general questions from the Board. He requested permission to allow the vendor who is performing the Brazilian Pepper cutback to enter the boat storage facility to complete the work order.

Mr. Ramsewak informed the Board that on December 12, 2016 no security office from Excelsior Defense showed up for their shift, general discussion ensued. He also inquired from the Board whether or not he should have another set of keys made for the clubhouse in case of an emergency situation with Excelsior Defense.

Mr. Ramsewak informed the Board of the additional mulching that will need to be performed on the playground area and answered general questions from the Board.

G. District Manager

Mr. Cox informed the Board that the next meeting would be held on January 24, 2017.

Mr. Cox presented the US Bank certificate of incumbency to the Board, and explained its contents and purpose.

NINTH ORDER OF BUSINESS

Supervisor Request

Mr. Letizia inquired about the supervisor's emails on the website and the issue with not receiving emails from resident's who use the link on the webpage. Mr. Cox informed the Board that he would have Mr. Phillips follow up on the matter.

Mr. Letizia inquired about the Operation and Maintenance Expenditure reports that the Board receives and why certain items seem out of date. Mr. Cox explained that these expenditures are listed based on the time the invoice is paid.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bowden, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 1:20 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman