

**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, June 27, 2017, at 11:01 a.m.** at the Harbour Isles Clubhouse, located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

|                 |  |
|-----------------|--|
| Gregg Letizia   | <b>Board Supervisor, Chairman</b>            |
| Betty Fantauzzi | <b>Board Supervisor, Vice Chairman</b>       |
| Bob Nesbitt     | <b>Board Supervisor, Assistant Secretary</b> |
| Glenn Clavio    | <b>Board Supervisor, Assistant Secretary</b> |
| Bryce Bowden    | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                |   |
|----------------|---|
| Grant Phillips | <b>District Manager, Rizzetta &amp; Co., Inc.</b> |
| Biff Craine    | <b>District Counsel, PWCWP, LLC</b>               |
| Paul Ramsewak  | <b>Property Manager, RASI</b>                     |
| Amanda Miller  | <b>Aquatic Systems</b>                            |
| Rob Cirillo    | <b>Securiteam</b>                                 |
| Fletcher Adams | <b>Girard Environmental</b>                       |
| Brad Riles     | <b>Girard Environmental</b>                       |

Audience

**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 then stood and recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Anne Buscemi addressed the Board regarding an incident that occurred at the Harbour Isles pool involving her children and on-site staff and expressed concern over the way the incident was handled. She also noted that policies on the CDD website do not match direction given by on-site staff as to what toys are allowed to be used in the pool. The Board directed staff to verify that the policies on the website are up-to-date. The Board directed staff to reactivate Ms. Buscemi's amenity access card immediately following the meeting.

**THIRD ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Landscape & Irrigation Update**

Mr. Adams outlined his report and answered general questions from the Board. He presented landscape-related proposals provided by Girard Environmental to the Board for their consideration and general discussion ensued. Mr. Adams inquired about a Girard invoice from August 2016 that he believed was paid incorrectly and requested that staff look into it.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board approved the following Girard Environmental proposals: Planting of Annuals (\$700.00); Plant Replacement at Clubhouse and Sandy Shell Dr. (\$372.75) for the Harbour Isles Community Development District.

The Board tabled three proposals for the installation of hybrid solar controllers as well as a proposal that would allow on-site staff to access the irrigation system remotely via a personal computer.

Ms. Fantauzzi provided an update to the Board regarding a recent meeting with the County about the use of reclaimed water for the District's irrigation system.

The Board directed District Counsel to draft a new landscape maintenance contract, as the current contract had expired and the verbiage was outdated.

**B. Aquatics Service Update**

Ms. Miller reviewed her monthly inspection report with the Board and answered general questions. She presented a proposal provided by Aquatic Systems for a midge fly survey report to the Board for their consideration. After brief discussion, the Board chose to table this proposal until the August 2017 meeting to assess their financial state. The Board directed Mr. Bowden to accompany Ms. Miller in an inspection of the ponds throughout the community to assess areas in need of Thalia transplants. A follow-up report will be provided by Mr. Bowden at the next meeting.

**C. Security Update**

Mr. Cirillo engaged the Board in discussion regarding a 5% increase in Securiteam's overall fees.

On a Motion by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, the Board approved the Securiteam rate increase for the Harbour Isles Community Development District.

**D. District Engineer**

Mr. Brletic was not present.

**E. District Counsel**

Mr. Craine reviewed the TECO Street Lighting Agreement with the Board and general discussion ensued. The Board directed staff to consult with TECO regarding the buyout cost of underground wiring and conduits. Several Board members inquired about LED and solar conversion, and Mr. Craine advised. Mr. Phillips noted that he would look into pricing for these conversions and provide an update at the next meeting.

Ms. Fantauzzi inquired about a resident issue regarding maintenance of CDD-owned property behind their pond-front home. It was determined that the CDD is not responsible for maintaining this land and is the responsibility of the homeowner.

**F. Property Management Report**

Mr. Ramsewak addressed spoke briefly regarding an incident that occurred at the Harbour Isles pool involving resident children and the on-duty security guard. He then reviewed his monthly report with the Board and provided updates on current issues within the community.

**G. District Manager**

Mr. Phillips advised the Board that the next regularly scheduled meeting will be held on Tuesday, July 25, 2017 at 11:00 a.m. at the Harbour Isles Clubhouse, located at 121 Spindle Shell Way, Apollo Beach, Florida 33572. He reminded the Board that the Final Budget meeting date had been changed to Wednesday, August 23, 2017 at 6:00 p.m.

Mr. Phillips reviewed the monthly Financial Status & Summary Report with the Board and answered general questions.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04,  
Adopting Alternative Investment Guidelines**

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board adopted Resolution 2017-04, Adopting Alternative Investment Guidelines, for the Harbour Isles Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Revised Proposal from  
Charlie's Roofing**

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board approved the revised proposal from Charlie's Roofing for installation of metal flashing (\$800.00) for the Harbour Isles Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Boat Storage Area**

Mr. Phillips led the Board in discussion regarding the boat storage area within the Harbour Isles community. The Board provided input on revisions they would like to make to the existing Common Property Policy pertaining to the types of vehicles permitted, unregistered vehicles, multi-vehicle storage, rental agreements and fees, maintenance of storage area, and towing contracts.

Mr. Phillips noted that residents would be informed of the upcoming Rule Making Public Hearing and that he would work with Mr. Craine to draft a revised policy.

**SEVENTH ORDER OF BUSINESS**

**Update Regarding TECO Street Lighting  
Agreement**

This topic was addressed earlier in the agenda under Mr. Craine's District Counsel report.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Flood Insurance Renewal**

This topic was tabled until further research could be conducted.

**NINTH ORDER OF BUSINESS**

**Consent    Agenda    Items/    Business  
Administration**

- A.    **Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 24, 2017**
- B.    **Consideration of Operations & Maintenance Expenditures for May 2017 (\$36,260.88)**

The Board noted some errors within the minutes.

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

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

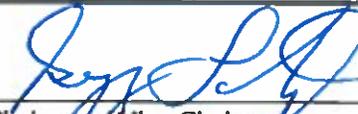
Mr. Letizia addressed the Board regarding additional flags that were ordered by Mr. Ramsewak for the flagpoles throughout the community.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board adjourned the meeting at 1:43 p.m. for the Harbour Isles Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman