

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, July 25, 2017, at 11:02 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

Also present were:

Grant Phillips	District Manager, Rizzetta & Co., Inc.
Josh McGarry	Aquatics Systems
Jordan Caviggia	District Engineer, Bayside Engineering
Biff Craine	District Counsel, PWCWP, LLC
Paul Ramsewak	Property Manager; RASI
LT. Barstow	Excelsior Defense
Fletcher Adams	Girard Environmental
Brian Baynham	Staples

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**

Mr. Brian Baynham gave a short presentation on a Staples Business Advantage cost-saving rewards program that all Rizzetta accounts are eligible for and answered general questions from the Board.

THIRD ORDER OF BUSINESS **Staff Reports and Updates**

A. Landscape & Irrigation

The Board inquired about why the District was being invoiced for irrigation repair work that should be included in the master contract. Mr. Fletcher agreed to credit their account for the amount overcharged (\$26.75) and apply it towards the proposal provided for pine tree removal (\$250.00), making the new total \$223.25.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the proposal from Girard for pine tree removal (\$223.25, after applying the \$26.75 credit) for the Harbour Isles Community Development District.

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B. Aquatics Update

Mr. McGarry presented his report and answered general questions from the Board. Mr. Letizia inquired about Pond #3 and Mr. McGarry addressed. Brief discussion ensued regarding Thalia transplant. A proposal for midge fly treatment on Pond #15 was presented and the Board chose to table so that further research can be conducted as to whether or not an access point can be found on CDD property.

C. Security Update

Lt. Barstow gave his report and answered general questions from the Board.

D. District Engineer

Mr. Caviggia reviewed his report with the Board and answered general questions. He announced that the metal flashing on the clubhouse roof was scheduled to be performed on August 2, 2017.

Mr. Caviggia addressed a letter that was sent to the Board regarding a zoning hearing to be held on August 21, 2017 at 6:00 p.m. Brief discussion ensued.

Mr. Caviggia provided an update to the Board regarding the TECO street lighting conversion. The Board requested that Mr. Caviggia conduct further research with TECO regarding a new contract with the District.

E. District Counsel

At this time, Mr. Craine addressed the boat storage agenda item with the Board and discussion on the topic ensued. The Board reviewed the revisions they wanted to make to the current policies and rules in place. The Board instructed District staff to send letters to all residents with vehicles parked in the boat storage area with expired tags.

F. Property Management Report

Mr. Ramsewak outlined his report and answered general questions from the Board. He presented a proposal from Vertex for fountain cleaning services and brief discussion ensued.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board approved the Vertex fountain cleaning services agreement (\$215.75 quarterly; \$875 annually) for the Harbour Isles Community Development District.

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G. District Manager

Mr. Phillips advised the Board that the next monthly meeting would be held on Wednesday, August 23, 2017 at 6:00 p.m. at the Harbour Isles Clubhouse, located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

This topic was covered under the District Engineer's report.

FIFTH ORDER OF BUSINESS

Discussion of Boat Storage Area

This topic was covered under District Counsel's report.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Designating Primary Administrative Office
& Headquarters of the District**

Mr. Craine presented Resolution 2017-05, Designating Primary Administrative Office & Headquarters of the District, to the Board and briefly discussed its contents and purpose.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board adopted Resolution 2017-05, Designating Primary Administrative Office & Headquarters of the District, for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

**Consent Agenda Items/
Business Administration**

- A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 27, 2017
- B. Consideration of Operations & Maintenance Expenditures for June 2017 (\$41,792.52)

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

EIGHTH ORDER OF BUSINESS

Supervisor Requests


Ms. Fantauzzi inquired about whether or not the contractor would be staking off the area to be regraded in the boat storage area. She also requested that District staff provide copies of the current Girard Environmental landscape maintenance contract to the Board for their review.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board adjourned the meeting at 12:56 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman

DISTRICT ENGINEERS REPORT

Agenda Item 1 – TECO Lighting Discussion (Con't from previous meeting)

District Engineer spoke with Marney Murin (813.630.6212) regarding the increased charges on the TECO Electricity bill increasing from December 2016 to January 2017.

Miss Murin stated that these services are tied to an increase in lighting tariff and that this is the first such increase since 2009.

District Engineer inquired how changes could be assessed on existing facilities that are not currently under contract with TECO.

Miss Murin replied that per the original agreement there is a minimum period of 7-10 years when facilities are constructed that the owner must maintain service. Once this period is met, as long as facilities are in place there is a year to year contract that can be terminated within 30-90 days if requested.

District Engineer inquired if there was any benefit in signing into another contract with TECO in terms of lowering fees or improved equipment.

Miss Murin stated that no discounts or new equipment would be gain in this way, but new LED facilities are to be installed in 3-5 years, and if a new contract is signed, the community could be bumped up on the list.

Miss Murin also added that if the community is unhappy with the condition of the existing poles / fixtures, a repair request could be made through her office.

Agenda Item 2 – Risk Assessment Replacement Costs

District Engineer to present questions and findings on the replacement cost requested to complete the risk assessment.

Agenda Item 3 – Request of Reimbursement for Roof Repairs



District engineer has requested reimbursement of repair costs associated with installing metal flashing on the cupola as directed. District council was copied on the request.

Agenda Item 3 – TECO Peoples Gas Easement Request

District Engineer to present opinion on the requested easement by TECO peoples gas on CDD property.

Agenda Item 4 – Open Discussion