

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, September 26, 2017 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:

<i>(via phone)</i>	Gregg Letizia	Board Supervisor, Chairman
	Betty Fantauzzi	Board Supervisor, Vice Chairman
	Bryce Bowden	Board Supervisor, Assistant Secretary
	Glenn Clavio	Board Supervisor, Assistant Secretary
	Bob Nesbitt	Board Supervisor, Assistant Secretary

Also present were:

Grant Phillips	District Manager, Rizzetta & Co., Inc.
Amanda Miller	Aquatics Systems
Jordan Caviggia	District Engineer, JMT
Biff Craine	District Counsel, PWCWP, LLC
Paul Ramsewak	Property Manager; RASI
Brad Riles	Girard Environmental
Wes Cleaves	Girard Environmental
Hank Schneider	JMT
Lt. Barstow	Excelsior Defense

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

An Audience was present but had no comments.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Landscape & Irrigation

Mr. Riles informed the Board that he would be resigning from Girard and that Bobby Mercer would be their new account manager. He also spoke about the recent merger between Girard Environmental and Brightview Landscape. He noted that they would begin rebranding in early 2018.

Mr. Riles provided an update regarding hurricane clean-up. The Board inquired about an irrigation proposal provided by Girard and Mr. Riles conceded that the repair should be included in the contract. The Board chose to hold off on the consideration of landscape-related proposals until later in the meeting.

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B. Aquatics Update

Ms. Miller provided an update to the Board. She noted that all wetlands were treated the previous week and that all ponds except for #10 were also treated. Pond #10 is scheduled to be treated on October 3rd.

Discussion ensued regarding Thalia transplant. The Board requested that Ms. Miller prepare a new proposal to be presented at the next meeting.

Ms. Miller addressed questions from the Board regarding which types of plantings would have the most success. The Board requested that she prepare proposals for the planting of lilies and cypress trees to be presented at the next meeting.

The Board chose to table the Midge Fly Survey proposal until Spring 2018.

C. Security Update

Lt. Barstow informed the Board of his recent promotion to Director of Operations. He noted that he would still be attending CDD meetings on behalf of Excelsior Defense.

D. District Engineer

The Board discussed the LED streetlight conversion process, and it was noted that TECO would be performing an audit on the current streetlights within the Harbour Isles community. The Board directed District Staff to look into a form of credit for any billing for poles that is not currently in use. The Board also instructed District Counsel to prepare an updated contract for the LED conversion.

Discussion was held regarding the fitness center roof issues. The Board requested that this topic be explored further, and requested that Charlie's Roofing provide a reason for why the roof repair was unsuccessful. Harbour Isles resident Mike Ambriati, a licensed contractor, will be assisting the Board and Staff with analysis of the fitness center roof and any further repairs.

E. District Counsel

Mr. Craine outlined the proposed changes to the rules for the boat storage area and the Board concurred with his recommendations. The Board requested that District Counsel place the updated rules in proper form and present them for review at the next meeting.

The Board also requested that Mr. Phillips compile a list of residents who did not comply with the letter mailed out on August 1st, which was sent to residents storing their vehicles in the boat storage area who were in violation of current rules and gave them 60 days to rectify them. The Board requested that Mr. Phillips contract with a local towing vendor to begin removing any vehicles not in compliance.

The Board requested that the easement with People's Gas, which outlined that the District would receive a one-time payment of \$10,000 for granting access to their easement, be approved in substantial form to allow for final review by Counsel prior to signature.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the easement with People's Gas in substantial form for the Harbour Isles Community Development District.

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F. Property Management Report

Mr. Ramsewak provided general updates to the Board. Discussion ensued regarding use of the fitness center by District Staff. The Board felt this would be inappropriate. Mr. Ramsewak then presented two proposals for the kiddie's pool pump.

On a Motion by Mr. Bowden, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Hawkins Electric (\$412.00) for the Harbour Isles Community Development District.

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- 110 **G. District Manager**
- 111 Mr. Phillips advised the Board that the next monthly meeting would be held on Tuesday,
- 112 October 24, 2017 at 11:00 a.m. at the Harbour Isles Clubhouse, located at 121 Spindle Shell
- 113 Way, Apollo Beach, Florida 33572.
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- 115 Mr. Phillips presented and reviewed the August 2017 Unaudited Financial Statements with
- 116 the Board. He then presented an insurance proposal from Egis to the Board for the
- 117 2017/2018 fiscal year.

On a Motion by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the Egis insurance proposal for Fiscal Year 2017-2018 for the Harbour Isles Community Development District.

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119 **FOURTH ORDER OF BUSINESS** **Consideration of Boat Storage Re-Grade**

120 **Proposals/Sidewalk Work**

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the Site Masters proposal for the boat storage regrade and repair work (\$14,000.00) for the Harbour Isles Community Development District.

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On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the Site Masters proposal for hurricane repair and sidewalk work (\$5,000.00) for the Harbour Isles Community Development District.

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On a Motion by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the Girard proposal for hardware and software for the Hunter ACC Controller (\$4,620.00) for the Harbour Isles Community Development District.

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On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the following Girard proposals for the Harbour Isles Community Development District: Hunter XC Hybrid Controller on Butterfly Shell (\$1,030.00); Hunter XC Hybrid Controller on Conch Shell (\$515.00); Hunter XC Hybrid Controller on Sandy Shell (\$515.00).

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125 **FIFTH ORDER OF BUSINESS** **Consent Agenda Items/ Business**

126 **Administration**

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- 128 **A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on**
- 129 **August 23, 2017**
- 130 **B. Consideration of Operations & Maintenance Expenditures for June 2017 (\$58,594.58)**

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

132 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

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134 There were no Supervisor requests.

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136 **SEVENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Bowden, seconded by Mr. Clavio, with all in favor, the Board of Supervisors adjourned the meeting at 12:58 p.m. for the Harbour Isles Community Development District.

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Secretary / Asst. Secretary


Chairman / Vice Chairman