

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, October 24, 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:

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
Bobby Merced	Girard Environmental
Wes Cleaves	Girard Environmental
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

No Audience was present.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Discussion Regarding Incident Report

Mr. Ramsewak outlined his report and answered general question from the Board.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved to reinstate Mr. Levin's amenity center access card for the Harbour Isles Community Development District.

B. Landscape & Irrigation

Mr. Cleaves presented his report and answered general questions from the Board. He also gave the Board a timeline of when the approved work orders would be completed.

Ms. Fantauzzi also outlined some areas of concern within the community that the board requested Girard Environmental address going forward.

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C. Aquatics Update

Ms. Miller addressed her report and answered general questions from the Board.

Discussion ensued regarding the Thalia transplant proposal. The Board decided to table this proposal for the next meeting. Ms. Miller suggested revising the proposal to include cleaning up of the Thalia on ponds #10 & #20 and to also remove the dead branches.

Mr. Bowden expressed concerns about pond #14.

D. Security Update

Mr. Barstow addressed his report and answered general questions from the Board.

E. District Engineer

Mr. Caviggia discussed the TECO update, and addressed the LED conversion process, it was noted that the audit is scheduled to take anywhere from 4-6 weeks and TECO would credit the account but only go back 12 months of billing for reimbursement. The LED sample contract is to be given out once received.

Mr. Caviggia discussed the issues regarding pond #14, and general discussion ensued. Ms. Fantauzzi expressed concern about Girard Environmental's equipment being wedged into the mud. Mr. Caviggia suggested inviting contractors to bid on the project. Mr. Ramsewak along with Mr. Clavio agreed to do a walk with Mr. Caviggia around pond bank #14.

A discussed ensued with the Board regarding the Fitness Center roof.

F. District Counsel

Mr. Craine discussed with the Board that the Easement Agreement for People's Gas has been completed and the check in the amount of (\$12,500) was given to Mr. Phillips to be placed back into the CDD general operating account.

Mr. Craine informed the Board that he sent out letters to two residents regarding issues with the RV storage. Ms. Fantauzzi expressed general concerns regarding the boat storage facility.

Mr. Craine discussed the Storage Space Agreement, Amended Facility Policies, and Stepp's Towing Agreement with the Board.

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the revised storage space agreement, and the amended facility policies 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 Stepp's Towing Agreement for the Harbour Isles Community Development District.

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G. Property Management Report

Ms. Fantauzzi also expressed to the Board that the signage out front of the boat storage area will need be revised.

Mr. Ramsewak discussed the fallen trees on the boat storage fence with the Board. Mr. Phillips stated that he would reach out to EGIS to see if the District's insurance policy will cover the work needed to repair the damage.

102 Mr. Ramsewak outlined the work that Site Masters will be performing in the boat storage
103 area.
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105 Ms. Fantauzzi inquired about the upcoming lighting of District owned property leading up to
106 the holiday season and inquired regarding raising an American Flag for Veterans' Day.
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108 **H. District Manager**

109 Mr. Phillips advised the Board that the next monthly meeting would be held on Tuesday,
110 November 28, 2017 at 11:00 a.m. at the Harbour Isles Clubhouse, located at 121 Spindle
111 Shell Way, Apollo Beach, Florida 33572.
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113 Mr. Phillips presented and reviewed the August 2017 Unaudited Financial Statements with
114 the Board.
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116 **FOURTH ORDER OF BUSINESS**

**Update Regarding Fitness Center Roof
Repairs**

119 This item was discussed previously under the District Engineers report.
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121 **FIFTH ORDER OF BUSINESS**

**Consent Agenda Items/
Business Administration**

124 **A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on
125 September 26, 2017**

126 **B. Consideration of Operations & Maintenance Expenditures for September 2017
127 (\$68,879.75)**

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

128 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

131 Ms. Fantauzzi expressed concern regarding the Oak tree on Sandy Shell that fell. She suggested
132 the Board to consider replanting another tree in its place, as well as replacing trees behind the clubhouse.
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134 Ms. Fantauzzi expressed concern regarding the fence behind the residents' house at the boat
135 storage.

136 Mr. Phillips read Mr. Letizia's email which requested that the Board review and consider going
137 out to bid for a new landscape maintenance vendor. General discussion ensued regarding the irrigation
138 and landscaping concerns the community is currently experiencing.
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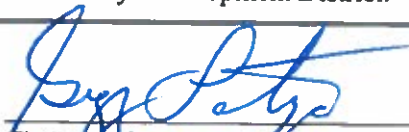
140 **SEVENTH ORDER OF BUSINESS**

Adjournment

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board of Supervisors adjourned the meeting at 1:07 p.m. for the Harbour Isles Community Development District.

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144 Secretary / Asst. Secretary
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Chairman / Vice Chairman