

**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, January 23, 2018 at 11:00 AM** 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>
Bryce Bowden	<b>Board Supervisor, Assistant Secretary</b>
Glenn Clavio	<b>Board Supervisor, Assistant Secretary</b>
Bob Nesbitt	<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>
Jordan Caviggia	<b>District Engineer; JMT</b>
Paul Ramsewak	<b>Property Manager; RASI</b>
Peter Simoes	<b>Aquatic Systems</b>
Bobby Merced	<b>Girard Environmental</b>
Amanda	<b>Quality Control Inspector; Excelsior Defense</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**

Richard Biber inquired about the neighboring development's zoning request, proper sand barriers, and other items.

**THIRD ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Landscape & Irrigation Update**

Mr. Merced provided an update and answered general questions from the Board.

**B. Aquatics Update**

Mr. Simoes reviewed his report for the Board and answered general questions from the Board.

**C. Security Update**

Amanda, quality control inspector for Excelsior Defense, answered general questions from the Board.

**D. District Engineer**

**i. Discussion Regarding Erosion Repairs**

Mr. Caviggia addressed and answered general questions from the Board. He will meet with Jason Wade regarding the use of dredge socks and provide an opinion on whether the erosion problem is a functional issue or an aesthetic issue. He advised that the contractor performing work bordering the 12<sup>th</sup> Street sidewalk will replace any of the panels that are damaged.

**E. District Counsel**

**i. Update Regarding Easement Agreement**

Mr. Craine provided an update on the utility easement agreement for an irrigation box located on homeowner property. Mr. Craine will continue to draft the easement joinder and legal agreement for the board to review at the next meeting.

**F. Property Management Report**

Mr. Ramsewak reviewed his report and answered general questions from the Board. Staff will continue to follow up with Stepps Towing to ensure proper signage is installed at the boat storage area. Mike Ambriati of Construction Management Services will submit an invoice for ceiling tiles he purchased for the District.

**i. Consideration of Pest Control Proposal**

Mr. Ramsewak presented a proposal from Enviro-Tech for installation of additional pest control stations at the boat storage area to the Board for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Enviro-Tech for additional pest control in the amount of a \$60.00 one-time fee for three bait stations and \$15.00 total monthly service fee for all three bait stations for the Harbour Isles Community Development District.

**ii. Consideration of Cupola Repair Proposals**

Mr. Ramsewak presented proposals for cupola repairs to the Board for consideration. The Board asked that the details of the proposal from Koster Konstruktion be reviewed and presented again at the February board meeting.

**G. District Manager**

Mr. Phillips advised the Board that the next monthly meeting would be held on Tuesday, February 27, 2018 at 11:00 AM at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Mr. Phillips then presented the landscape proposals from six companies to the Board for final review. Discussion ensued.

**FOURTH ORDER OF BUSINESS**

**Consideration of Fitness Equipment  
Preventative Maintenance Contract**

Mr. Phillips presented a proposal for fitness equipment preventative maintenance to the Board for consideration. Discussion ensued. The Board asked that staff obtain additional proposals for consideration at the February board meeting.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 19, 2017
- B. Consideration of Operations & Maintenance Expenditures for December 2017 (\$34,738.89)

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

Brief discussion ensued regarding HVAC maintenance and how the District is being billed.

Mr. Letizia discussed the general fund and the reserve fund. Mr. Phillips will set up a conference call with Scott Brizendine of Rizzetta to talk about maximizing use of the funds.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no additional supervisor requests.

**SEVENTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, at 2:08 PM the Board of Supervisors continued the meeting to Monday, January 29, 2018 at 12:57 PM for the Harbour Isles Community Development District.

  
\_\_\_\_\_  
Secretary / Asst. Secretary

  
\_\_\_\_\_  
Chairman / Vice Chairman