

**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, February 27, 2018 at 11:01 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>
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>
Robert Dvorak	<b>District Engineer; JMT</b>
Paul Ramsewak	<b>Property Manager; RASI</b>
Jason Chambrot	<b>Capital Land Management</b>
Charles Graham	<b>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**

Deborah Bowden asked about holding a community "Meet & Greet" event in the clubhouse.

Beverley McEachron also inquired about a "Meet & Greet" event.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the request to hold a community "Meet & Greet" event in the clubhouse for the Harbour Isles Community Development District.

**THIRD ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Landscape & Irrigation Update**

Mr. Chambrot provided an update and answered general questions from the Board, and also presented several proposals to the Board for consideration.

On a Motion by Mr. Bowden, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Capital Land Management for cleanup at 5422 Hammock View in the amount of \$600.00 for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from Capital Land Management for March annuals installations in the amount of \$825.00 for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Capital Land Management for landscaping the triangle behind the pool in the amount of \$2,326.00 for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from Capital Land Management for an irrigation system inspection, testing, and troubleshooting for an amount not to exceed \$4,500.00 for the Harbour Isles Community Development District.

**B. Aquatics Update**

Mr. Phillips presented the February 2018 aquatics inspection report to the Board for review. He then presented three aquatic services contract renewal proposals 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 three contract renewal proposals for monthly, quarterly, and semi-annual services from Aquatic Services, Inc. for the Harbour Isles Community Development District.

Mr. Phillips then presented three proposals for aquatic plantings and midge flies treatment services 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 proposals from Aquatic Services, Inc. for thalia cleanup, removal and replanting, and midge flies treatment for the Harbour Isles Community Development District.

**C. Security Update**

Mr. Graham presented the latest security services report from Excelsior and answered general questions from the Board.

**D. District Engineer**

**i. Discussion Regarding Erosion Repairs**

Mr. Devorak addressed and answered general questions from the Board. Discussion ensued.

**E. District Counsel**

**i. Update Regarding Easement Agreement**

Mr. Craine advised he is still working on the draft of the easement joinder and legal agreement.

**F. Property Management Report**

Mr. Ramsewak reviewed his report and answered general questions from the Board. He also presented a proposal from South Shore Signs to the Board for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from South Shore Signs for new boat/RV storage area signs in the amount of \$315.00 for the Harbour Isles Community Development District.

**i. Consideration of Cupola Roof Repair Proposals**

Mr. Ramsewak presented proposals for cupola roof repairs to the Board for consideration.

On a Motion by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from Construction Management Services for cupola roof repairs in the amount not to exceed \$4,408.00 and contingent upon the lift rental price being inclusive of the total cost, for the Harbour Isles Community Development District.

Mr. Ramsewak then presented a pressure-washing proposal to the Board for

consideration. Discussion ensued.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Hurricane Clean for pressure washing of the pool patio furniture in the amount of \$300.00 for the Harbour Isles Community Development District.

**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.

The Board then entered discussion regarding the general fund and the reserve fund.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors authorized the transfer of \$100,000.00 from the District's general fund to the reserve fund for the Harbour Isles Community Development District.

**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**

**Establishment of Audit Review Committee**

Mr. Phillips introduced the topic for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors established the Audit Review Committee, to be comprised of the current members of the Board of Supervisors, for the Harbour Isles Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 23, 2018
- B. Consideration of Minutes of the Board of Supervisors' Continued Meeting held on January 29, 2018
- C. Consideration of Operations & Maintenance Expenditures for January 2018 (\$41,471.62)

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

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Supervisor requests included discussion and inquiry regarding the following items: boat storage area policies and rules, District and reclaimed water lines, resurfacing the pool, landscaping on Moonshell, and pond area fence installation.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors adjourned the meeting at 1:17 PM for the Harbour Isles Community Development District.



Secretary / Asst. Secretary



Chairman / Vice Chairman