

**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 the Board of Supervisors of the Harbour Isles Community Development District was held on **Tuesday, March 27, 2018 at 11:03 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, Chair</b>
Betty Fantauzzi	<b>Board Supervisor, Vice Chair</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>
Josh McGarry	<b>Aquatic Systems, Inc.</b>
Charles Graham	<b>Excelsior Defense</b>
Cullen Parris	<b>Rizzetta &amp; Co., Inc.</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**

Michelle Ambriati had community activity questions and also inquired as to why there aren't any swing sets at the playgrounds.

**THIRD ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Aquatics Update**

Mr. McGarry presented the March 2018 aquatics inspection report to the Board for review and addressed and answered general questions from the Board. He then presented a proposal for midge fly treatments to the Board for consideration. Discussion ensued.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from Aquatic Services, Inc. for midge fly treatment of pond #11 in the amount of \$2,687.00 for the Harbour Isles Community Development District.

**B. Security Update**

Mr. Graham presented the latest security services report from Excelsior and answered general questions from the Board. Discussion ensued regarding incidents involving security officer Sean and a member of the Larson family.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the continued suspension of the Larson family's amenity services access cards until such time as letters of apology to the security company and to the Board are received for the Harbour Isles Community Development District.

Mr. Letizia then introduced the topic of damages in the men's room and other disturbances as related to a youth known to be constantly hanging around the clubhouse and office. Discussion ensued.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors authorized staff to send a second letter to the Levin family regarding restroom damages and disruptive conduct by their son for the Harbour Isles Community Development District.

**C. District Engineer**

**i. Update Regarding Erosion Repairs**

Mr. Caviggia presented his report to the Board for review and addressed and answered general questions from the Board. Discussion ensued.

**D. District Counsel**

**i. Update Regarding Easement Agreement**

Mr. Craine presented his report to the Board for review and addressed and answered general questions from the Board, and also provided an update regarding the neighboring property. Discussion then ensued on the topic of access card issuance to residents of short-term rental homes.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors authorized staff to send a letter to the homeowner of 5419 Hammock View Lane regarding the denial of amenity access card issuance as of April 15, 2018 to local tenants of their home being used as a short-term vacation rental for the Harbour Isles Community Development District.

**E. Property Management Report**

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

**i. Consideration of CMS Proposal**

Mr. Ramsewak presented a proposal for paver repairs from CMS to the Board for consideration. The Board tabled the proposal until such time as an additional proposal can be obtained for consideration.

**F. District Manager**

Mr. Phillips advised the Board that the next monthly meeting would be held on Tuesday, April 24, 2018 at 11:00 AM at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

**i. Ratification of Irrigation Diagnostics & Clock/Solar Proposal**

Mr. Phillips presented proposals for irrigation diagnostics and battery clock/solar replacement to the Board for ratification.

On a Motion by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors ratified the proposals from Capital Land Management for irrigation diagnostics and battery clock/solar replacement for the Harbour Isles Community Development District.

**ii. Presentation of Audit for FY Ended Sep. 30, 2017**

Mr. Phillips presented the year-end audit for fiscal year ended Sep. 30, 2017 to the Board for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors accepted the year-end audit report for fiscal year ended Sep. 30, 2017 for the Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Audit Review Committee Recommendations**

Mr. Phillips presented the recommendations of the Audit Review Committee to the Board

for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the recommendations of the Audit Review Committee with regard to evaluation criteria, instructions to proposers, and the published RFP notice for the Harbour Isles Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Storage Area Fence Repairs**

Mr. Phillips introduced the topic for consideration. The Board tabled this item.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 27, 2018
- B. Consideration of Operations & Maintenance Expenditures for February 2018 (\$71,130.86)

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

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Letizia brought up discussion regarding RASI weekend staff performing common area inspection patrols similar to what Mr. Ramsewak does during the week. Mr. Craine suggested an update to policy language regarding short-term rentals in paragraph IX, section 1.


On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board of Supervisors approved the update regarding short-term rental policy in paragraph IX, section 1 as suggested by District Counsel, for the Harbour Isles Community Development District.

**TENTH 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 1:50 PM for the Harbour Isles Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman