

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 **Wednesday, June 26, 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	Board Supervisor, Chair
Betty Fantauzzi	Board Supervisor, Vice Chair
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.
Biff Craine	District Counsel; PWCWP, LLC
Jordan Caviggia	District Engineer; JMT (via phone)
Stephen Brletic	District Engineer; JMT (via phone)
Gregg Gruhl	Amenity Services Manager; RASI
Paul Ramsewak	Property Manager; RASI
Peter Simoes	Aquatic Systems, Inc.
Logan Bell	Aquatic Systems, Inc.
Jarrett Myers	Capital Land Management
Juan Nova	Capital Land Management
Shawn Romaine	Excelsior Defense
Charles Graham	Excelsior Defense
Lorenzo Burroughs	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

Richard Biber inquired about gaining access for planting trees on District property.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Discussion of Incident Report

Resident Christopher Tankson addressed the Board and answered their questions regarding a recent incident he was involved in and which the Board had previously taken action on.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the reinstatement of amenities access and privileges for resident Christopher Tankson and members of his current household for the Harbour Isles Community Development District.

B. Security Update

Mr. Romaine, Mr. Graham, and Mr. Burroughs provided a security update for the Board and answered the Board's questions.

C. Landscape & Irrigation Update

Mr. Myers addressed the Board and answered their general questions. Discussion ensued, including irrigation boxes and zone mapping, and maintenance of pond #21.

i. Consideration of Landscape Proposals

Mr. Myers presented landscaping proposals to the Board for consideration. Discussion regarding the proposals and other landscaping items ensued.

The Board declined to take action on the mulch proposal and ant treatment proposal, and asked staff to address well repairs, a revised Moon Shell island proposal, bids for dead palm replacement on Hope Bay Loop, oak tree and irrigation installation on Sandy Shell, and exploring a new location for annuals installation.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the Capital Land Management proposal for additional mulch bed liner installation around the clubhouse in the amount of \$400.00 for the Harbour Isles Community Development District.

On a Motion by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the Capital Land Management proposal for plant installations to fill in bare areas around the clubhouse and beds throughout the community in the amount of \$2,144.00 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 Capital Land Management proposal for deadwooding the nine Hong Kong orchids behind the clubhouse in the amount of \$1,360.00 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 Capital Land Management proposal for mainline irrigation repairs in the amount of 1,524.00 for the Harbour Isles Community Development District.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the Capital Land Management proposal for the June rotation of annuals installation in the amount of \$825.00 for the Harbour Isles Community Development District.

D. Aquatics Update

i. Presentation of June 2018 Waterway Inspection Report

Mr. Simoes and Mr. Bell presented the latest waterway inspection report to the Board for review and answered the Board's general questions. Discussion ensued.

ii. Update on Midge Flies

Mr. Simoes and Mr. Bell provided an update on midge flies, especially with regard to pond #14 and pond #18. Discussion ensued. The Board asked the vendor to propose a contract for quarterly midge fly treatments for the Board's consideration.

E. District Engineer

i. Update Regarding Erosion Repairs

Mr. Caviggia and Mr. Brletic provided a report for the Board and addressed and answered the Board's general questions. General discussion ensued.

ii. Update Regarding TECO Street Light Conversion

Mr. Caviggia and Mr. Brletic provided an update regarding TECO street light conversion for the Board and addressed and answered the Board's general questions. Discussion ensued. It was confirmed that Mr. Brletic will be the representative engineer for the District going forward.

F. District Counsel

Mr. Craine presented his report to the Board for review and addressed and answered the Board's general questions. He also discussed demand letters with regard to the boat/RV storage area and provided an update regarding the demand letter sent to the previous fitness center design contractor.

G. Property Manager Report

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

i. Consideration of Fence Repair Proposals

Mr. Ramsewak presented a proposal for fence repairs to the Board for consideration. Discussion ensued. The Board tabled consideration of the item until such time as Josh McGarry of Aquatic Systems can work with Mr. Ramsewak and Mr. Letizia to address some issues first. Mr. Ramsewak will gather additional fence proposals for consideration.

ii. Consideration of Alarm Upgrade Proposal

Mr. Ramsewak presented a proposal for burglary alarm upgrades 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 Securiteam for burglary alarm upgrades in the amount of \$796.00 for the Harbour Isles Community Development District.

iii. Consideration of Irrigation Pump Equipment Proposal

Mr. Ramsewak presented a proposal for irrigation pump maintenance and repairs 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 Electric Today for irrigation pump maintenance and repairs in the amount of \$400.00 for the Harbour Isles Community Development District.

iv. Consideration of Pool Paver Proposals

Mr. Ramsewak presented proposals for pool paver repairs to the Board for consideration. Discussion ensued. The Board approved the proposal from The Pool Doctor contingent upon receiving clarification on updated tile color pricing from the vendor.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the proposal from The Pool Doctor for pool paver renovations, contingent upon receipt of clarification of upgraded tile color pricing, for the Harbour Isles Community Development District.

v. Consideration of Bollards Replacement Proposal

Mr. Ramsewak presented a proposal for storage area bollards replacement to the Board for consideration. Discussion ensued. The Board asked staff to contact the vendor to negotiate a possible price reduction.

On a Motion by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Site Masters for storage area bollards replacement for an amount not to exceed \$7,930.00 for the Harbour Isles Community Development District.

H. District Manager

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

i. Presentation of Action Item List

Mr. Phillips presented the updated action item list to the Board for review. Discussion ensued. The Board requested that staff obtain bids for pool maintenance and contact Poseidon Pools regarding adjustments to past invoices for services not received.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors authorized staff to procure pool maintenance contracts for the Harbour Isles Community Development District.

FOURTH ORDER OF BUSINESS

Presentation of Statewide Mutual Aid Agreement

Mr. Craine presented the agreement to the Board for consideration along with a resolution corresponding to its approval. He addressed and answered general questions from the Board. Discussion ensued. The Board declined to take action on the document.

FIFTH ORDER OF BUSINESS

Discussion of Website ADA Compliance

Mr. Phillips presented information regarding website ADA compliance requirements to the Board for review. Discussion ensued.

SIXTH ORDER OF BUSINESS

Discussion of Resident Letter

Mr. Phillips introduced the topic to the Board for discussion. The Board agreed that amenity access cards will not be issued to guests of short-term rentals unless the lease is for a duration of six months or longer.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 23, 2018
- B. Consideration of Operations & Maintenance Expenditures for May 2018 (\$56,016.67)

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved all consent agenda items for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia discussed amenity items, sod replacement by vendors doing reclaimed water work, and policies and rules updates. General discussion ensued. Ms. Fantauzzi suggested a clarification to the definition of "patrons" in the policies and rules handbook.

On a Motion by Mr. Clavio, seconded by Mr. Letizia, with all in favor, the Board of Supervisors approved the clarification of "patrons" to the pool guests information to match that shown in the fitness center information section for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors adjourned the meeting at 1:38 PM for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman