

**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, July 24, 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, 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 (via phone)</b>
Paul Ramsewak	<b>Property Manager; RASI</b>
Jason Chambrot	<b>Capital Land Management</b>
Juan Nova	<b>Capital Land Management</b>
Charles Graham	<b>Excelsior Defense</b>
Shawn Romaine	<b>Excelsior Defense</b>
Rob Cirillo	<b>Securiteam</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**

Helen and Flora Kranczoch addressed the Board regarding monthly home rentals and access card policies for vacation rental tenants within the community. Discussion ensued.

**THIRD ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Landscape & Irrigation Update**

Mr. Chambrot and Mr. Nova addressed their report and answered general questions from the Board. Discussion ensued.

**i. Consideration of Landscape Proposals**

Mr. Chambrot and Mr. Nova presented landscaping proposals to the Board for consideration. Discussion ensued.

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 digging up a concrete drain in the amount of \$300.00 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 bush-hogging an area near pond #21 in the amount of \$1,500.00 for the Harbour Isles Community Development District.

**ii. Discussion of Weekly Mowing Procedure**

Mr. Letizia introduced the topic for review with CLM. Brief discussion ensued.

**B. Aquatics Update**

**i. Presentation of July 2018 Waterway Inspection Report**

**ii. Consideration of Fountain Maintenance Contract Renewal**

On behalf of Aquatic Systems, Inc., Mr. Phillips presented the latest waterway inspection report to the Board for review. General discussion ensued, including regarding midge fly treatments and the renewal contract for fountain cleaning and maintenance. The Board asked staff to notify the resident who asked about planting that the request is approved, since no issues regarding it had been received from ASI.

**C. Security Update**

Mr. Graham and Mr. Romaine provided a security update for the Board and answered the Board's questions. General discussion ensued.

**D. District Engineer**

**i. Update Regarding Erosion Repairs**

On behalf of District Engineers Jordan Caviggia and Stephen Brletic, Mr. Phillips provided a brief report for the Board and addressed and answered the Board's general

questions. General discussion ensued, including regarding Pepper and digging up the pipe.

Discussion then turned to security issues. Mr. Cirillo of Securiteam presented and reviewed a proposal for replacement of the slide gate operator at the boat/RV storage area to the Board for consideration. He and Mr. Ramsewak also proposed the idea of using key fob entry for that gate to the Board. Discussion ensued.

On a Motion by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the proposal from Securiteam for slide gate operator installations in the amount of \$4,550.00 for the Harbour Isles Community Development District.

Mr. Letizia then spoke about protocol and dispatch of HCSO. Discussion ensued.

**E. District Counsel**

Mr. Craine addressed and answered the Board's general questions, and spoke about the policy regarding use of the facilities by guests unaccompanied by owners/residents. Discussion ensued.

**F. Property Manager Report**

Mr. Ramsewak addressed his report and answered general questions from the Board. General discussion ensued. Mr. Phillips will request pool service invoice credits.

**i. Consideration of Cornhole Boards Proposals**

Mr. Ramsewak presented proposals for cornhole game board sets 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 for the purchase of two cornhole game board sets in the total amount of \$280.00 for the Harbour Isles Community Development District.

**ii. Consideration of Pressure Washing Proposal**

Mr. Ramsewak presented a proposal for pressure washing to the Board for consideration. Discussion ensued.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the proposal from Hurricane Clean for pressure washing in the amount of \$645.00 for the Harbour Isles Community Development District.

**iii. Consideration of Clubhouse Repair Proposal**

Mr. Ramsewak presented a proposal from CMS for clubhouse 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 CMS for clubhouse repairs in the amount of \$470.00 for the Harbour Isles Community Development District.

**iv. Consideration of Fence Installation**

Mr. Ramsewak presented proposals for fence repairs to the Board. Mr. Letizia asked to table 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. Discussion ensued.

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the proposal from Nailed It Fence, LLC for fence installations around the pond for an amount not to exceed \$1,654.00, contingent upon review by Aquatic Systems, Inc, staff and the change from a spear-style top to a flat-top style, for the Harbour Isles Community Development District.

Mr. Ramsewak also confirmed he was able to negotiate the reduced price with Site Masters for storage area bollards replacement in the amount of \$7,930.00.

**G. District Manager**

Mr. Phillips stated that the next monthly meeting and also the budget public hearing, will be held on Wednesday, August 29, 2018 at 6:00 PM 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. General discussion ensued.

On a Motion by Mr. Bowden, seconded by Mr. Clavio, with all in favor, the Board of Supervisors authorized staff to send a certified letter to Christian Edinger for non-payment of boat/RV storage area fees for the Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 26, 2018
- B. Consideration of Operations & Maintenance Expenditures for June 2018 (\$59,436.48)

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.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests**

The Board asked staff to please distribute the neighboring property owner notice and to have Mr. Ramsewak send out to the Harbour Isles residents.

**SIXTH 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 1:32 PM for the Harbour Isles Community Development District.

  
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Secretary / Asst. Secretary

  
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Chairman / Vice Chairman