

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 **Thursday, March 7, 2013, at 11:00 a.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

Larry Fazzari	Board Supervisor, Chairman
Gregg Letizia	Board Supervisor, Vice Chairman
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Don Hancock	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Tonja Stewart	District Engineer; Stantec
Darryl Singh	Property Manager; RASI
Biff Craine	District Counsel; PWCWP, LLC

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Business Administration – Part I

A. Consent Agenda Items

Mr. Cox presented three consent agenda items to the Board for consideration:

- A. Consideration of Minutes of the Audit Review Committee Meeting held February 7, 2013
- B. Consideration of Minutes of the Board of Supervisors' Meeting held February 7, 2013
- C. Consideration of Operation and Maintenance Expenditures for February 2013 (totaling \$57,755.39)

Brief discussion ensued regarding accuracy of invoices submitted by vendors.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board approved Consent Agenda items A, B and C as presented for the Harbour Isles Community Development District.

THIRD ORDER OF BUSINESS

Discussion of Security System Contracts

Mr. Cox presented two security system contracts from Envera to the Board for consideration and introduced Tom Swain of Envera, who was present to speak with the Board. Mr. Letizia brought up the issue of passwords being changed without notification to Board or staff. Discussion ensued.

On a Motion by Ms. Fantauzzi, seconded by Mr. Fazzari, with all in favor, the Board accepted the proposals from Envera Systems, Inc. for camera installation and monitoring services for the Harbour Isles Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports and Updates

A. Building Discussion Update – Steve Henry Design

Steve Henry of Steve Henry Design provided an update of building design options and noted that a civil engineer will have to be hired. He gave approximate figures of \$166,000 for a 1,200-square-foot building with bathroom and \$240,000 for a 2,000-square-foot building with bathroom. Discussion ensued. The Board chose to start with plans for a 1,200-square-foot building with one dual-use bathroom. Ms. Stewart presented a surveying proposal from her firm but stated her dismay at its unexpectedly high cost and suggested that Mr. Henry obtain his own proposal for the Board to consider, and explained that in speaking with colleagues she is finding that her company's system is struggling to be competitive in the residential development market. A proposal from GeoPoints was presented to the Board as well. Discussion continued.

On a Motion by Mr. Hancock, seconded by Mr. Letizia, with all in favor, the Board accepted the surveying services proposal from GeoPoints in the amount of \$1,900.00 for the Harbour Isles Community Development District.

Discussion continued. Mr. Henry will get proposals for civil engineering services and begin drawing up plans for the 1,200-square-foot building. Mr. Fazzari mentioned comments made on the social network regarding extra costs of building a new fitness center.

B. Landscape & Irrigation Update

Reneé Firth of LMP provided an update of recent events and maintenance in the District. She spoke about the DOT line-of-sight trimming that was done; advised the pool pavers have been cleaned; and indicated staff is working on ants, bed weeds and fungus issues. She also indicated it is time for new annuals to be planted and will get a proposal to Mr. Cox. Discussion ensued. Ms. Fantauzzi asked about lantana that was planted as per proposal #11492 which has mostly died out and also about irrigation on Cockle Shell not working. Mr. Fazzari asked for a schedule of

landscaping work to be done and a log/schedule of irrigation checks.

C. Security Service Update

Patrick Farrow of Excelsior Defense, Inc. provided a brief update to the Board of security items and events since the last meeting. He also asked about security shift options in order to accommodate Daylight Savings Time. Discussion ensued. Mr. Farrow will produce a proposal for 12-hour shifts. Mr. Farrow also introduced new staff member Jeremy Billiet.

D. Aquatic Services Update

Josh McGarry of Aquatic Systems provided an update of recent events and maintenance in the District. Mr. Letizia stated an update on the pickerel weed is needed.

E. District Engineer

Ms. Stewart mentioned the County's request regarding the landscape island abutting US 301 and potential widening. She then discussed weep hole proposals with the Board and staff.

On a Motion by Mr. Hancock, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the proposal from G.A. Nichols for weep hole installation and authorized the Chairman to execute a contract for an amount not to exceed \$875.00 for the Harbour Isles Community Development District.

Ms. Stewart then presented a proposal for surface regrading and installation of wheel stops in the RV storage area. Mr. Hancock voiced his frustration with the District Engineer's timeliness of work.

On a Motion by Mr. Hancock, seconded by Mr. Fazzari, with all in favor, the Board directed Staff to issue Requests For Qualifications for District engineering services for the Harbour Isles Community Development District.

Mr. Cox explained the process of a Request For Qualifications. Discussion ensued.

F. District Counsel

Mr. Craine provided an update on the vacation process to the Board. Discussion ensued. He mentioned an objection filed with the County by resident Scott Tobia which was subsequently dismissed. Mr. Craine also indicated the vacation petition will be addressed at a hearing of the Board of County Commissioners on April 9th and noted the affidavit form to be used was modified to include a signature line. Lengthy general discussion ensued.

On a Motion by Mr. Hancock, seconded by Ms. Fantauzzi, with all in favor, the Board authorized District Counsel to proceed with the vacation process for 19th Street for the Harbour Isles Community Development District.

G. Action Items Review

Mr. Cox reviewed the action item list of things both accomplished and in process. Discussion ensued regarding basketball court surface repairs. Mr. Cox presented a proposal for repairs and pool pump replacement to the Board for consideration. Discussion ensued. The Board directed staff to research the history of the pool pump before any action on the proposal is taken. Mr. Cox will contact Commercial Pool regarding vacuuming the pool.

H. Property Management Update

Mr. Singh gave an update of recent improvements and events in the District since the last meeting and spoke of items in addition to those included on his report. He spoke of the RV lot its rental space arrears issue and updating the rental agreement itself. Discussion ensued.

Mr. Hancock then raised the topic of amenity center management and community events planning. Discussion ensued.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board authorized Staff to hire a field manager for maintenance of common property and amenity management in liaison with the HOA for the Harbour Isles Community Development District.

Mr. Cox presented a proposal from Cleaning Solutions of Tampa Bay for pressure-washing various areas to the Board for consideration. Lengthy discussion ensued regarding workman's compensation insurance.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board approved the proposal for pressure-washing from Cleaning Solutions of Tampa Bay, Inc. for the Harbour Isles Community Development District.

I. District Manager Update

Mr. Cox announced the next regular meeting will be held April 4, 2013 at 11:00 a.m. He then reviewed for the Board a resident's request to hold a community Easter egg hunt event. Mr. Fazzari spoke about the lack of formal guidance regarding the use of common property. Discussion ensued. No formal action was taken by the Board.

FIFTH ORDER OF BUSINESS

Monthly Unaudited Financial Summary

Mr. Cox presented the latest unaudited monthly District financial summary to the Board. Mr. Fazzari then presented and reviewed his own version of the monthly financial summary. Discussion ensued.

SIXTH ORDER OF BUSINESS

Audience Comments

Mr. Anthony Fantauzzi announced he will be giving a pro bono legal clinic at the community room on the first Sunday of each month to fulfill state bar association requirements.

Mr. Ron Tyson asked if security staff could check on non-working streetlights and other lighting since they are present when it's dark outside. He also asked that the community try to encourage neighborhood get-togethers and keep the red tape to a minimum.

Another resident, Diane, asked about common area plantings on Sandy Shell by Royal Bonnet.

Mr. Fazzari announced he renewed the trespass authorization document with the Sheriff's Office.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia spoke about Suarez Homes' silt barriers and indicated that SWFWMD responded by stating if Suarez does not have the barriers in place by Monday they will start issuing citations. He then asked to change the April 4th meeting time from 11:00 a.m. to 6:00 p.m.

On a Motion by Mr. Letizia, seconded by Mr. Hancock, with all in favor, the Board approved the change of meeting time for the April 4, 2013 meeting from 11:00 a.m. to 6:00 p.m. for the Harbour Isles Community Development District.

Mr. Letizia asked to remove the small signs from the community announcing CDD meetings, as the marquee is in place and Mr. Singh can send announcements via email blast as well.

Ms. Fantauzzi asked about community volunteers. Brief discussion ensued regarding workman's compensation insurance ensued. Mr. Fazzari asked Mr. Craine to draft a legal waiver document that volunteers will have to sign.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, at 3:25 p.m. the Board adjourned the meeting for the Harbour Isles Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman