

**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, June 21, 2011, 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:

Janet Allison  
Larry Fazzari  
Kevin Cross

**Board Supervisor, Vice Chairman**  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

Also present were:

Greg Cox  
Tucker Mackie

**District Manager, Rizzetta & Company, Inc.**  
**District Counsel, Hopping Green and Sams**  
*(via speakerphone)*

Tonja Stewart  
Gene Montagna  
Dan Fagen  
Gregg Letizia

**District Engineer, Wilson Miller**  
**Amenity Services Group**  
**Amenity Services Group**

Before moving to the first order of business, Mr. Cox introduced Daniel Ciccarello with DCSI, Inc., as the vendor the District will begin using to resolve maintenance issues with gate access controls. Mr. Ciccarello provided the Board with a short summary of the type of services they perform and answered questions from the Board members.

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of the Resignation of Board Supervisor, Tom Schramski**

Mr. Cox presented the resignation of Board Supervisor, Tom Schramski, for the Board to consider.

On a Motion by Ms. Allison, seconded by, Mr. Cross, with all in favor, the Board accepted the resignation of Board Supervisor, Tom Schramski, for Harbour Isles Community Development District.

Mr. Cox discussed the process for selecting a replacement for the vacant seat. Mr. Fazzari explained his rationale for why the seat should be filled by a qualified resident of the community.

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with Ms. Allison voting nay, the Board appointed Gregg Letizia as Board Supervisor for Harbour Isles Community Development District.

Mr. Letizia initially elected not to receive compensation for the position and then elected to receive compensation. Ms. Mackie briefly reviewed the obligations of Board Supervisors under Florida's Sunshine Law and Public Records Law for the benefit of Mr. Letizia.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting Held on May 17, 2011**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on May 17, 2011 to the Board for consideration.

On a Motion by Mr. Cross, seconded by Mr. Fazzari with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on May 17, 2011 for Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for May 2011 (\$29,799.78)**

Mr. Cox presented the May 2011 Operation and Maintenance expenditures in the amount of \$29,799.78 to the Board for consideration. Mr. Cox answered questions from the Board regarding expenditures during the month.

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2011 in the amount of \$29,799.78 for Harbour Isles Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion with Don Richardson of Ecological Consultants, Inc.**

Mr. Don Richardson with Ecological Consultants, Inc. attended the meeting and provided the Board with an explanation of the services his company has been providing the District regarding wetlands, mitigation areas and conservation areas. He explained why some of the mitigation areas have taken longer to progress primarily due to salt water issues from storms over the past few years. He expressed his optimism that the mitigation areas should be ready for release from EPC and SWFWMD oversight by the end of the year if all goes well. A conservation area with exotic grasses was discussed and the Board requested that Mr. Richardson prepare a proposal to treat the grasses. Mr. Richardson answered several questions from Board members and residents about wetland areas in the District and agreed, at Board request, to submit any future inspection reports to the District Engineer for review prior to submitting those reports to the EPC and SWFWMD.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Midge Solutions**

Mr. Cox provided a brief history of the problems the District has experienced with midges and explained that he and Mr. Agnew with Aquatic Systems have been working on a plan to address the midge problem. Mr. Agnew provided a detailed report of the testing and results of the tests that were conducted on the major bodies of water in the District. Mr. Agnew explained that a natural larvicide called Bactimos PT is the optimal treatment but that it is expensive to use. His cost for the larvicide, not including labor to install, is \$16 per pound and the treatment calls for 25 pounds per acre. He explained that he needed to treat the entire surface of pond #14. It was estimated that the cost for the first treatment of pond #14 would be \$10,000. Mr. Agnew explained that two additional follow-up treatments would be needed but that the cost would be less for those.

Mr. Cox explained that the next step for treatment of the midges would be to install desirable vegetation around the pond edge to help absorb the nutrients that come from the fertilizers and other run offs into the pond. The Board recognized that that program was already underway.

The final step in the midge control program was explained by Mr. Cox to potentially be the installation of aeration devices to improve the health of the pond and help eliminate the midge environment. Mr. Cox expressed the need for more research on this issue before the Board should proceed.

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board approved a not-to-exceed amount of \$20,000 to conduct the larvicide treatment for pond #14 by Aquatic Systems, Inc. for Harbour Isles Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Business Items - Service Updates**

**A. Aquatic Services**

Representatives of Aquatic Systems provided a status update of their pond report to Board. Mr. Fazzari informed them that he had received several compliments from residents that the ponds were looking better than they have in the past.

Mr. Agnew explained that there had been a delay in the clean-out work at pond # 23 due to equipment use conflict and that the clean-out would be completed in the following week.

**B. Landscape and Irrigation**

Mr. Chris Lee provided an overview of the status of the property. He noted that there were some weeds that needed treatment; some areas that were being overwatered and some hot spots. He also identified that some pool landscape plants were identified as needing to be replaced.

Mr. Fazzari discussed the issue of annuals that were planted where some of them died before the others and how Cornerstone was planning to resolve it. Mr. Chip Powell from Cornerstone explained that plants were selected at the time to give the optimal appearance and that the next schedule rotation for all the annuals was around the first of July. His recommendation was to proceed with the next rotation and to get back into the practice of following the normal annual rotations with the proper annuals being

selected for each rotation. Cornerstone was advised by the Board to take the lead in the selection of the best annuals and to recommend those to the Board.

Mr. Lee explained the situation where a Medjool Palm had to be removed because of disease and now there was only one left on the side of clubhouse entrance. He was proposing an option of moving the remaining Medjool Palm to the entrance of the community and putting two Foxtail Palms at the clubhouse entrance. After discussion about all of the options involved the Board decided to postpone the discussion to a later date.

Mr. Cox introduced the subject of landscaping around the entrance to the Boat and RV storage area and what, if any, actions could be taken to improve the aesthetics of the entrance and fence. It was also mentioned that the area on the back side of pond #16 near the storage area had not been mowed. Cornerstone indicated that the irrigation at the entrance does not work which has negatively affected the landscaping. It was also identified that the trailer on the lot belonging to K Hovanian Builders was in a bad state and that piles of equipment and a storage container on the lot had created an eyesore. Additionally, the concrete dump there had also become an eyesore to residents in the area. It was decided that before any work could be done to improve the Boat and RV storage area, irrigation had to be restored and the K Hovanian lot had to be cleaned up and improved if not moved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-05,  
Appointing an Assistant Treasurer of the  
District**

Mr. Cox explained the purpose of Resolution 2011-05 as being an administrative need to identify the Rizzetta Comptroller, Shawn Wildermuth, as the District Assistant Treasurer with Bill Rizzetta continuing to be the Treasurer.

On a Motion by Ms. Allison, seconded by Mr. Fazzari, with all in favor, the Board approved Resolution 2011-05, Appointing Rizzetta Comptroller, Shawn Wildermuth, as Assistant Treasurer of the District for Harbour Isles Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of First Amendment to the  
Aquatic Systems Agreement**

Mr. Cox presented the previously executed First Amendment to the Aquatic Systems service agreement which expanded their service to include an additional aquatic treatment area to the Board for ratification.

On a Motion by Ms. Allison, seconded by Mr. Fazzari, with all in favor, the Board ratified the First Amendment to the Aquatic Systems Aquatic Service Agreement for Harbour Isles Community Development District.

**TENTH ORDER OF BUSINESS**

**Amenity Management Update**

Mr. Montagna with Amenity Services Group presented an Amenity Management update to the Board. No action was taken by the Board.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Unaudited District Financials**  
*(under separate cover)*

Mr. Cox presented a summary of the District unaudited financials for the period ending May 31, 2011. Following discussion by the Board members, no action was taken by the Board.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Mackie informed the Board that the process of securing security powers was still underway. She indicated that she had obtained an affidavit from the District Treasurer related to the financial status of the District and had forwarded that to Hillsborough County at their request.

Ms. Mackie also informed the Board that many attempts had been taken to locate the mailing address of the unauthorized fisherman in the District and that phone call attempts had also been made. There was some further discussion regarding what the fishing limitations are and what constitutes CDD property versus public roads. Ms. Mackie was asked to prepare an information sheet regarding what the fishing rules were and how they might be enforced.

**B. District Engineer**

Ms. Stewart noted that she had conferred with District Counsel regarding performing ADA 2010 reviews and that her firm had no issue with the District seeking other sources for reviews for that purpose. She also noted that she was continuing to monitor the walking trail erosion status at this time.

**C. District Manager**

Mr. Cox noted that the next regularly scheduled meeting for the CDD was set for July 19, 2011 at 11:00 a.m. and that this was also the date and time for the public hearing for the final budget consideration.

Mr. Cox introduced two proposals for the conduct of ADA 2010 reviews for the District which would identify what changes were needed for compliance with the new ADA laws. Mr. Cox noted that he had one proposal from Schappacher Engineering for \$500 and another from McCranie & Associates for \$2,860. He also noted that he was expecting a third proposal. Ms. Mackie suggested that before the Board should consider any proposal, the companies should review the agreement that would be used to ensure they would agree to the indemnification clause in the agreement. Mr. Cox indicated that he would do that and bring the proposal before the next meeting.

Mr. Cox next introduced the topic of additional security needs on a temporary basis to help identify non-residents using the facilities without authorization of the ASG personnel. Mr. Cox introduced Mr. Rafael Lopez with Patriot Crime Prevention, Inc. and he introduced his security services to the Board. After discussion among the Board members, it was decided to authorize a 30-day temporary security service agreement with Patriot Crime Prevention at the rate of \$15 per hour with a minimum shift of 6 hours per day. This service would start as soon as the agreement could be drafted and executed.

On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board approved the execution of a 30-day security agreement with Patriot Crime Prevention, Inc. to provide one security personnel for a six-hours-per-day shift at the amenity center for Harbour Isles Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

**SUPERVISOR**

There were no Supervisor requests.

**AUDIENCE**

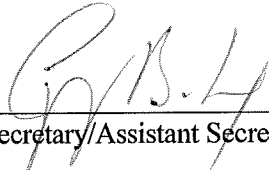
Questions were raised about the legality of golf carts operating in the community. Mr. Cox explained that this would mostly be an HOA issue as well as a law enforcement issue if the carts were not street legal. He also explained that the District was developing rules to be posted at the pool and basketball courts that declared golf carts were not authorized at those locations.


Concerns were raised about speeding in the community and it was announced that a Community Resource Officer was being scheduled to attend the next CDD meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Cross, seconded by Mr. Fazzari, with all in favor, the Board adjourned the meeting at 1:55 p.m. for Harbour Isles Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman