

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT AGENDA JULY 17, 2012 at 6:00 p.m.

To be held at the Harbour Isles Clubhouse, located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

District Board of Supervisors	Larry Fazzari Janet Allison Kevin Cross Gregg Letizia	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Attorney	Biff Craine	Petitt Wolfe Craine Worrell Porter, LLC
District Engineer	Tonja Stewart	Stantec WilsonMiller

All Cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of four different sections:

The meeting will begin promptly at 6:00 p.m. with the first section which is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

July 9, 2012

**Board of Supervisors
Harbour Isles Community
Development District**

AGENDA

Dear Board Members:

The public hearing and regular meeting of the Board of Supervisors of the Harbour Isles Community Development District will be held on **Tuesday, July 17, 2012 at 6:00 p.m.**, at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION – PART I**
 - A. Resident Appeal of Suspension
 - B. Consent Agenda Items
 - i. Consideration of Minutes of the Board of Supervisors’ Meeting held June 19, 2012.....Tab 1
 - ii. Consideration of Minutes of the Board of Supervisors’ Continued Meeting held June 21, 2012Tab 2
 - iii. Consideration of Operation & Maintenance Expenditures for June 2012Tab 3
- 3. STAFF REPORTS AND UPDATES**
 - A. Projects Update Discussion
 - i. Project Planning Charts.....Tab 4
 - B. District Counsel
 - C. District Engineer
 - D. Landscape and Irrigation Update
 - E. Aquatic Service Update
 - F. Security Update
 - G. Property Management Update
 - i. Discussion Regarding Suspension of Amenities Privileges
 - H. District Manager
- 4. BUSINESS ADMINISTRATION – PART II**
 - A. Presentation of Unaudited District Financial Summary
 - B. Public Hearing for Fiscal Year 2012/2013 Final Budget
 - i. Consideration of Resolution 2012-03, Adopting the Budget for Fiscal Year 2012/2013Tab 5
 - ii. Consideration of Resolution 2012-04, Imposing Special Assessments and Certifying an Assessment RollTab 6
 - C. Consideration of Resolution 2012-05, Adopting the Annual Meeting Schedule for Fiscal Year 2012-2013Tab 7

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
6. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,



Greg Cox, District Manager

cc: Tonja Stewart, Stantec
Biff Craine, Pettitt Wolfe Craine Worrell Porter, LLC

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 19, 2012, 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
Janet Allison
Kevin Cross
Gregg Letizia

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

Also present were:

Greg Cox
Biff Craine
Tonja Stewart
Darryl Singh
John Toborg
Kelly Evans

District Manager; Rizzetta & Company, Inc.
District Counsel; PWCWP, LLC
District Engineer; Stantec WilsonMiller
Property Manager; RASI
Operations Manager; Rizzetta & Company, Inc.
Staff Manager; RASI

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:
Consent Agenda Items**

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

- A. Consideration of Minutes of the Board of Supervisors' Meeting held on May 16, 2012Tab 1
- B. Consideration of Operation and Maintenance Expenditures for May 2012Tab 2

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

THIRD ORDER OF BUSINESS

Staff Reports and Updates – Part I

A. District Counsel

Mr. Craine announced he has filed the petition to vacate for closure at the entrances of 19th Avenue and US 41, and thinks they're at the point where they need to focus on the things they want to do at the three locations. He will have discussions with the County regarding changes in security and estimates the time frame for County approval to be August or September.

Mr. Letizia introduced another option of installing a soft gate on Slipper Key and a camera and speed bump at 19th Avenue instead of a wall. Ms. Stewart addressed issues regarding the need for a T-turnaround on Slipper Key if a soft gate is installed. Mr. Letizia asked if the District vacates the area of 19th Avenue, is County approval still needed to install a speed bump. Ms. Stewart advised yes and Mr. Craine agreed, explaining that the area vacated is only a small area and would be too close to the intersection. Discussion continued regarding the need for a continued meeting to talk more specifically about the projects and plans. Ms. Allison asked Ms. Stewart about continuation of the wall on 19th and where a T-intersection would be placed.

Mr. Fazzari asked Mr. Craine for status of the easement and wall on Hammock View Lane. Mr. Craine will create a letter to the homeowners in order to obtain a maintenance easement for the concrete wall and for the grass between the concrete wall and vinyl fence. Mr. Letizia stated that if the three homeowners do not give the District the easement, no wall maintenance or grass maintenance will be performed by the District's landscapers. Ms. Allison clarified, and Mr. Letizia agreed, that in essence the issue is twofold: three of the six homes with regard to irrigation and all six homes with regard to landscape maintenance. Ms. Allison suggested writing two different letters. Mr. Craine will draft the letter(s) and circulate to the Board for review.

Mr. Fazzari asked Mr. Craine if he had heard back yet from the Bank or the owners of the bank's property regarding the easement. Mr. Craine replied he was told by them that they are in process of reviewing their records and has not heard from them in three weeks.

Mr. Fazzari then asked Mr. Craine about getting a token payment from the Homeowners Association to allow Excelsior to perform some HOA security as part of its duties. Mr. Craine reminded Mr. Fazzari they have to find out what that would entail from the standpoint of the private security company going onto private property. Mr. Craine indicated that the HOA doesn't seem to own anything; the District owns all the common areas and amenities so the HOA really doesn't have anything to protect.

Mr. Fazzari surmised that if a crime is being committed on private property and if the HOA had hired its own security company, besides calling HCSO that the security

company would offer assistance to HCSO; as is today, based on recent incident reports, the District's security company is already doing that, so he (Mr. Fazzari) is just asking to formalize that with a token payment from the HOA so they would have no issue with the security company getting involved in matters that are not directly related to the CDD. Mr. Craine replied he does not think it is necessary because if there is a crime occurring, their expectation is that the security company is going to intervene as they are aware; they're not the first responders but if they are there first, they're going to act. As far as the HOA being involved, he doesn't see where that is necessary in any form as the HOA doesn't have any property in Harbour Isles.

B. District Engineer

Ms. Stewart discussed capital improvement issues (drainage, water and sewer services, trees and wetlands, transportation, parking, etc.) related to projects the District is considering and also recommended hiring an architect to assist in concept planning. Mr. Fazzari asked Ms. Stewart about additional cost detail. Ms. Stewart advised that until they actually know square footage, the price given is still a valid estimate and indicated that location will be key with regard to main items such as power sources and sewer connection. General discussion ensued.

C. Landscape & Irrigation

Mr. Toborg discussed the tree proposal from A-1 Quality Plants that was recently approved, advising that installation should take place within a couple weeks. Mark Grover of Landscape Maintenance Professionals ("LMP") introduced himself and spoke with the Board in place of Leon Jennings who has been ill. Mr. Fazzari asked Mr. Grover about LMP's chemical application methods and stated he is very concerned about the quality of the work LMP is doing and the money that the District is spending. Mr. Grover advised that with regard to chemical treatments, if fungicide or herbicide is being sprayed it is a spot treatment only, not a blanket application such as fertilizer. He also stated that while spraying the treatment from a hose while driving is not illegal, the employee who was working that way was indeed reprimanded and advised the Board that that is not how they train their employees to perform that task.

Mr. Fazzari then stated that the area behind Joe Genovese's property (on Conch Shell and Royal Bonnet) does not appear to be receiving regular maintenance or treatment, as seen in Mr. Jennings' report photos. Mr. Toborg advised that per the contract, fertilization and chemical spraying will not occur around wetland conservation areas or ponds. Mr. Fazzari understood but said he is concerned about the lack of maintenance of the area. Mr. Toborg confirmed he has already addressed that with LMP.

Mr. Fazzari then asked about removal of the seed pods from the palm trees and stated his opinion of the general lack of service they are getting from LMP. He then requested that he be notified in advance of any chemical applications being performed. Mr. Toborg indicated they could probably arrange that.

Mr. Toborg and Mr. McGarry then spoke about the issue of the three private properties connected to the District irrigation system. Discussion ensued.

D. Aquatic Service Update

Josh McGarry of Aquatic Systems, Inc. gave a brief update on the latest report of recent events and maintenance performed in the District. He advised that an herbicide was applied at the high water mark down to the water's edge to control weeds and grasses. Mr. McGarry also spoke about gambusia fish, indicating that a total of 40,000 fish could be placed in the ponds for no more than \$900.00. Mr. Fazzari asked about placing gambusia fish in the preserve area as well, to which Mr. McGarry replied he would have to ask the authorities. Mr. Letizia asked Mr. McGarry to get a cost for planting pickerel weed in pond #14.

E. Security Services Update

Patrick Farrow of Excelsior Defense, Inc. was present to discuss questions and comments regarding recent items and events that have occurred since the last meeting. Mr. Fazzari expressed his disappointment in how the on-duty guard handled an incident involving a car driving through the community with its lights off, asking why HCSO deputies were not called. Mr. Farrow stated the guard wanted to obtain the vehicle's tag number and the guard felt if he had contacted HCSO, they would have simply told him to call back if the person returned. Mr. Farrow said he agrees with the guard's thinking but also agrees with the Board in that a report should have been made for informational purposes and explained that to the guard who understood. Mr. Letizia then discussed the issue of seeing people jump the pool gates and fence when the guard isn't looking. Mr. Farrow advised he followed up and found the guard was making entries in the log book at the time and has already spoken with the guard about it.

F. Discussion of Security Systems Monitoring Service Vendors

Mr. Cox opened the discussion regarding Envera and his largely unsuccessful attempts at getting quotes from them for installation of an additional camera. Ms. Evans advised of another company or two they could seek quotes from for security system monitoring. Discussion ensued. The Board agreed and directed staff to obtain proposals from other vendors for consideration.

G. Property Management Update

Ms. Evans and Mr. Singh provided an update of recent improvements and events in the District. Mr. Fazzari stated there are currently three different email addresses for the clubhouse and that it might be easier to consolidate them into one. Ms. Evans agreed and indicated the best address to use would be "theclubhouse@harbourislesfl.com".

Mr. Letizia noted that RASI did not have a representative on duty at the pool on

the previous Sunday. Ms. Evans apologized and explained there was confusion with the schedule as to when Mr. Singh would be returning from National Guard training. Mr. Letizia requested that proper credit be given back to the District for that day.

Mr. Letizia then asked for status of enforcing the updated guidelines and monitoring of side gates. Ms. Evans explained to those present that Mr. Letizia had directed Mr. Cox to lock the side gates to the pool area, making them exit-only, and that Mr. Cox advised Ms. Evans to make no changes until that instruction could be discussed by the whole Board at the meeting. Ms. Evans explained the issue is that per current guidelines, 14- to 17-year-olds may attend the facility on their own while persons 18-years old and up are issued an access card. She further explained that the younger teens don't have drivers' licenses, which means they basically have no identification on them, creating a difficult gray area for the clubhouse staff.

Mr. Letizia explained his request to restrict the amenity gates by relaying a recent incident involving multiple teenagers entering through the side gates accompanied by six guests; playing football in the pool area resulting in a young mother getting hit in the head; one of the teens jumping in the pool and landing on the head of an elderly resident; and five of the teens going into the fitness center and abusing the equipment. Mr. Letizia then indicated that in checking with Mr. Craine, was advised that a Board member cannot make a unilateral decision like that but the District manager could give direction to staff and therefore emailed Mr. Cox for assistance. He stated that he does not want to delay action until such time as someone gets seriously injured and/or the District gets sued and expressed his dissatisfaction of feeling his request was ignored by Mr. Cox. Upon questioning by Mr. Cox, Mr. Letizia clarified that he emailed Mr. Cox on Thursday and emailed Ms. Evans on Friday. Mr. Cox confirmed that he was not in the office on Friday and does not answer all his emails on the weekend, and further advised that he cannot act on the unilateral impulses of one Board member.

Mr. Fazzari then asked who can be contacted on the weekends when issues such as that arise and voiced his impression that in Mr. Singh's absence, the community seems to fall apart. Ms. Evans advised there is an after-hours "emergency" number available for assistance and confirmed that Lee, clubhouse staff member on duty in Mr. Singh's absence, wrote up an incident report for the records. Mr. Fazzari stated that if the gates are set to exit-only status the problem then becomes one of people simply pressing on the "exit" button to open the gate and let others in and that age has nothing to do with it. Discussion ensued. Mr. Fazzari stated his expectation that a vendor has to fulfill the terms of a contract. Further discussion ensued regarding locking the amenity gates. Mr. Cox warned of issues to expect such as people jumping and damaging the gates and fence, residents becoming upset at not being able to enter from the playground area, etc.

<p>On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with three in favor and one opposed (Mr. Cross), the Board approved the complete locking of two of the four amenity gates (specifically the side gates), preventing ingress and egress, for Harbour Isles Community Development District.</p>

i. Consideration of Maintenance Cart Proposals

Before Ms. Evans could present proposals for purchase of a motorized maintenance/utility cart to the Board for consideration, Mr. Fazzari suggested the proposals be tabled until the amenities management issue is settled. Ms. Evans concurred and the Board tabled the proposals indefinitely.

ii. Consideration of Storage Shed Proposals

Before Ms. Evans could present proposals for purchase of a motorized maintenance/utility cart to the Board for consideration, Mr. Fazzari suggested the proposals be tabled until the amenities management issue is settled. Ms. Evans concurred and the Board tabled the proposals indefinitely.

iii. Discussion of Updated Amenities Guidelines

Ms. Evans introduced the final version of the updated amenities guidelines to the Board for consideration along with a documented list of policy changes included. Discussion ensued. Mr. Fazzari spoke about identification cards and access cards for residents. Ms. Evans will bring a proposal for a new photo identification card and access card system to the next meeting for consideration. She will also circulate a clean final copy of the revised guidelines to the Board.

iv. Discussion Regarding Leasing of Fitness Equipment

Ms. Evans described the current status of the treadmills and spoke about a few companies that gave presentations about fitness equipment leasing and buying. Lengthy discussion ensued. The Board asked Ms. Evans to obtain quotes for leasing two treadmills and gave its consent for the Chairman to approve the lease once chosen.

<p>On a Motion by Mr. Cross, seconded by Mr. Letizia, with all in favor, the Board authorized the Chairman to approve a fitness equipment lease for two treadmills for Harbour Isles Community Development District.</p>
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v. Discussion Regarding Part-Time Maintenance Assistant

The Board discussed the idea of hiring a part-time maintenance assistant. No formal action was taken and the Board tabled the idea indefinitely.

H. District Manager Update

Mr. Cox announced the next regularly scheduled meeting is set to be held on July 17, 2012 but introduced discussion of setting a continued meeting date to discuss all the projects the Board is considering undertaking and the process of accomplishing them. The Board agreed

upon Thursday, June 21st at 10:00 a.m. Mr. Cox then announced there is one qualifying candidate for the vacant Board seat, Mr. Don Hancock.

(Mr. Fazzari stepped out to make a phone call.)

FOURTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate
Calculation Report**

Mr. Cox presented the arbitrage rebate calculation report to the Board for consideration.

On a Motion by Ms. Allison, seconded by Mr. Letizia, with all in favor, the Board approved to accept and file the arbitrage rebate calculation report for Harbour Isles Community Development District.

(Mr. Fazzari returned to the meeting.)

FIFTH ORDER OF BUSINESS

**Presentation of Unaudited District
Financial Summary**

Mr. Cox presented and reviewed the most recent unaudited District financial summary, as of May 31, 2012 for the Board.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia stated he has made it clear that Mr. Cox's focus is in other places and that after the events of the past weekend, his feelings were crystallized and he is "no longer comfortable that (Mr. Cox is) supporting this Board in (their) efforts to bring this development to the next level" and he "no longer has confidence in (Mr. Cox) or Rizzetta from this vantage point, from a District management vantage point." He said last month he suggested going out for other bids just to make sure their CDD manager was at mark but now he thinks they should go out for other bids with the intent of replacing Rizzetta as their District manager. He then made a formal motion.

Discussion ensued. Mr. Cross asked the purpose, to which Mr. Letizia replied to gauge pricing and gauge what their services are but not to bring in a contract that's more expensive. He also said that with new residents moving in in droves he thinks they "need a shot in the arm...to help (them) get through this period." Mr. Cox asked if replacing himself as manager would resolve the issue; Mr. Letizia said right now he would rather just go out for bids for a new company.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with two in favor (Mr. Letizia and Mr. Fazzari) and two opposed (Ms. Allison and Mr. Cross), the Board voted on whether to put out the District management contract for bid for Harbour Isles Community Development District. With the result of a tied vote the motion therefore failed.

Ms. Allison stated her opinion that Mr. Letizia is “trying to accomplish far, far more than is possible in the past nine months. If you take the last two years I’ve been sitting [on the Board], we’ve accomplished a tremendous amount and I just don’t think you’re giving Rizzetta a chance. You’re trying to accomplish what some boards take six or eight years to do, you’re trying to accomplish in a period of five or six months.” She also stated she belongs to two other Districts each with different management companies and is “amazed at how much has been accomplished.”

Mr. Fazzari then spoke, saying Rizzetta has been the District management company since the community’s inception in 2003 and the success that’s been noted over the course of the last year and a half has come about because of resident participation, whether it is with property management, security, landscaping or other items. He then asked Mr. Cox how many times a month he visits the community each month and what Mr. Cox looks at when he is there, and stated he tends to agree with Mr. Letizia that they have been very successful up until now and that they “are at least taking a fresh look at alternative vendors.”

Mr. Cox recommended the Board meet with Mr. Rizzetta. Mr. Fazzari asked how that would help when the contract expectations for Rizzetta and RASI are already clearly defined and said if Mr. Rizzetta wants to meet with him, then he can come to the next meeting.

Mr. Cross stated he thinks Rizzetta has been responsive to their concerns. Mr. Cox asked the Board members to put their dissatisfaction in writing, to list more specifically what they are unsatisfied with so he can take a look at it and see what improvements can be made. Mr. Fazzari stated his expectations for District management are that they be proactive, not reactive; “don’t respond to what the Board is saying, bring to the Board solutions.” He also asked Mr. Cox to be an advocate for the community and that Mr. Cox produce a list of preferred providers for the District.

SEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Betty Fantauzzi, wife of the person who was jumped on accidentally in the pool, described the chaos in the pool area in Mr. Singh’s absence and clarified her request for the two gates to be disabled completely. She also voiced concerns about a party in the clubhouse on Saturday in which the hosts took up the patio tables and whose guests filled the pool and left their small children unattended.

Ms. Diane Letizia voiced concerns about pet waste in the common areas; new lots on Sandy Shell with contractors leaving food and trash everywhere; and the volleyball court becoming overgrown and in need of maintenance. She also noted that during the Aqua Zumba class, the little kids should be made to go in the kiddie pool only as a matter of safety since the class takes place in the shallow end of the pool.

Mr. Ken Quaranta spoke to the clubhouse rental topic, suggesting that the party host be made to pay for a lifeguard hired to be on duty for the duration of the party.

Mr. Bo Wolfe spoke about who to contact for help with weekend situations. Mr. Cox advised there is usually a clubhouse staff member on site during both weekend days, and at all times

after hours there is the Rizzetta “emergency” number available to call.

Mr. Chuck Hewitt voiced his support for identification/access cards.

As Mr. Hewitt had spoken about speeding at the previous Board meeting, Mr. Fazzari then asked Mr. Cox to follow through on contacting Lt. Wooden with HCSO to set up a speed trailer in the community.

Mr. Cox then noted that Mr. Don Hancock is the sole qualifying candidate for the third vacant seat on the Board of Supervisors. Brief discussion ensued regarding Sunshine Law and Supervisor-elects. Mr. Craine will research to confirm but concurred with Mr. Cox in recommending that Sunshine Law be followed to avoid any problems.

EIGHTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, at 2:00 p.m. the Board continued the meeting to Thursday, June 21, 2012 at 10:00 a.m. for Harbour Isles Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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 continued meeting of the Board of Supervisors of the Harbour Isles Community Development District was held on **Thursday, June 21, 2012, at 10:00 a.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

Larry Fazzari
Janet Allison

Kevin Cross
Gregg Letizia

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
(via speakerphone)
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Greg Cox
Biff Craine
Darryl Singh
Kelly Evans
Bill Rizzetta

District Manager; Rizzetta & Company, Inc.
District Counsel; PWCWP, LLC
Property Manager; RASI
Staff Manager; RASI
President; Rizzetta & Company, Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Legal Issue Discussion

Mr. Fazzari prefaced the discussion by asking if the meeting and meeting minutes would be part of public record, to which Mr. Cox replied yes. Mr. Rizzetta confirmed that fact and explained that the Board may hold a shaded meeting if desired but that today's meeting is considered to be a public meeting.

Mr. Cox explained that the meeting was originally set for a workshop discussion of projects but recent events necessitated the topic of legal discussion instead. He then provided a summary of the events and explained recent threats made by a resident (Mr. Mike Allocco) against property manager Darryl Singh and to Mr. Rizzetta regarding Mr. Singh. Mr. Cox stated they had an incident the other day where the resident confronted Mr. Singh at the clubhouse and used foul and abusive language to threaten him with physical harm/activity if Mr. Singh were to

say anything else about him. Mr. Cox advised the Sheriff's Office was called to make a report and advised the Deputy stated that nothing the resident said constituted a physical assault but rather a "verbal fight", and that Mr. Allocco could not be trespassed from the property unless he was on it; he could not be trespassed if at home. The Deputy did provide Mr. Singh with paperwork he could file that says the resident cannot come near him. Mr. Cox then stated the resident also left a message on Mr. Rizzetta's voicemail saying similar things, including if Rizzetta did not fire Mr. Singh then he was going to take action.

Mr. Rizzetta then spoke to the Board to express his concerns regarding the threats. Mr. Rizzetta stated the issue is a very important one to him and his firm. The recent verbal threats to him and his employee are just some of many they have had to endure from Mr. Allocco, and he has hired his own attorney to protect his employee in a situation such as this. He thanked the Board members for their response in the matter and indicated his attorney is going to proceed with all legal avenues available. He stated he will not stand for this type of activity and stated no problem a person has, gives them the right to talk to or threaten his employees like Mr. Allocco has done. Mr. Rizzetta said they have tried to work with Mr. Allocco and that he has spoken with Mr. Allocco before and that there is no more talking to be done – it is time to take legal action. He indicated he will support Mr. Singh as much possible and he appreciates the support the Board has given as well. He then asked the Board to please forward as much information they may have in relation to the issue. Mr. Rizzetta noted that Mr. Allocco has indicated he is armed. Mr. Rizzetta then spoke of an incident in which the HOA manager was followed and confronted while doing her job in the community.

Mr. Letizia then asked Mr. Singh to state for the record the resident's alleged comments and allegations made to him. Mr. Singh said that Mr. Allocco claims Mr. Singh is talking about him to other residents. Mr. Letizia noted Mr. Singh should not have general conversations with any residents about other residents, and Mr. Singh confirmed he does not.

Mr. Fazzari then advised that Mr. Allocco had sent him an email a few weeks prior requesting that Mr. Fazzari fire Mr. Singh, to which Mr. Fazzari replied that even if he wanted to it is not his sole decision to make. Mr. Fazzari said he directed Mr. Allocco to attend the next Board meeting and bring with him the other individual to which Mr. Singh supposedly made statements about Mr. Allocco. Mr. Fazzari also stated they have had problems with Mr. Allocco for the past year and noted that Mr. Allocco has not attended the last several Board meetings to speak of any concerns. Mr. Fazzari stated he does not want anything to reflect negatively on Mr. Singh or Mr. Singh's records in any way, shape or form. Mr. Rizzetta thanked him and agreed with him saying that he understands there will be residents who complain or are unhappy but when the talk turns personal and directly threatening, that's where the line is drawn. Mr. Fazzari said he does not want residents thinking they can get away with behavior such as Mr. Allocco's and a message should be sent. Mr. Rizzetta advised that his staff is not the enemy. His staff is there to be the Board's hands in doing things and that communication is key. Mr. Fazzari suggested a vote. Mr. Craine confirmed that in the District's existing policies, the Board has the power to suspend or terminate the participation in any amenities facilities of any resident who is found by the Board to have done any number of things one of which is "treat(ing) the personnel in an unreasonable or abusive manner" such as Mr. Allocco has done. He suggested suspension

of one year or longer with a chance to appeal. Mr. Cox indicated suspension usually includes the entire household. Mr. Craine confirmed that “all amenities” would generally mean the clubhouse, basketball court, walking paths, etc. Mr. Rizzetta suggested being quite specific anyway so that no questions could be raised by the resident(s) later on. General discussion ensued regarding the setting of a precedent. Mr. Fazzari then asked how to proceed with any further threatening and/or abusive emails from Mr. Allocco or any other resident acting similar. Mr. Rizzetta confirmed those types of emails should be put into the public record.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board authorized staff to issue a one-year suspension of amenities privileges to resident Mike Allocco and all household members for Harbour Isles Community Development District.

Mr. Craine indicated he will send a letter to Mr. Allocco and the members of his household. Mr. Rizzetta suggested having security present at the next meeting.

THIRD ORDER OF BUSINESS

Workshop Discussion of Projects

Mr. Cox introduced the workshop-style discussion of ongoing and upcoming projects the Board has been working on. General discussion ensued. Items discussed included the vacating process, closure of entrances at 12th Street and/or 19th Avenue, a new clubhouse/amenities center, tennis court, playground expansion, and security and safety items.

FOURTH ORDER OF BUSINESS

Audience Comments

Ms. Dorothy Nelson stated she visited a community in Land O’Lakes and asked who built the clubhouse. Mr. Cross replied it was funded by the CDD. She then asked about new residents moving in with regard to incoming funds generated by new homeowners, and also inquired about the length of the amenities suspension given out earlier. Ms. Nelson then asked the Board to reconsider the policy of clubhouse rental and usage of the pool area by party guests.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cross, seconded by Mr. Letizia, with all in favor, at 12:15 p.m. the Board adjourned the meeting for Harbour Isles Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman