

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, September 20, 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	Board Supervisor, Vice Chairman
Larry Fazzari	Board Supervisor, Assistant Secretary
Gregg Letizia	Board Supervisor, Assistant Secretary
Kevin Cross	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A.
Tonja Stewart	District Engineer, WilsonMiller <i>(via speakerphone)</i>
Gene Montagna	Amenity Services Group
John Toborg	Rizzetta & Company, Inc.
Bernadette Butterworth	HOA Manager, 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

Consideration of Minutes of the Board of Supervisors' Meeting Held on August 16, 2011

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on August 16, 2011 to the Board for consideration. Mr. Fazzari inquired about how minutes are transcribed and stated that there are comments from the district engineer regarding work to be performed around the pool which should be included before the minutes are approved.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2011 (\$36,810.55)**

Mr. Cox presented the September 2011 Operation and Maintenance expenditures totaling \$36,810.55 to the Board for consideration. Mr. Cox answered questions from the Board regarding expenditures during the month. Mr. Fazzari made a request to see invoices before payment, and questioned billing for gate repairs, fitness center labor and legal fees.

On a Motion by Mr. Cross, seconded by Mr. Letizia, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2011 totaling \$36,810.55 for Harbour Isles Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2011-10,
Redesignating Officers of the District**

Mr. Cox presented Resolution 2011-10 to the Board for consideration. Mr. Fazzari nominated himself as Chairman; a verbal vote was taken, with Mr. Fazzari and Mr. Letizia in favor and Ms. Allison and Mr. Cross opposed. Mr. Cross nominated Ms. Allison as chair; a verbal vote was taken with Ms. Allison and Mr. Cross in favor and Mr. Fazzari and Mr. Letizia opposed.

Mr. Cox then asked Ms. Mackie to clarify the Board positions and powers, which she did. On nomination by Ms. Allison, Mr. Fazzari was then nominated as Chairman and Ms. Allison nominated herself as Vice Chairman. No other nominees were received. A verbal vote was taken and the nominations passed with Ms. Allison, Mr. Fazzari and Mr. Letizia in favor, and Mr. Cross opposed.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor except Mr. Cross who opposed, the Board adopted Resolution 2011-10, Redesignating Officers of the District, for Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

Aquatic Services Update

Mr. Cox presented the aquatic services update to the Board. Discussion ensued. Mr. Doug Agnew of Aquatic Systems answered questions from the Board members regarding the report. Mr. Letizia inquired about grasses and removal thereof. Mr. Agnew also presented a summary of the midge project on pond #14. He described three treatments which have taken place and stated that a complete analysis will be available the first week of October. He estimates treatment will last until at least the middle of November when cooler weather arrives.

SIXTH ORDER OF BUSINESS

Landscape and Irrigation Update

Mr. Toborg presented a proposal from LMP to install irrigation in the common areas as requested by the Board. He noted that he felt some rates were a little high (for rotors, etc.). Mr.

Fazzari asked Mr. Toborg to do a comparison of LMP's proposal to Cornerstone's earlier proposal.

SEVENTH ORDER OF BUSINESS

Amenity Management Update

Mr. Montagna of Amenity Services Group reviewed his amenity management update report for the Board. Mr. Fazzari asked him to look into a timer for the pond lights.

EIGHTH ORDER OF BUSINESS

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

Mr. Cox presented a summary of the unaudited District financials for the period ending August 31, 2011. Discussion ensued regarding debt service interest; Mr. Letizia requested information on the percentage being paid to the debt service.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie updated the Board on security power issues by the Board of County Commissioners. Lengthy discussion ensued. She discussed the BOCC's policy on soft gates and that the policy was discontinued. She also explained that the guard house is located on County property, that the county is willing to cede that property to the District, and also discussed the 12th Street and 19th Avenue entrances. Mr. Fazzari and Mr. Letizia expressed their displeasure with the entire gate situation, feeling that the District and the community has been misled, and expressed concern about incurring more legal costs with current District counsel as they feel due diligence has not been done. Mr. Cross stated that fault lies with the County and how the County deals with issues. Ms. Allison stated she understood the frustration but that to completely change counsel now could incur considerable costs. Ms. Mackie apologized on behalf of her firm. Mr. Letizia stated he is just trying to do right by the residents of the community and improve its safety, as is the residents' concern. Mr. Fazzari stated that if a local firm were hired, the money saved on travel costs alone would be better spent on something else. He said a decision would not be made immediately but he would like to have options available, that they need to look at alternatives to improving security, and asked Mr. Cox to get information and costs on local law firms.

Discussion then ensued regarding crime rates of Harbour Isles versus other neighboring communities, and current security staff hours, costs and duties.

<p>On a Motion by Mr. Fazzari, seconded by Mr. Cross, with all in favor, the Board authorized District staff to draw up a security staff contract amendment to provide for hours at the amenities center from 4:00 – 8:00 p.m. and 8:00 p.m. – 2:00 a.m. driving through the community for Harbour Isles Community Development District.</p>
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B. District Engineer

Ms. Stewart discussed drainage issues with the landscaping and stated she would like to implement an under-drainage system. She also discussed over-irrigation and asked that the system be checked more during the rainy season.

C. District Manager

Mr. Cox discussed lot maintenance and trash-dumping issues in the community, and the ADA 2010 assessment. He also confirmed that the next regular meeting for the CDD is scheduled for October 18, 2011 at 6:00 p.m.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

SUPERVISOR

Mr. Fazzari inquired about getting a sign or marquee at the front entrance. He also requested a copy of the chart of all the District's service providers and contract expiration dates from Ms. Mackie.


AUDIENCE

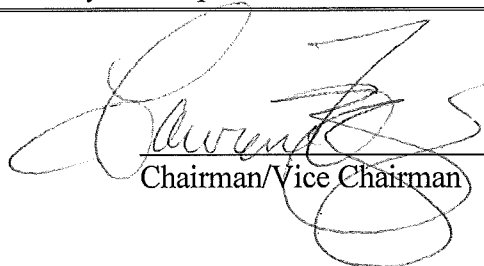
General comments were made regarding common area landscaping, security issues and reports, gates, an entrance marquee, drains in the streets, bills being approved by the Board before payment, hiring a local District Counsel firm, dumpsters, and CDD issues versus homeowner association issues.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cross, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 2:11 p.m. for Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman