

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, August 13, 2013, at 1:03 p.m.** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

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

Also present were:

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| Greg Cox | District Manager; Rizzetta & Co., Inc. |
| Biff Craine | District Counsel; PWCWP, LLC |
| Jordan Caviggia | District Engineer; Bayside Engineering <i>(via speakerphone)</i> |
| Darryl Singh | Property Manager |
| Lori Flemens | Assistant Property Manager |
| Nicholle Harrison | Assistant Property Manager |

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments or questions from the audience.

While the Board waited for Mr. Caviggia to join the meeting, Mr. Fazzari informed the other Board members of an incident that occurred at the pool the previous Saturday, August 10th, involving a party taking place in the clubhouse. When members of the party were seen leaving the clubhouse area and using the pool, assistant property manager Lori Flemens intervened and advised the resident hosting the party of that being a rules violation. The conversation escalated and eventually involved HOA board member Alex Steppacher, with both Mr. Steppacher and party host Douglas Pieper becoming aggressive and verbally abusive to Ms. Flemens and also to property manager Darryl Singh upon his arrival. The Board discussed the incident and available options.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board authorized the suspension of resident Alex Steppacher and all household members from the use of common property facilities for thirty (30) days effective August 13, 2013 for using vulgar and abusive language toward District staff for the Harbour Isles Community Development District.

On a Motion by Ms. Fantauzzi, seconded by Mr. Fazzari, with all in favor, the Board authorized the suspension of resident Douglas Pieper and all household members from the use of common property facilities for thirty (30) days effective August 13, 2013 for using vulgar and abusive language toward District staff for the Harbour Isles Community Development District.

Mr. Craine also recommended that a first offense notification letter also be issued to each family. The Board then discussed the fact that both families have items stored in the RV/boat storage area and did not want them to have to remove the items due to the suspension.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board authorized the exclusion of the requirement to remove items stored in the RV/boat storage area during the thirty (30) days' suspension of Mr. Steppacher and Mr. Pieper and their respective household members for the Harbour Isles Community Development District.

The Board requested that Mr. Cox issue the letters immediately so as to inform Mr. Steppacher that the suspension would affect his ability to attend any HOA meetings held at the clubhouse during the suspension period.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. District Engineer

Mr. Caviggia updated the Board regarding the status of pool lighting and capability for nighttime swimming. He indicated that an electrical engineer would be required to assess the existing lighting and also an electrician to check the bulbs currently in use to verify that they are the correct bulbs to meet nighttime lighting requirements.

FOURTH ORDER OF BUSINESS

Amenity Guidelines Review/Workshop

The Board members reviewed the previous amendments made to the guidelines and proceeded to make additional changes to the language. After reaching an end point to the workshop, the Board discussed the goal of having the revised guidelines prepared for presentation to the public at a properly noticed public hearing.

Direction to District staff was to incorporate the changes made at the workshop into the existing guidelines, circulate the revised version to the Board members and request comments from the Board relating to any additional changes to be made to the portions not yet discussed.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board authorized staff to take the necessary steps to issue public notice for rulemaking/rule development and public hearing to adopt the revised Common Property Facilities Guidelines for the Harbour Isles Community Development District.

The Board also briefly discussed the issue of some lessees of the RV/boat storage area not paying their rental fees. The issue initially was to be handled by District Counsel.

FIFTH ORDER OF BUSINESS


Supervisor Requests

There were no additional supervisor requests.

SIXTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, at 6:06 p.m. the Board adjourned the meeting for the Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman