

**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, April 15, 2014, 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	<b>Board Supervisor, Chairman</b>
Gregg Letizia	<b>Board Supervisor, Vice Chairman</b>
Betty Fantauzzi	<b>Board Supervisor, Assistant Secretary</b>
Bob Nesbitt	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Biff Craine	<b>District Counsel; PWCWP, LLC</b>
Jordan Caviggia	<b>District Engineer; Bayside Engineering</b>
Paul Ramsewak	<b>Asst. Property Manager; T3 Property Mgmt.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and read the roll call. All present stood and recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Albert Tyson thanked the Board for their work and expressed his appreciation for the presence of Florida Highway Patrol off-duty officers.

Bryce Bowden provided the Board with a flyer announcing the community garage sale.

David Leviton requested a status on construction of the new fitness center and asked whether or not tennis courts would be constructed as well. Mr. Fazzari informed him on both items.

Mazie Murphy voiced her comments regarding the conservation area behind her home. Josh McGarry of Aquatic Systems was present and provided a status update of that wetland area.

William Bilkey shared with the Board his biographical information and stated his interest in serving as a District Board supervisor. In turn Mr. Fazzari provided Mr. Bilkey with information regarding the Supervisor of Elections Office and the upcoming election in November.

**THIRD ORDER OF BUSINESS**

**Business Administration – Part I**

**A. Consent Agenda Items**

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

- i. Consideration of Minutes of the Board of Supervisors' Meeting held March 18, 2014
- ii. Consideration of Minutes of the Board of Supervisors' Meeting held March 25, 2014
- iii. Consideration of March 2014 O&M Expenditures

Mr. Cox explained to the Board that the minutes included in the agenda books were later revised at Mr. Fazzari's request and presented under separate cover.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board approved Consent Agenda Items A.i, A.ii and A.iii for the Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports and Updates – Part I**

**A. Landscape & Irrigation Update**

Jerimy O'Neal of Girard Environmental, the District's new landscaping company, provided the Board with an update on services and tasks that had been accomplished during the first two weeks of the new contract. He indicated there were some lessons learned as far as areas to be cut. Mr. O'Neal also discussed some proposals he was preparing as a result of the recent inspection that he and Operations Manager Tyree Brown conducted.

Mr. Letizia commented that he expects to improvement of the conditions in the community and to exceed the status quo. He also informed the other Board members that he had provided Mr. O'Neal with a copy of the landscape designs prepared by Kim's Nursery and asked Mr. O'Neal if Girard could prepare something similar.

Mr. Fazzari indicated he is concerned that Girard's mowing crews were seen mowing over red marker flags instead of around them or removing them. He also commented that the first proposals he has seen from Girard seemed high and he hopes Girard will work with the District on them.

**B. Aquatic Services Update**

Josh McGarry of Aquatic Systems presented his latest pond maintenance report to the Board for review and provided an update on recent events and maintenance performed in the District. He described the recent treatment of alligator flag plant growth and reduction of thalia on pond #10.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Fitness Equipment**

The Board took up discussion of fitness center equipment proposals. Mr. Cox presented to the Board for consideration three different proposals, from Commercial Fitness Products, FITREV, and Fitnessmith (StarTrac), and advised that representatives from Commercial Fitness and FITREV were present to discuss their companies' proposals and answer any questions the Board members or staff might have. Lori Main of Commercial Fitness and Doug Carter of FITREV introduced themselves.

After much general discussion along with questions and answers, the Board made several decisions regarding what equipment they generally wanted and what they did not. The Board asked the companies' representatives to take their guidance and modify the proposals accordingly for reconsideration at the May 20<sup>th</sup> meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports and Updates – Part II**

**C. Security Services Update**

The Board discussed the work that has been done by the off-duty Florida Highway Patrol officers and requested that the officers try to identify whether those persons being ticketed are residents or non-residents. The Board members also requested that Mr. Cox work with Sgt. Hobbs to see if a weekday shift could be changed to a weekend beginning in May.

**D. District Engineer Update**

Mr. Caviggia reviewed his engineer's report (Exhibit A) for the Board and provided an update on the progress of the fitness center building construction, informing the Board that he expects some work to begin the following week. Mr. Caviggia also advised the Board of work done to date on the District map.

Mr. Caviggia then spoke about information he has found regarding the use of solar power to provide electricity to the pool heaters as well as other facilities. The Board discussed the potential options for solar power usage and asked staff to acquire more information regarding amount of power needed for the pool heaters and to seek out solar panel vendors who would be willing to present such information to the Board. Mr. Letizia asked Mr. Cox to investigate insurance coverage for solar panels.

Mr. Cox then advised the Board that a representative of Suarez Homes had reached out to him about the District sharing the cost of installing a fence behind the homes on 12<sup>th</sup> Avenue similar to fencing previously installed by the District. After discussion the Board agreed to work toward

sharing the cost of having the fence installed.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board authorized the Chairman to approve a proposal for fence installation on District property along 12<sup>th</sup> Avenue, to be shared with Suarez Homes for an amount not to exceed \$7,500.00, for the Harbour Isles Community Development District.

**E. District Counsel Update**

Mr. Craine discussed a meeting to be held at the end of the month regarding potential installation of a traffic signal at the entrance on Highway 41.

**F. Property Management Update**

Mr. Ramsewak of T3 Management Services presented the latest property management report of recent events and maintenance taking place in the District. He presented to the Board for consideration three proposals (Exhibit B) for pressure-washing the community walls. Discussion ensued.

On a Motion by M s. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board accepted the proposal from Koster Konstruction for pressure-washing the guard house and both sides of the community perimeter wall for a total amount of \$2,650.00 for the Harbour Isles Community Development District.

There was additional Board discussion regarding a resident who has not paid their RV/boat storage lot fees for several months and has been notified in writing of the delinquency. Mr. Cox indicated that he and Mr. Ramsewak would visit the resident after the meeting to see what the issue might be.

Mr. Fazzari noted he had requested that staff obtain a quote from Securiteam for installation of a camera at the RV/boat storage lot due to a recent complaint of vandalism/property theft.

**G. District Manager Update**

Mr. Cox announced that the next regularly scheduled Board meeting will be held on May 20, 2014 at 11:00 a.m. and that the proposed budget would be presented at that meeting. Mr. Cox then presented the summary of unaudited District financial statements as of March 31, 2014.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Financial Report for  
Fiscal Year Ended September 30, 2013**

Mr. Cox presented the year-end audited financial report to the Board for consideration and reviewed the auditor's comments.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board authorized the acceptance and filing of the Financial Report for Fiscal Year Ended September 30, 2013 for the Harbour Isles Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Letizia asked staff to contact the Supervisor of Elections office to ensure that they have the seats up for election correctly listed on their web site.


Mr. Fazzari asked staff to check with Securiteam regarding the camera quote for the RV/boat storage lot.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, at 2:19 p.m. the Board adjourned the meeting for the Harbour Isles Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

# **Exhibit A**

# District Engineer's Report

Prepared by:



For the:



Harbour Isles Community  
Development District (CDD)

April 15, 2014



Bayside Engineering is pleased to provide civil engineering services to the Harbour Isles' Community Development District (CDD). This report has been furnished to apprise the CDD board of trustees of active and pending engineering activities at the public hearing to be held on Tuesday April 15, 2014.

Agenda Item 4.D. Building Discussion Update:

- Utility Impact Fees have been paid
  - AGRF Fees are no longer applicable and a refund has been requested in the amount of \$2100.00 because the check provided included these fees
- Utility Capacity Fee has been paid
  - Bayside provided a check for \$150.00 on behalf of the district to expedite.
- Building Permit
  - Awaiting confirmation from county that it is ready and we can pull the permit.
    - I have asked to be notified via email.

Agenda Item 4. \_\_\_ District Engineer Update

- District property map
  - District engineer to present hard copy
    - Seeking further direction from board
- Solar Power conversion request for information:
  - Clubhouse, pool heater, and fitness center
    - Requested information from 3 separate vendors
      - One vendor supplied a preliminary information (attached)
      - Pool Heater
        - 13 Panels is \$6500-\$8000 pending mounting
      - Building power (both building) \$30,000
        - 12 months electricity bills needed to finalize fee calculation
    - Further investigation can be done at boards request

Should you have any questions or concerns for the Engineer, please feel free to contact Jordan L Caviggia at 813-314-0295.

Sincerely,

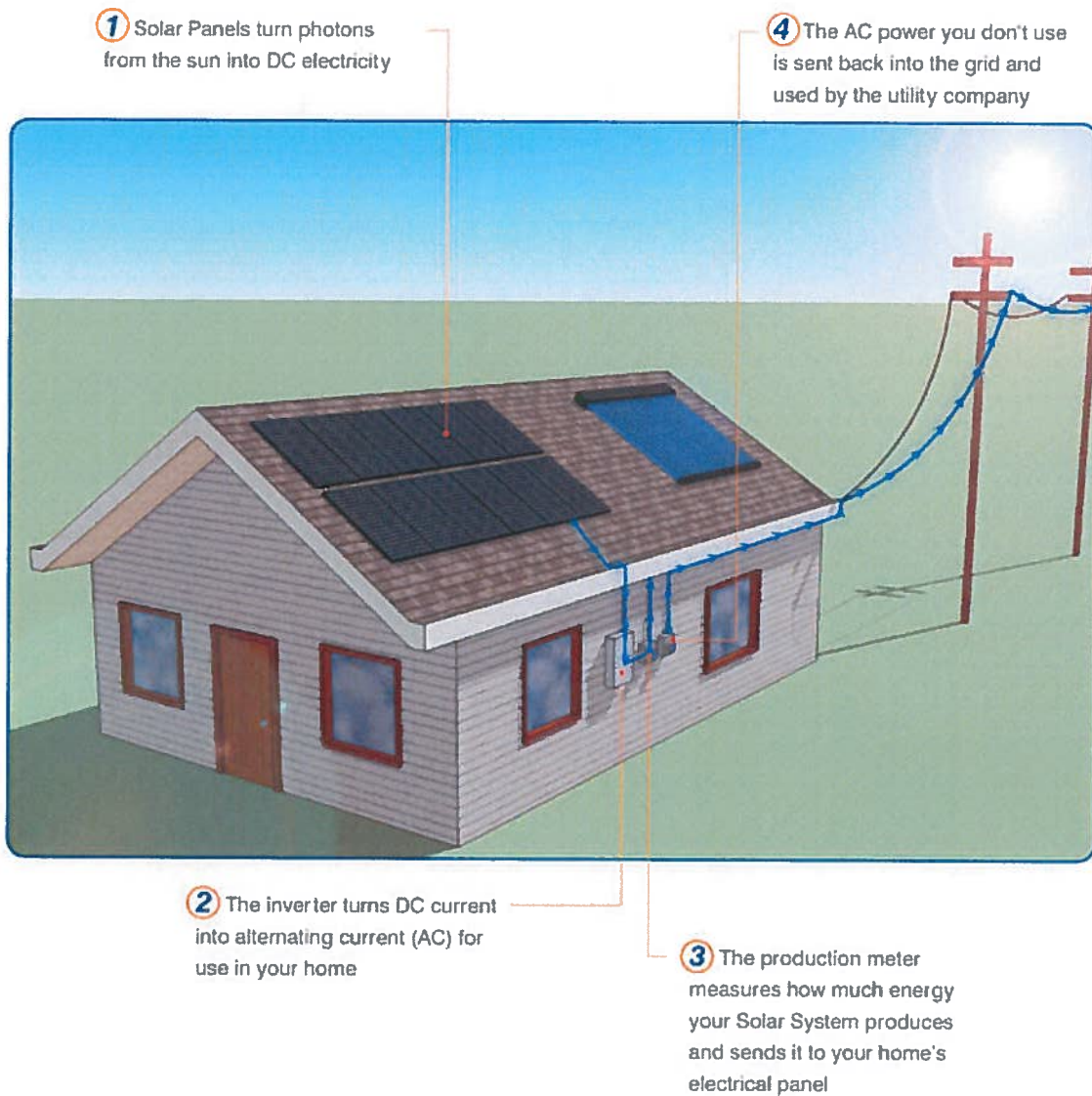
Jordan Caviggia, P.E.  
Project Manager  
**BAYSIDE**  
ENGINEERING  
1104 East Twiggs Street, Suite 100  
Tampa, FL 33602-3103  
Certified Women-Owned DBE  
Direct: (813) 314-0295  
Main: (813) 314-0314, Ext. 136  
Fax: (813) 314-0345  
[www.baysideng.com](http://www.baysideng.com)





## GREEN PLANET SOLAR SYSTEMS CORP.

Solar thermal and pv systems  
www.largosolarenergysystems.com  
Greg Minadeo, Solar Consultant  
gsales@greenplanetsolarsystems.com  
tel. (727)230-1678 fax; 727-507-7365



# MonoX™

LG270S1C-A3



LG Electronics, Inc. (Korea Exchange: 06657.KS) is one of the globally leading companies and technology innovator for electronics, information and communication products. The LG Electronics currently employs more than 91,000 people worldwide in 117 companies. In fiscal year 2011, 48.97 billion USD of revenue was achieved.

LG is one of the world's largest manufacturers of mobile phones, flat screen TVs, air conditioners, washing machines and refrigerators. As a future-oriented company, LG enables others to use technology consisting of renewable energies. LG's high quality solar products are being manufactured in LG's leading production facility in South Korea.



### Light and Robust

With a weight of just 16.8 kg, LG modules are proven to demonstrate outstanding durability against external pressure up to 5400 Pa.



### Convenient Installation

LG modules are carefully designed to benefit installers by allowing quick and easy installations throughout the carrying, grounding, and connecting stages of modules.



### 100% EL Test Completed

All LG modules pass Electroluminescence inspection. This EL inspection detects cracks and other imperfections unseen by the naked eye.



### Extra Power

To minimize losses due to mismatch, LG produces 3 groups of solar modules which are sorted by its current class. This enables MonoX™ to maximize the system's output by around 2% based off the theoretical calculation.



### Reliable Warranties

LG stands by its products with the strength of a global corporation and sterling warranty policies. LG offers a 10 year product limited warranty and a 25 year limited linear output warranty.



### Positive Power Tolerance

LG provides rigorous quality testing to solar modules to assure customers of the stated power outputs of all modules, with a positive nominal tolerance starting at 0%.

### Mechanical Properties

Cells	6 x 10
Cell vendor	LG
Cell type	Monocrystalline
Cell dimensions	156 x 156 mm / 6 x 6 in
# of busbar	3
Dimensions (L x W x H)	1640 x 1000 x 35 mm 64.57 x 39.37 x 1.38 in
Static snow load	5400 Pa / 113 psf
Static wind load	2400 Pa / 50 psf
Weight	16.8 ± 0.5 kg / 36.96 ± 11 lb
Connector type	MC4 connector IP 67
Junction box	IP 67 with 3 bypass diodes
Length of cables	2 x 1000 mm / 2 x 39.37 in
Glass	High transmission tempered glass
Frame	Anodized aluminum

### Certifications and Warranty

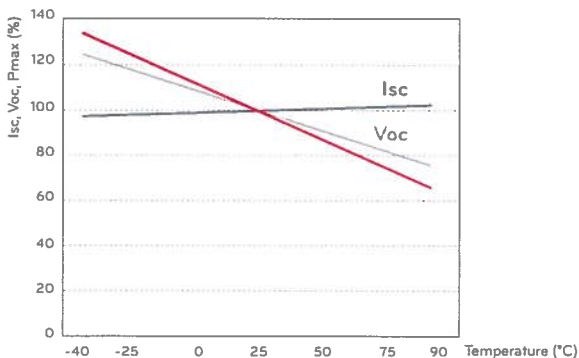
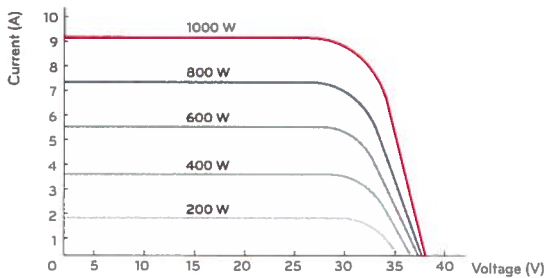
Certifications	IEC 61215, IEC 61730-1/-2, IEC 61701, DLG-Fokus Test "Ammonia Resistance", UL 1703, ISO 9001
Product warranty	10 years
Output warranty of Pmax (measurement Tolerance ± 3%)	Linear warranty*

\* 1) 1st year: 97%, 2) After 2nd year: 0.7% annual degradation, 3) 80.2% for 25 years

### Temperature Coefficients

NOCT	45.0 ± 2 °C
Pmpp	-0.43 %/°C
Voc	-0.31 %/°C
Isc	0.04%/°C

### Characteristic Curves



### Electrical Properties (STC\*)

LG270S1C-A3	
Maximum power at STC (Pmpp)	270
MPP voltage (Vmpp)	31.5
MPP current (Impp)	8.58
Open circuit voltage (Voc)	38.5
Short circuit current (Isc)	9.17
Module efficiency (%)	16.5
Operating temperature (°C)	-40 ~ +90
Maximum system voltage (V)	1000 (IEC), 600 (UL)
Maximum series fuse rating (A)	15
Power tolerance (%)	0 ~ +3

\* STC (Standard Test Condition): Irradiance 1000 W/m², module temperature 25 °C, AM 1.5

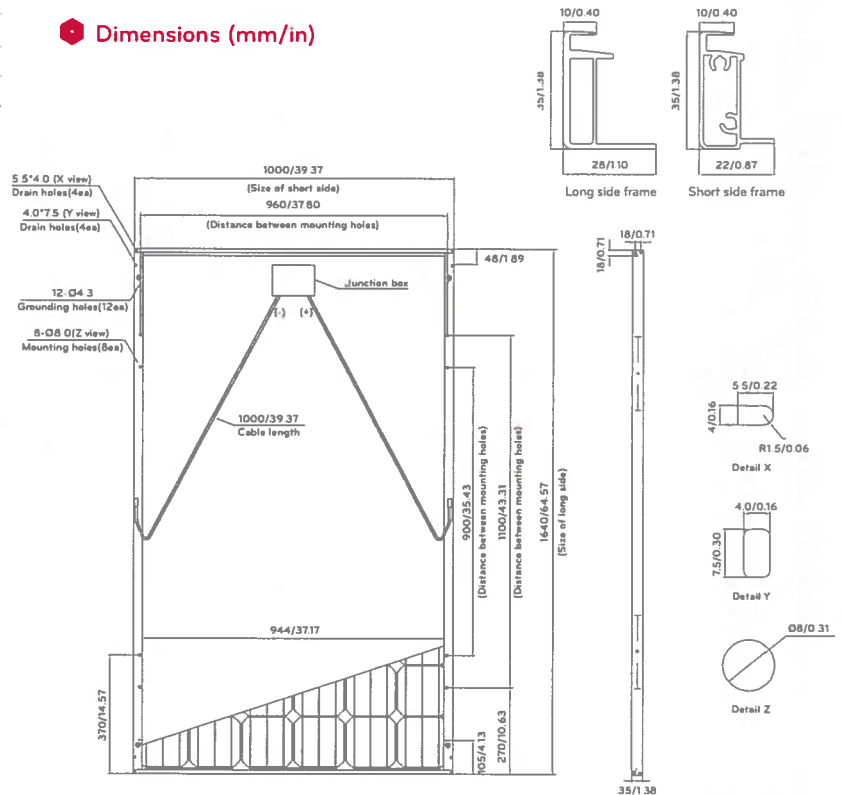
\* The nameplate power output is measured and determined by LG Electronics at its sole and absolute discretion

### Electrical Properties (NOCT\*)

LG270S1C-A3	
Maximum power (Pmpp)	198
MPP voltage (Vmpp)	29.0
MPP current (Impp)	6.84
Open circuit voltage (Voc)	35.7
Short circuit current (Isc)	7.39
Efficiency reduction (from 1000 W/m² to 200 W/m²)	< 4.5 %

\* NOCT (Nominal Operating Cell Temperature): Irradiance 800 W/m², ambient temperature 20 °C, wind speed 1 m/s

### Dimensions (mm/in)



\* The distance between the center of the mounting/grounding holes



## Why Solar?



### **Lengthens Swimming Season**

If your swimming pool is frequently too cold then you are not getting the most out of your valuable backyard investment.

Depending on where you live, installing a solar heating system can literally double the amount of time you can comfortably use your pool.

### **More Economical**

When compared to heating your pool with other methods, solar heating pays for itself in less than 3 years.

### **Adds Value**

A solar pool heating system adds value to your pool and home.

### **Environmentally Safe**

Solar pool heaters produce "clean" positive energy, and do not pollute the environment as many conventional heating sources do

## Why Techno-Solis?



### **The Original**

The Techno-Solis panel has been imitated over and over again, but our quality has never been duplicated. Our system has a patented design which will reliably heat your pool to a comfortable swimming temperature without increasing your utility bills.

### **Most Efficient**

Other panels can cool rapidly during windy conditions because the individual flow tubes aren't insulated by each other.



Techno-Solis flow tubes are connected for insulation so that they stay warm longer.

This patented design also allows our panels to withstand freezing conditions better than collectors with round flow tubes that cannot expand or change shape.



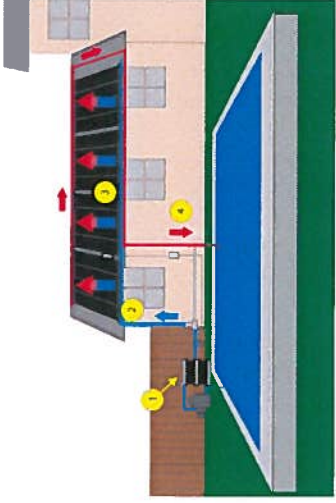
### **Indestructible**

Techno-Solis collectors contain 35% more polypropylene and UV stabilizers than any other panel. This means that our panels have a much longer life expectancy than the competition. In fact, our panels are so well built that they can withstand the strength of a 150 mph hurricane.

### **Worry Free**

Once our panels are installed, there is no additional maintenance or cost involved. You just sit back and relax in your refreshingly warm swimming pool. For added peace of mind, we back all of our systems up with the longest and most comprehensive warranty in the industry.

## How Does It Work?



1. Pool pump moves the water to the solar collectors
2. Cool water enters the solar collector from the bottom.
3. Water is heated as it flows upwards through the collector tubes to the top header pipe.
4. The warm water is then returned to your pool.
5. This process continues until the desired water temperature is reached.

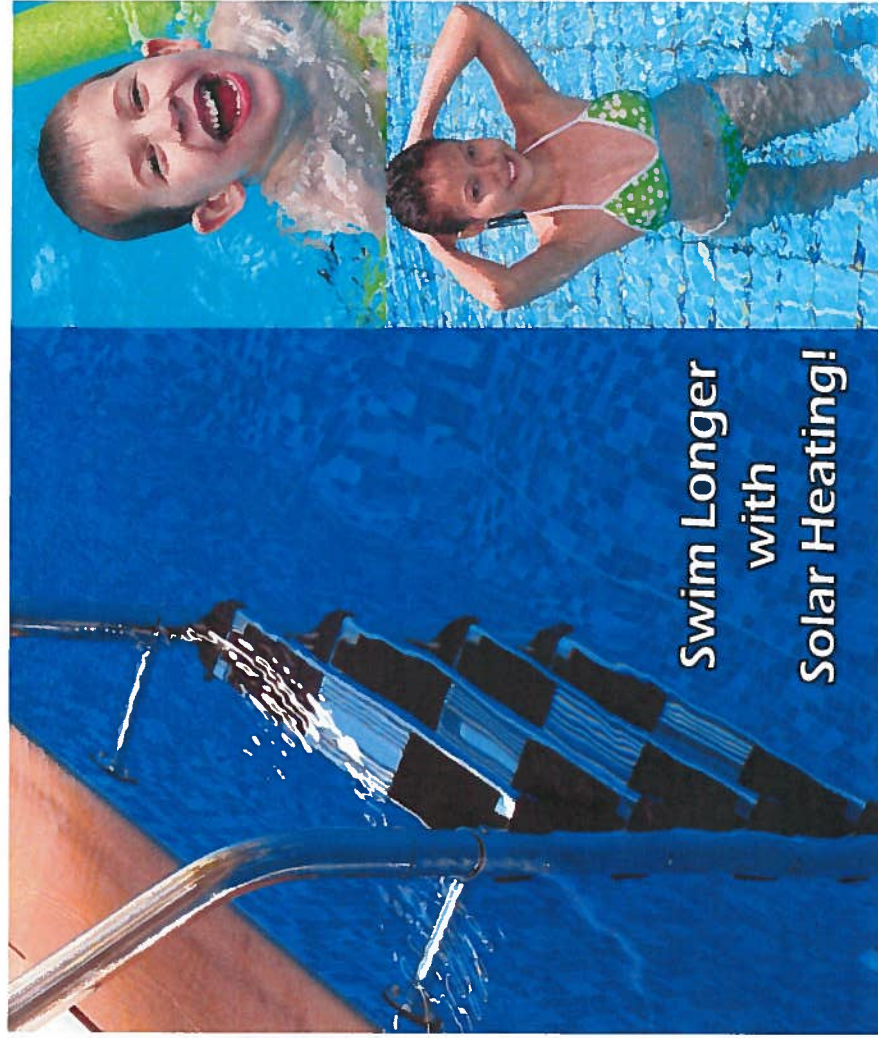


Your Local Authorised Techno-Solis Dealer:



**Techno-Solis, Inc**  
 301 20th Street South  
 St. Petersburg, FL 33712  
 Phone: (727) 823-6766  
 Toll Free: (888) 99-SOLAR  
 Fax: (727) 823-6768  
 E-mail: info@techno-solis.com  
 Web: www.techno-solis.com

**Techno-Solis**  
 Solar Pool Heaters  
 Since 1976  
 www.techno-solis.com



**Swim Longer  
 with  
 Solar Heating!**

**Dimensions & Performance**

**US**

**Metric**

Dims	2" Header				1.5" Header			
	4 x 12	4 x 10	4 x 8	4 x 12	4 x 10	4 x 8	4 x 12	4 x 10
Overall Length	144.12	120.37	96.00	143.3	119.55	95.18		
Absorber Width	47.50	47.50	47.50	47.63	47.63	47.63		
Header Length	50.75	50.75	50.75	50.75	50.75	50.75		
Gross Area	47.62	39.79	31.65	47.31	39.46	31.40		
# Flow Channels	104	104	104	104	104	104		
Flow Rates								
Max	Gpm 10	10	10	10	10	10		
Min	Gpm 3	2.5	2.5	3	2.5	2.5		
Rec.	Gpm 4.9	4.9	4.9	4.9	4.9	4.9		
Perf.								
FSECC rating (ft <sup>2</sup> )	BTU 1010	1010	1010	1010	1010	1010		
Wind Load	mph 150	150	150	150	150	150		
Weight								
Dry	lbs 30	25	20	29	24	19		
Wet	lbs 62.5	53.6	44.7	62.5	53.6	44.7		

Part #	50.8 mm Header				36.1 mm Header			
	e20h12	e20h10	e20h08	e15h12	e15h10	e15h08	e15h10	e15h08
Overall Length	3.66	3.06	2.44	3.64	3.04	2.42		
Absorber Width	1.21	1.21	1.21	1.21	1.21	1.21		
Header Length	1.29	1.29	1.29	1.29	1.29	1.29		
Gross Area	4.42	3.70	2.94	4.395	3.666	2.917		
# Flow Channels	104	104	104	104	104	104		
Flow Rates								
Max	l/min 37.86	37.86	37.86	37.86	37.86	37.86		
Min	l/min 11.36	9.47	9.47	11.36	9.47	9.47		
Rec.	l/min 18.55	18.55	18.55	18.55	18.55	18.55		
Perf.								
FSECC rating (ft <sup>2</sup> )	BTU 958	958	958	958	958	958		
Wind Load	KM/H 241.4	241.4	241.4	241.4	241.4	241.4		
Weight								
Dry	kg 13.61	11.34	9.07	13.15	10.89	8.62		
Wet	kg 29.17	25.13	20.59	28.55	24.31	20.28		

# **Exhibit B**



Girard Environmental Services, Inc.  
 PO Box 678452  
 Dallas, TX 75267-8452  
 866-643-1817

## Authorization for Extra Work

Date Submitted: **4/10/2014**

AEW Number: **91872**

Submitted By: **DGF**

Owner Information:

**Harbour Isles CDD  
 121 Spindle Shell Way  
 Apollo Beach, FL 33613**

Jobsite Information:

Payment Terms: **NET 30**

Description of Work	Qty	Each	Amount
GES Facility Maintenance agrees to furnish all labor, supervision, material and equipment necessary to perform the work outlined in a professional and workman like manner.			
Exterior pressure washing, we will apply a treatment of BIO-GEL Moldicide followed by pressure cleaning:			
1. Treat and pressure wash concrete wall on 19th Ave, front, back and top. Up to 24,000 square feet.			
2. Treat and pressure wash wall on Hwy 41, front top and visible areas of rear section. Up to 3,500 square feet.			
3. Treat and pressure wash small walls on both sides of main entrance, 2 planters and steps entering Guard house.			
4. Water will be supplied at Club House as needed. We will also utilize fire hydrant water meter.			
Treat and PW 19th Ave wall		3,375.00	3,375.00
Treat and PW Hwy 41 wall		950.00	950.00
Treat and PW small area at Gourd house		210.00	210.00

<b>Total Amount</b>	<b>\$4,535.00</b>
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**To approve this work, please do either of the following:**

- 1. Reply to the email you recieved with an approval; or**
- 2. Sign & fax this proposal to 866-849-0355**

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_ / \_\_\_ / \_\_\_



**Estimate of Pressure washing**

**4/11/2014**

Harbour Isles CDD

3434 Colwell Ave., Suite 200

Tampa, Florida 33614

\* A chlorine based solution will be used to inhibit  
and remove the growth of algae \*

Guardhouse exterior \$175

Perimeter wall 19<sup>th</sup> Ave. inside and out \$1,875

Perimeter wall U.S. 41 both sides \$600

18507 Crooked Lane

Lutz, FL 33548

Owner: Ryan Koster

cell: 813-624-4562

fax: 813-235-6749





**SPECIALTY  
PRESSURE  
WASHING  
SERVICES**

## PROPOSAL

Harbour Isles CDD

Attn: Lori Flemens

121 Spindle Shell Way, Apollo Beach

DATE:

4/1/2014

AREA	APPROX. SIZE	CONSIDERATIONS	AMOUNT
Pressure Wash perimeter wall	3,924 LF	Both sides of wall	\$1,569.60
Pressure Wash perimeter wall on HWY 41	630 LF	Top of wall included	\$252.00
Pressure wash guard booth			\$100.00
Note: Water provided by community			
<b>TOTAL:</b>			<b>\$1,921.60</b>