

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 **Friday, September 5, 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	Board Supervisor, Chairman
Gregg Letizia	Board Supervisor, Vice Chairman
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Bob Nesbitt	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Lori Flemens	Property Manager; T3 Property Mgmt.
Paul Ramsewak	Property Manager; T3 Property Mgmt.

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

There were no audience members present.

THIRD ORDER OF BUSINESS

Discussion of Fitness Center Planning

The Board members discussed a number of issues related to the ongoing construction of the fitness center. Some of the topics discussed were the need to reverse the entrance doors; finishing the inside of the cupola; acquisition of the wall mirror; and installation of ceiling fans and speakers.

FOURTH ORDER OF BUSINESS

Discussion of Camera Options with Securiteam

Rob Cirillo of Securiteam spoke about the proposed security camera to be installed in the fitness center. The Board discussed the best location for the camera and agreed that the camera

should be placed in the rear center of the room facing the entrance. The Board requested that Mr. Cirillo add a standard audio recording to inform residents that the fitness center would close at the designated time and to add a “call-down” capability from the monitoring service. The Board also discussed lighting shut-down options and the need to have wiring conduit installed for the fitness center camera and a future playground camera.

FIFTH ORDER OF BUSINESS

**Consideration of Draft Policy &
Agreement**

Mr. Fazzari presented a form for authorized users of the fitness center to sign when they receive their activated access cards and proposed that the form be an addition to the exhibits of the District’s Common Property Policies and Guidelines. Ms. Fantauzzi presented proposed fitness center rule changes to be incorporated into the Policies. The Board asked that both items be added for consideration on the next meeting agenda.

SIXTH ORDER OF BUSINESS

Discussion of Floor Covering Issues

Ian Martin of Tri-Color Flooring presented a proposal for fitness center flooring in the amount of \$6,335.75 to the Board for consideration and displayed carpet and rubber material samples for use in the free weights section of the building. Also presented to the Board was a flooring proposal from Athletic Training Systems in the amount of \$6,416.00. Mr. Martin advised that his flooring materials come with a 10-year warranty and noted that since his business is located nearby, he is able to provide prompt maintenance service if necessary.

On a Motion by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the Board accepted the proposal from Tri-Color Flooring for fitness center flooring installations in the amount of \$6,335.75 for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Playground Options

MS. Fantauzzi presented playground proposals she had received from GameTime to the rest of the Board members for consideration. The Board reviewed the proposals and discussed options for equipment and shade. Ms, Fantauzzi also discussed the possibility of receiving a ‘grant’ from GameTime and explained the procedures for application. The Board asked that the District Manager complete the application for the District. After consideration the Board selected playground proposal option #1 at a cost of \$48,249.88.

On a Motion by Mr. Letizia, seconded by Mr. Fazzari, with all in favor, the Board accepted the “Tot” playground and shade proposal #1 from GameTime in the amount of \$48,249.88 for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fantauzzi shared her concerns about numerous incidents involving adults throwing children through the air into the pool, including the shallow end, constituting dangerous horseplay

which should not be allowed.

Mr. Fazzari requested that recently forwarded incident reports be placed for discussion on the next meeting agenda.

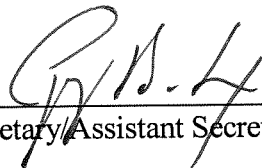
Mr. Fazzari asked that the bridge planting proposals from Jim Cleary be placed on the October meeting agenda for consideration.

Mr. Fazzari requested that the proposals for new doors on the entrance monument storage areas be placed on the next meeting agenda for consideration along with the proposals for LED trail lighting.

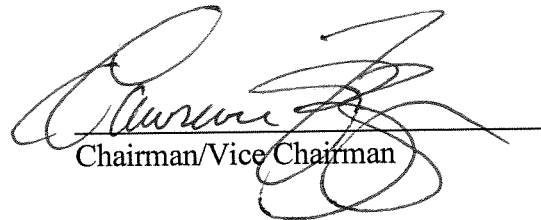
NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board adjourned the meeting at 1:35 p.m. for the Harbour Isles Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman