

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 public hearing and regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held on **Tuesday, August 19, 2014, at 6:00 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 |
| Bryce Bowden | Board Supervisor, Assistant Secretary |
| Bob Nesbitt | Board Supervisor, Assistant Secretary |

Also present were:

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| Greg Cox | District Manager; Rizzetta & Co., Inc. |
| Biff Craine | District Counsel; PWCWP, LLC |
| Paul Ramsewak | Asst. 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

Business Administration – Part I

A. Consent Agenda Items

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

- i. Consideration of Minutes of the Board of Supervisors' Meeting held July 15, 2014
- ii. Consideration of July 2014 O&M Expenditures

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

Mr. Fazzari noted that staff needs to emphasize to the Florida Highway Patrol officers the importance of checking in with property management when working on site.

FOURTH ORDER OF BUSINESS

Staff Reports and Updates

A. Property Management Update

Mr. Ramsewak of T3 Management Services presented proposals from DCSI for access system installation in the new fitness center and from Securiteam for camera installation in the new fitness center, and Mr. Cox reviewed the proposals for the Board. Discussion ensued with a focus on options of wireless or hardwire connections for each project. Rob Cirillo of Securiteam was reached by phone and answered questions from the Board. The Board chose to proceed with the hardwire option proposal from DCSI and to coordinate with Securiteam to use the same conduit ditch for their connections to save on costs, and requested a meeting with Securiteam to review options for live monitoring or not.

On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, the Board accepted the proposal from DCSI for fitness center access system installations in the amount of \$3,499.00 for the Harbour Isles Community Development District.

Discussion ensued regarding the replacement of current landscape lights with LED lighting. The Board tabled making a decision on the topic and asked to place the item on the next meeting agenda for consideration. The Board then discussed the need to repair the lights on the walking trail and authorized the Chairman to execute a proposal for LED lighting for an amount not to exceed \$5,000.00 before the next meeting.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board authorized the Chairman to execute a proposal for LED lighting installation for an amount not to exceed \$5,000.00 before the next board meeting for the Harbour Isles Community Development District.

The Board considered a proposal from Girard Environmental in the amount of \$3,000.00 for hedge trimming along the berm that runs behind the amenity center.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board accepted the proposal from Girard Environmental in the amount of \$3,000.00 for hedge trimming along the berm that runs behind the amenity center for the Harbour Isles Community Development District.

The Board considered a proposal from Girard Environmental in the amount of \$1,093.20 for irrigation controller replacement.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with four in favor and one (Mr. Fazzari) opposed, the Board accepted the proposal from Girard Environmental in the amount of \$1,093.20 for irrigation controller replacement for the Harbour Isles Community Development District.

The Board considered proposals for repairing and replacing the doors and related hardware in the entrance monument area that is used for storage and access. Discussion ensued. The Board tabled the item and asked for the topic to be placed on the next meeting agenda and proposals with more details provided for further consideration.

Other discussion ensued regarding ongoing watering requirements for the newly installed palm trees and the option of purchasing a water container that could be used to move water to the site for \$250.00. The question of using water in the existing reclaimed water lines by inserting a tap was also discussed. The Board also talked about broken palm fronds and maintenance of the trees and shrubs along the walking path.

Ms. Fantauzzi described her observation of a young man and young lady playing on the pool chair lift and reporting the incident to the property staff member on duty at the time. Discussion ensued. The Board directed staff to post a sign on the chair lift advising people of its proper use.

B. Landscape & Irrigation Update

Jerimy O'Neal of Girard Environmental provided the Board with an update of events and maintenance performed in the District. The Board discussed possible inoculations for the palm trees recently installed, for which Girard quoted 2 injections per palm at \$40 per injection per quarter for a total of 8 injections at a cost of \$320 per year per palm. The Board delayed making a decision on the topic in order to obtain additional quotes. Mr. O'Neal described winterization requirements for the newly installed landscape plantings.

C. Aquatic Services Update

Account manager Josh McGarry of Aquatic Systems presented and reviewed his latest aquatic services maintenance and inspection report for the Board, advising that hydrilla is being treated throughout the District and new plantings are being installed beginning the next week. Mr. McGarry also provided an update of the midge assessment that was conducted, reviewed fish kill incidents, and informed the Board that Anthony would be the District's new technician.

D. District Engineer Update

Mr. Cox presented District Engineer Josh Caviggia's update reports of the fitness center construction project for the Board. Discussion ensued with the Board focusing on the proposal for floor coverings. After reviewing the proposal from Commercial Fitness for carpet and rubber flooring surfaces, the Board chose to proceed but using 8mm rubber versus 9mm.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board accepted the proposal from Commercial Fitness for carpet and rubber flooring installations in an amount not to exceed \$5,000.00 and authorized the Chairman to execute for the Harbour Isles Community Development District.

Mr. Nesbitt shared additional information regarding the progress of the fitness center construction and reported that based on space, three ceiling fans were installed instead of the four originally planned; four TV connections, two speaker locations, and a camera site were wired; and green gutters and extra hand rails on the end of the porch will be added. The Board also spoke about the need for rules to be posted and the procedures for residents having current access ID cards activated for the fitness center once they have received a copy of the fitness center rules. As lengthy discussion ensued, Mr. Cox suggested a continued or special meeting in order for the Board to consider all the items they wish to purchase for the fitness center. The Board agreed to continue the meeting to September 5th.

E. District Counsel Update

Mr. Craine reported that the projected time for installation of a traffic signal at the entrance on U.S. 41 is by the end of September. Mr. Fazzari asked Mr. Craine about ADA requirements for the new fitness center. Mr. Craine advised that the new center would have to be ADA-compliant.

F. District Management Update

Mr. Cox announced that the next regularly scheduled Board meeting will be held on September 16, 2014 at 6:00 p.m. He then presented and reviewed the monthly unaudited financial status and summary report as of July 31, 2014 for the Board.

G. Action Items Review

Mr. Cox reviewed the current list of action items with the Board.

FIFTH ORDER OF BUSINESS

Public Hearing on Final Budget Adoption

Mr. Cox introduced the topic for discussion and asked for a motion to open the public hearing on final budget adoption in order to receive audience comments and questions on the budget.

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board opened the public hearing on Fiscal Year 2014-2015 final budget adoption for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Proposed Final Budget
for Fiscal Year 2014-2015**

Mr. Cox presented the proposed final budget for Fiscal Year 2014-2015 to the Board for consideration and opened the floor to questions and comments from the audience. There were none.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-02,
Adopting the Final Budget for Fiscal Year
2014-2015**

As the Board had no changes to make to the proposed final budget, Mr. Cox presented Resolution 2014-02 to the Board for consideration.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board adopted Resolution 2014-02, Adopting the Final Budget for Fiscal Year 2014-2015, for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-03,
Imposing Special Assessments and
Certifying Roll**

Mr. Cox presented Resolution 2014-03 to the Board for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board adopted Resolution 2014-03, Imposing Special Assessments and Certifying Roll, for the Harbour Isles Community Development District.

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, the Board closed the public hearing on final budget adoption for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Setting the Meeting Schedule for Fiscal
Year 2014-2015**

Mr. Cox presented Resolution 2014-04 to the Board for consideration and reviewed a suggested schedule of meeting dates.

On a Motion by Mr. Bowden, seconded by Mr. Letizia, with all in favor, the Board adopted Resolution 2014-04, Setting the Meeting Schedule for Fiscal Year 2014-2015, for the Harbour Isles Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion of Playground Equipment
Options**

Mr. Cox introduced the topic for discussion. Ms. Fantauzzi advised she had sent Mr. Cox

emails of proposals which he will forward to the other Board members for consideration at the continued meeting. Ms. Fantauzzi reviewed the information for the other Board members and brief discussion ensued.

TWELFTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Calculation Report

Mr. Cox presented the arbitrage rebate calculation report produced by LLS Tax Solutions to the Board for consideration.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved the acceptance and filing of the arbitrage rebate calculation report produced by LLS Tax Solutions for the Harbour Isles Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia expressed his continuous concerns about Aquatic Systems' work and suggested this may have prompted Mr. McGarry's assignment of a new staff member to the District.

FOURTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, at 9:40 p.m. the Board continued the meeting to Friday, September 5, 2014 at 11:00 a.m. for the Harbour Isles Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman