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**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, March 24, 2015, 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>
Bryce Bowden	<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>
Lori Flemens	<b>Property Manager; T3 Property Mgmt.</b>
Paul Ramsewak	<b>Property Manager; T3 Property Mgmt.</b>
Camille Evans	<b>Bond Counsel; Greenberg Traurig, P.A.</b>
Scott Brizendine	<b>Financial Advisor; Rizzetta &amp; Co., Inc.</b>
Brooke DeVito	<b>Financial Advisor; Rizzetta &amp; Co., Inc.</b>

Audience:

David Smith	<b>Resident of 356 Cockle Shell Loop</b>
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**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**

Mr. David Smith stated that he moved into the community in December and has not heard any positive comments about the HOA or the CDD. He feels there should be better coordination between the two. Mr. Smith described his recent experience with attempting to get an HOA form at the Clubhouse only to be told that the form needed to be obtained from the HOA as it was an HOA matter. He suggested that the staff attend customer service training.

**THIRD ORDER OF BUSINESS**

**Consent Agenda Items**

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

- A. Consideration of minutes of the Board of Supervisors' meeting held on February 24, 2015
- B. Consideration of February 2015 Operation and Maintenance expenditures.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held February 24, 2015 and ratified the February 2015 Operation & Maintenance Expenditures in the amount of \$44,791.83 for the Harbour Isles Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion of Bond Refinancing**

Ms. Camile Evans, with Greenberg Trauig and representing Bond Counsel, presented Resolution 2015-02, Bond Resolution, and explained the purpose of the Resolution and the exhibits to the Resolution. After Board discussion, the Board acted to adopt the Resolution.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board adopted the Resolution 2015-02, Bond Resolution for the Harbour Isles Community Development District.

Ms. Brooke DeVito with Rizzetta Financial Consulting provided a review of the updated Supplemental Special Assessment Allocation Report.

Mr. Fazzari requested that Mr. Cox verify that Disclosure Reporting would no longer be required with the private placement of the bond.

Mr. Fazzari also commented that he had reviewed the District's draft FY 13-14 audit report along with Mr. Craine and questioned whether or not Hancock Bank would be satisfied with the current style of audit report he had seen.

**FIFTH ORDER OF BUSINESS**

**Consideration of Carpeting Proposal**

The Board tabled this topic until such time as the use of the old fitness center was determined.

**SIXTH ORDER OF BUSINESS**

**Discussion of Revised TYCO Proposal**

Mr. Craine explained to the Board that the TYCO Representative, Billy Renfroe, had been out of the office for medical purposes and he had not been able to finalize the details of the revision of the contract. He explained the nature of the revisions to the agreement proposed as a result of the District's request to have the termination clause reestablished. The Board acted to give the Chairman authority to execute an agreement with TYCO, once modified to reflect any insertion of rate escalations and wanted those increases tied to the CPI index as a maximum. They also

approved the execution of a one-year agreement with multiple extensions.

On a Motion by Mr. Bowden, seconded by Mr. Letizia, with all in favor, the Board authorize the Chairman to execute the agreement with TYCO with a revised termination clause and multiple extensions with any rate escalations to no exceed the current Consumer Price Index for the Harbour Isles Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Disposal of Old Fitness Equipment**

Mr. Cox explained that Ms. Flemens had received a quote from Play It Again Sports for the elliptical machine, recumbent and FID bench. The quote was for a consignment was \$750, trade at \$560 and sale for \$425.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board approved the trade of the elliptical machine, recumbent bike, and FID bench with Play It Again Sports for \$560 for the Harbour Isles Community Development District.

For the remainder of the equipment, the Board requested staff to prepare a notice of auction and set a minimum price of \$300 for the treadmills and the weight gym.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Conversion of the Old Fitness Center**

Ms. Fantuazzi requested that each Board member compile ideas as to what to do with the old fitness center room. The Board members discussed and requested the topic to be place on the next meeting agenda.

**NINTH ORDER OF BUSINESS**

**Consideration of Web Site Proposal**

Mr. Cox presented the Rizzetta Technology Services web site proposal to the Board. The Board members discussed the rates and issues regarding the continued use of Rizzetta for District Management Services. Mr. Cox explained that Rizzetta & Company was preparing a revised contract for District Management Services to present to the Board. The Board requested that the web site proposal be tabled until they had the opportunity to review the new District Management contract.

**TENTH ORDER OF BUSINESS**

**Staff Reports and Updates**

**A. Property Management**

Mr. Ramsewak presented his update report to the Board. Mr. Cox presented the proposal for the "re-slinging" of the patio chairs at a cost of \$65 per chair plus \$26 for shipping. Ms. Flemens explained that she was having the company send her a sample to test out. Mr. Craine suggested

contacting a company named "Piece by Piece" to see if it might be a more cost effective method to fix the chairs.

Mr. Cox next presented two proposals for pressure washing. One was from Hurricane Cleaning for \$2,715 and the second was from J-Mac for \$2,100.

On a Motion by Mr. Fazzari, seconded by Mr. Nesbitt, with all in favor, the Board approved the proposal from Hurricane Cleaning if they would match the \$2,100 rate and if not, then the approval would be for J-Mac at \$2,100 for the Harbour Isles Community Development District.

Mr. Fazzari commented on an incident report that involved having to shut down the baby pool due to a child defecating in it. His concern was that the report did not get disseminated immediately to all the Board members as requested.

**The Board discussed the need for a warning letter regarding the number of guests allowed per District policies.**

Mr. Letizia noted that the trail overhead lights # 5 and #6 were apparently out. The Board also discussed the fact that Fitness Logic's services were terminated and that Commercial Fitness would now be assuming those duties. There was discussion regarding the fact that no one seemed to be using the Fitness Center after 11:00 p.m. The Board also discussed potentially changing the hours of operation for the pool due to changing sunset times.

Lastly, the Board discussed the levels of security needed relative to the use of the Florida Highway Patrol or whether or not private security was to be used once again. The Board requested that this item be placed on the agenda for the next meeting.

#### **B. Landscape & Irrigation Update**

The vendor, Girard Landscaping, was not present at the meeting. Mr. Letizia commented on his previous communication with them about the status of the declining Crotons. It was noted that Girard had identified a new supervisor for the District. The Board members agreed to put together a list of issues they had to Mr. Cox who could then forward it to Girard for their immediate attention.

#### **C. Aquatic Service**

Mr. McGarry presented his aquatics report and discussed the status of the ponds and canals. He discussed the placement of plants in ponds 3, 4, 5 and 15. There was additional discussion regarding the swarming of midges and what actions might help to eliminate them. The Board also noted the pipe in the back pond was now gone.

#### **D. District Engineer**

The District Engineer was not present. Mr. Cox explained that the Kickler Construction final invoice payment was being made that week.

#### **E. District Counsel**

Mr. Craine discussed the issue of enforcing fishing polices on ponds where personal property met the waters edge and the need to identify which properties in the District did that. Mr. Fazzari explained that the discussion was generated from a Florida Fish and Wildlife employee's claim that the District was not legally allowed to establish policies for the ponds that connected to private property. Mr. Craine further explained that the discussion seemed to be derived from State Riparian Rights laws and that the District retention ponds did not fall under those laws. There was additional Board discussion as to whether or not the Florida Fish and Wildlife employee might have exceeded his authority with social media postings regarding his position on Riparian Rights for the District ponds.

#### **F. District Manager Update**

Mr. Cox reminded the Board that the next regular meeting will be held April 28, 2015 at 11:00 a.m.

##### **i. Financial Status & Summary Report**

Mr. Cox provided a summary of the February 28, 2015 financials for the Board.

Mr. Fazzari noted that he had reviewed the draft for the 2014 District audit report and that it was due by the end of March.

#### **G. Action Items Review**

Mr. Cox reviewed the status of the items on the action items list with the Board, which included a discussion regarding adding the resolution for over-billing from T3 Property Management.

### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

No supervisor requests were made.

Ms. Fantuazzi discussed changing pool hours and recommended that the Board approve terminating the use of the Florida Highway Patrol at the end of March and that staff reach out to Patrick Farrow with Excelsior Defense to discuss their interest in providing a security officer for work at Harbour Isles to start May 1, 2015.

Mr. Fazzari expressed his concern that landscape vendors were dumping landscape waste into the mitigation areas and that he had addressed one such incident personally.

Mr. Letizia requested additional No Fishing signage in the common area adjacent to his residence and questioned if the District might want to consider instituting a towing agreement with a vendor.


Mr. Fazzari spoke about the need for power cords for some of the new exercise equipment and a "long bar" for the lifting machine. The total cost would be \$339.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fazzari, seconded by Mr. Bowden, with all in favor, the Board called the meeting to adjourn at 2:12 p.m. for the Harbour Isles Community Development District.

  
Secretary / Asst. Secretary

  
Chairman / Vice Chairman