
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, May 26, 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	Board Supervisor, Chairman
Gregg Letizia	Board Supervisor, Vice Chairman
Betty Fantauzzi	Board Supervisor, Assistant Secretary

Also present were:

Bryce Bowden	Board Supervisor, Assistant Secretary (<i>via. conf. call</i>)
Greg Cox	District Manager; Rizzetta & Co., Inc.
Biff Craine	District Counsel; PWCWP, LLC
Paul Ramsewak	Property Manager; T3 Property Mgmt.

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

Mr. Glen Clavio addressed the Board about his concerns over the amount of undesirable vegetation growth in Wolf Creek. He was also concerned about the midges. Mr. McGarry with Aquatic Systems indicated that the growth in the creek was Hydrilla and was being treated.

Mr. Douglas Kennedy brought to the Board's attention an incident of him operating a toy boat in a pond and was then informed that it was against District policies. He requested that the Board clarify the District policies regarding the use of toy boats in the ponds. He also requested information regarding the process for becoming a Supervisor.

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 April 28, 2015
- B. Consideration of April 2015 Operation and Maintenance expenditures.

Mr. Cox presented the consent agenda items to the Board. Mr. Fazzari questioned whether Sgt. Hobbs with the Florida Highway Patrol had completed the reimbursement of the \$480.00 owed to the District. He provided direction to staff to not make any additional payments to the Florida Highway Patrol without Board approval.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held April 28, 2015 and ratified the April 2015 Operation & Maintenance Expenditures in the amount of \$32,150.14 for the Harbour Isles Community Development District.

FOURTH ORDER OF BUSINESS

Vendor Updates

A. Aquatic Service

Mr. Josh McGarry provided an update to the Board and reviewed his aquatic service report. He noted that pond #9 and #20 were being treated for Hydrilla. The Board also discussed the need to monitor the midge fly status to see if there were other actions needed to taken.

B. Security Update

Mr. Patrick Farrow with Excelsior Defense provided an update and reviewed his security report. He discussed a recent incident regarding a resident walking his dog without a leash.

FIFTH ORDER OF BUSINESS

**Consideration of Landscape Proposals –
Girard's Walking Trail Planting Proposal;
Girard's Bridge Planting Proposal;
Girard's Moonshell Island Planting
Proposal; Girard's Sandy Shell/Slipper
Key Hedge Proposal and Lawn Medic's
Landscaping Proposal**

These items were tabled.

Mr. Brad Riles with Girard Landscaping explained the departure of the most recent Girard Supervisor and explained that they were opening a new office in the area. He informed the Board that Brian Niehaus will be the new Girard Supervisor for the District. He also explained that his company's executive team recently visited the District. Mr. Riles also informed the Board that Nidy Sports Construction will resurface the basketball courts. Lastly he noted that new sod would be put down behind the fitness center.

SIXTH ORDER OF BUSINESS

Consideration of Electric Today Proposal

The Board took up the proposal from Electric Today for the work required to power the fountains to be installed in ponds #1 and #2 in front of the club house.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia with all in favor, the Board approved the Electric Today proposal for power at ponds #1 and #2 for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Fountain Proposals

The Board considered the fountain proposals from Vertex Water Features and Architectural Fountains.

On a Motion by Mr. Fazzari, seconded by Ms. Fantauzzi, with all in favor, the Board approved the Vertex Water Features proposal for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Aquatic Systems Proposal

Mr. Cox presented an addendum to the Vertex Water Features agreement for aeration device maintenance which increased the quarterly maintenance rate from \$161.00 to \$164.00.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board approved the Aquatic Systems Addendum for the Vertex Water Features Agreement for aeration device maintenance which increased the quarterly maintenance rate from \$161.00 to \$164.00 for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Hurricane Cleaning Proposal

Mr. Cox presented the proposal from Hurricane Cleaning for pressure washing areas throughout the District. The Board approved the proposal for cleaning but removed the curbing and the pier.

On a Motion by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the Board approved the Hurricane Cleaning proposal for pressure washing excluding the curbing and the pier for the Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of A Team Portable
Welding Proposal**

Mr. Cox presented the proposal and the Board requested that staff obtain additional quotes. Mr. Letizia requested that Mr. Nesbit examine the work area.

ELEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Cox informed the Board that the registered voter count as of April 15, 2015 was 829 per the Supervisor of Elections Office.

TWELFTH ORDER OF BUSINESS

**Discussion of Defining Inappropriate
Behavior when using District Facilities**

The Board discussed recent incidents that took place at the Club House and whether or not it would be appropriate to adopt policies against defined inappropriate behavior. The discussion centered mostly around public displays of affection and how to define when it would be considered inappropriate. Mr. Craine provided his concerns with policies of this nature and the Board requested that he bring back to the Board at the next meeting, some policy options.

THIRTEENTH ORDER OF BUSINESS

Staff Reports and Updates

A. Property Management

Mr. Ramsewak presented his monthly report to the Board. Mr. Fazzari asked about the email notice that was to go out to the community regarding the feeding of wildlife and also for an update of the treadmill breaker tripping issue.

Ms. Fantauzzi discussed her concerns about the number of individuals gathering to play basketball and noted that there were no guest limitations in the policies for basketball court use. The Board members discussed the possible creation of a guest limitation policy such as four guests per patron.

Mr. Fazzari addressed his concerns that some old access cards without photos had not yet been deactivated.

Mr. Letizia discussed an irrigation issue.

B. District Counsel

Mr. Craine discussed the TYCO contract issues and explained that TYCO had issued new agreements with changes that were not anticipated in the rates. The Board discussed the issues that they had with the negotiations of this agreement and how they were not now supportive of continuing with this company. The Board discussed Securiteam and requested that Mr. Rob Cirillo be invited to attend the next Board meeting to discuss issues with the cameras and the monitoring service.

C. District Manager Update

Mr. Cox noted that the next meeting is scheduled for June 23, 2015 at 11:00 a.m. He informed the Board that he had provided a security lock box for the property management office to use. He also informed the Board of a recent experience he had with a cell phone tower in a Bradenton District and mentioned the Board might wish to consider it as an option for a parcel of land near the boat storage area.

i. Financial Status & Summary Report

Mr. Cox provided a summary of the April 30, 2015 financials for the Board.

ii. Action Items Review

Mr. Cox reviewed the action item list with the Board.

Mr. Fazzari expressed his concerns regarding Mr. Darryl Singh of T3 Property Management and that he has refused to address the request to assess his overcharges to the District. The Board requested that Mr. Craine address a letter to Mr. Singh regarding his willingness to address the over-charges.

The Board discussed the status of the vehicle purchase and Mr. Fazzari indicated he would research the matter further.

Mr. Cox presented a report of the Arbitrage Calculations recently completed for the District.

On a Motion by Mr. Fazzari, seconded by Mr. Letizia, with all in favor, the Board accepted the Arbitrage Calculations Report as presented for the Harbour Isles Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fantauzzi discussed how it was difficult for Lori to have the office open and also to monitor the pool on Sundays. She suggested that the office be closed which would allow for the pool to be monitored by Excelsior Security instead of staff. The Board requested that staff work with Excelsior Defense to see what hours they would be able to work on Sundays. The Board discussed new office hours beginning June 1, 2015. The Board concluded that the new staff hours would be:

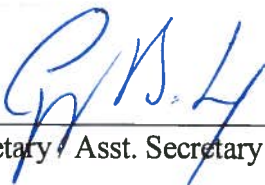
Sunday	Excelsior Defense staffed
Monday	9:00 a.m. to 6:00 p.m.
Tuesday	9:00 a.m. to 8:00 p.m.
Wednesday	9:00 a.m. to 8:00 p.m.
Thursday	9:00 a.m. to 6:00 p.m.
Friday	9:00 a.m. to 6:00 p.m.
Saturday	9:00 a.m. to 6:00 p.m.

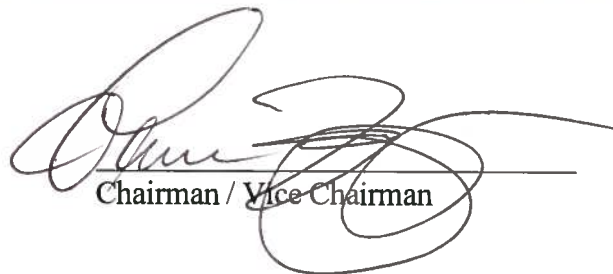
Mr. Letizia requested that staff contact Mr. Jim Cleary for the District to assess the Bismarck behind the marquee to see about replacing it due to its apparent bad condition.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bowden, seconded by Mr. Letizia, with all in favor, the Board called the meeting to adjourn at 2:50 p.m. for the Harbour Isles Community Development District.


Secretary / Asst. Secretary


Chairman / Vice Chairman



**HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT
SECURITY UPDATE**

Date: May 26, 2015

- May 12, 2015 - Executive Manager, Patrick Farrow, Security Officer (SO) Donald Leslie, and Property Manager, Paul Ramsewak met on site at 10AM. Paul offered a briefing of expectations, policies and procedures to be incorporated into the post orders. The SO was given a tour of the area of responsibility.
- May 14, 2015 - Start up. Executive Manager, Patrick Farrow, Security Officer (SO) Donald Leslie, and Property Manager, Paul Ramsewak met on site at 4PM. Post Orders and procedures were reviewed, and keys and access cards were issued.

DATE	FIR	SECURITY OFFICER	HCSO CALLED
May 14	Subject was walking dog without a leash on CDD property. SO made contact, advised of the leash requirement and asked for identification. Subject stated "I am not doing anything wrong, I will just leave". Subject left promptly.	Leslie, Donald	NO

Patrick L. Farrow

Executive Manager