

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, June 25, 2019 at 6:00 PM** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

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| Gregg Letizia | Board Supervisor, Chair |
| Betty Fantauzzi | Board Supervisor, Vice Chair |
| Bryce Bowden | Board Supervisor, Asst. Secretary |
| Glenn Clavio | Board Supervisor, Asst. Secretary |
| Bob Nesbitt | Board Supervisor, Asst. Secretary |

Also present were:

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|-----------------|---|
| Grant Phillips | District Manager; Rizzetta & Co., Inc. |
| Biff Craine | District Counsel; PWCWP, LLC |
| Stephen Brletic | District Engineer; JMT |
| Paul Ramsewak | Property Manager; RASI |
| Juan Nova | Capital Land Management |
| Mike Ambriati | CMS |
| | Exelsior Defense |

Audience

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

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

SECOND ORDER OF BUSINESS

Audience Comments

Deborah Bilke spoke about streetlight replacements.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Landscape & Irrigation Update

Mr. Nova addressed and answered general questions from the Board. Brief discussion ensued regarding weeds in the playground area.

B. Aquatics Update

Mr. Phillips presented the latest aquatics report to the Board for review.

C. Security Update

No report.

D. District Engineer

i. Update Regarding Erosion Repairs

Mr. Brletic provided an update to the Board and addressed and answered the Board's questions.

E. District Counsel

No report.

F. Property Manager Report

Mr. Ramsewak addressed his report and presented

On a Motion by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved to allow two consecutive room rentals, which would include the payment of two security deposits as well as the onsite staff's time, for the 8 hour period for the Harbour Isles Community Development District.

G. District Manager

Mr. Phillips stated the next meeting is scheduled to be held on Tuesday, July 23, 2019 at 11:00 AM at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

i. Presentation of Monthly Financial Statements

Mr. Phillips presented the monthly financial statements to the Board for review. General discussion ensued.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of
Board of Supervisors' Regular
Meeting held on May 29, 2019**

Mr. Phillips presented the minutes of the Board of Supervisors' regular meeting held on May 29, 2019 to the Board for consideration.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held May 29, 2019 for the Harbour Isles Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for
May 2019**

Mr. Phillips presented the Operations & Maintenance expenditures for May 2019 to the Board for ratification.

On a Motion by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors ratified the May 2019 Operations & Maintenance expenditures (\$79,647.49) for the Harbour Isles Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Well Motor
Proposals**

Mr. Phillips presented the proposal from Tampa Well Drilling for well motor replacement to the Board for consideration.

On a Motion by Mr. Bowden, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Tampa Well Drilling for well motor replacement in the amount of \$6,481.24 for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Storage Lot
Fence Repair Proposal**

Mr. Ramsewak presented the proposal from Construction Management Services, LLC to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the proposal from Construction Management Services LLC for fence repair in the amount of \$2,300.00 for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of LED Lights Proposal

Mr. Phillips presented the proposal from Air Electric Today for LED lights to the Board for consideration. Brief discussion ensued and the Board decided to table this proposal until further review.

NINTH ORDER OF BUSINESS

Consideration of Tile & Grout Proposal

Mr. Phillips presented the proposal from JanPro for tile and grout cleaning to the Board for consideration.

On a Motion by Mr. Clavio, seconded by Mr. Nesbitt, with all in favor, the Board of Supervisors approved the proposal from JanPro for tile and grout cleaning in the amount of \$220.00 for the Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Lightning Detector Proposal

Mr. Phillips presented the proposal from SkyScan for lightning detector services. No action was taken at this time.

ELEVENTH ORDER OF BUSINESS

Presentation of Public Facilities Report

Mr. Phillips presented the Public Facilities Report to the Board and answered general questions.

TWELFTH ORDER OF BUSINESS

Commercial Fitness Products Proposal

Mr. Phillips presented the proposal from Commercial Fitness Products to the Board for consideration.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the proposal from Commercial Fitness Products in the amount of \$1,059.13 for the Harbour Isles Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia inquired from staff regarding other communities managed and their assessment levels. He also spoke regarding the current guest policy and asked the Board to be prepared to discuss next month.

Ms. Fantauzzi spoke about the appearance of black plastic on the windows.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors adjourned the meeting at 12:59 PM for the Harbour Isles Community Development District.



Asst. Secretary



Chair / Vice Chair