

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, January 28, 2020 at 11:00 AM** at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum:

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

Also present were:

Joe Roethke	Regional District Manager; Rizzetta & Co., Inc.
Michael Rodriguez	District Manager; Rizzetta & Co., Inc.
Biff Craine	District Counsel; Brooks, Sheppard & Rocha, PLLC
Paul Ramsewak	On Site Manager; RASI
Peter Simoes	Solitude Lake Management
Juan Nova	Capital Land Management
Bear Galavis	Redwire
Daniel Esposito	Redwire

Audience

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

Mr. Roethke 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

A resident asked a question about conservation area maintenance.

THIRD ORDER OF BUSINESS

Staff Reports and Updates

A. Landscape & Irrigation Update

Mr. Nova updated the Board on several maintenance items. Mr. Nova presented a proposal for irrigation repairs to the Board.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Capital Land Management for irrigation repairs at a cost of \$382.00, for the Harbour Isles Community Development District.

Mr. Nova presented an additional proposal for ball valves that will need to be installed after the county meters, as well as a proposal for spray painting irrigation equipment.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from Capital Land Management for ball valve installation and irrigation equipment spray painting at a not-to-exceed amount of \$7,424.00, for the Harbour Isles Community Development District.

Mr. Nova presented additional proposals for tree removals.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved two proposals from Capital Land Management for tree removals at a total cost of \$1,185.00, for the Harbour Isles Community Development District.

Mr. Letizia asked questions about maintenance of the area near the train tracks. Mr. Nova will ensure this area is maintained going forward. The Board requested a proposal for sod replacement in the area where Cross Creek performed erosion repairs. Mr. Nova will put this together and will provide it to Mr. Roethke and Mr. Craine to include it in a letter to Cross Creek which will discuss needed sod replacement as a result of damage during the erosion repairs.

(Mr. Nova left at 11:51 AM)

B. Aquatics Update

i. Presentation of Waterway Inspection Report

Mr. Simoes reviewed the waterway inspection with the Board. Mr. Simoes discussed damage to sod on ponds #1 and #2 and asked Mr. Nova his opinion for repairs. Mr. Nova informed the Board that this should come back in time. A discussion ensued and Mr. Simoes entertained various questions from the Board. Mr. Ramsewak requested an updated map and Mr. Simoes will provide this.

(Mr. Simoes left at 11:56 AM)

C. District Engineer

The Board discussed the erosion repairs by Cross Creek and associated issues with sod replacement. Capital Land Management will be providing a proposal for this.

The Board has concerns about the rip rap and changing water levels. Mr. Roethke will follow up with District Engineer on this. Mr. Bowden had a concern with the rock not completely covering the fabric. Mr. Roethke will include this in the communication with the engineer.

D. District Counsel

Mr. Craine presented a new engagement letter to the Board for District Counsel services. This was approved in substantial form last month, so the Board Chair can now execute this engagement letter.

FOURTH ORDER OF BUSINESS

**Consideration of Security
Surveillance Proposal**

Mr. Roethke presented a proposal from Redwire for security surveillance services. Mr. Galavis reviewed the details of this proposal with the Board. Mr. Galavis entertained various questions from the Board. Mr. Letizia asked for references, and Mr. Galavis will provide these.

(Mr. Galavis left at 12:30 PM)

A discussion ensued regarding current services with Securiteam, and possible new services with Redwire.

FIFTH ORDER OF BUSINESS

Staff Reports and Updates; Cont'd

E. Property Manager Report

Mr. Ramsewak presented the latest property manager's report to the Board. The Board discussed an issue with a resident driving through another resident's yard and adjacent CDD property. Mr. Letizia confirmed this is an HOA issue.

The Board discussed adding security cameras to catch residents not picking up dog waste, but the Board did not approve this. Mr. Ramsewak informed the Board that he is still following up with the County on several sidewalk repairs.

F. District Manager

Mr. Roethke introduced Michael Rodriguez to the Board, who is a new District Manager working with Rizzetta. Mr. Roethke announced to the Board that the next regular meeting would be held on Tuesday, February 25th, 2020 at 11:00 a.m.

i. Presentation of Monthly Financials

Mr. Roethke presented the monthly financial statements to the Board. Mr. Letizia asked a question about the auditing services line item.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Regular
Meeting held on December 17, 2019**

Mr. Roethke presented the Minutes of the Board of Supervisors' Regular Meeting held on December 17, 2019 to the Board for consideration.

On a Motion by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on December 17, 2019, for the Harbour Isles Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for
December 2019**

Mr. Roethke presented the December 2019 Operations & Maintenance Expenditures 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 December 2019 Operations & Maintenance Expenditures in the amount of \$57,705.81, for the Harbour Isles Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of LED Lights Proposal

Mr. Roethke presented a proposal for LED lights to the Board. Mr. Ramsewak reviewed the details of this proposal with the Board.

On a Motion by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, the Board of Supervisors approved the proposal from Electric Today for LED lights at a cost of \$3,424.00, for the Harbour Isles Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Pressure
Washing Proposal**

Mr. Roethke presented a pressure washing proposal to the Board.

On a Motion by Mr. Letizia, seconded by Mr. Clavio, with all in favor, the Board of Supervisors approved the proposal from Hurricane Clean for pressure washing at a cost of \$950.00, for the Harbour Isles Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Boat Storage
Gate Track Proposal**

Mr. Roethke presented a proposal to modify the gate track at the boat storage area. Mr. Ramsewak reviewed the details of this proposal with the Board.

On a Motion by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the Board of Supervisors approved the proposal from Site Masters for modifying gate track at boat storage area at a cost of \$1,600.00, for the Harbour Isles Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Letizia discussed some comments made by other residents regarding erosion issues.
- Ms. Fantauzzi discussed replacement of additional sod near erosion repairs and would like to see a proposal from Capital Land Management to replace the sod.

TWELFTH 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