

1 **MINUTES OF MEETING**  
2 **HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The continued meeting of the Board of Supervisors of the Harbour Isles Community Development  
5 District from September 27, 2022, was held Tuesday, October 4, 2022, at 11:00 a.m. at 121 Spindle  
6 Shell Way, Apollo Beach, Florida 33572.

7  
8 Present and constituting a quorum were the following:

9 Betty Fantauzzi	Chairman
10 Bryce Bowden	Vice Chairman
11 Marilyn Boyer	Assistant Secretary
12 Glenn Clavio	Assistant Secretary
13 Bob Nesbitt	Assistant Secretary

14  
15 Also present, either in person or via communication media technology, were the following:

16 Angel Montagna	District Manager
17 Vivek Babbar	District Counsel
18 Paul Ramsewak	On-Site Manager
19 Brett Perez	Area Field Director, Inframark
20 Jason Jaszak	Solitude
21 Representatives	Trimac Outdoor
22 Residents and Members of the Public	

23  
24 *This is not a certified or verbatim transcript, but rather represents the context and summary of*  
25 *the meeting. The full meeting is available in audio format upon request. Contact the District Office*  
26 *for any related costs for an audio copy.*

27  
28 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

29 Ms. Montagna called the meeting to order at 11:00 a.m.

30 Ms. Montagna called the roll and indicated a quorum was present for the meeting.

31  
32 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

33 The Pledge of Allegiance was recited.

34  
35 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda**

36 Mr. Cains had a recommendation for the RV storage lot: it was asked that the main path be  
37 done in asphalt, with the lot being done in gravel. There are numerous species of pests making  
38 their home in the vehicles on the lot and this would help keep them away.

39  
40 **FOURTH ORDER OF BUSINESS** **Staff Reports and Updates**

41 **A. Field Manager's Report**

42 **i. Sunrise Management/Landscape Update**

43 Mr. Perez stated this report would have been the last under Sunrise Landscaping. The berm  
44 and conservation cutbacks were not finished before Sunrise's departure. Ms. Montagna stated the  
45 \$6,000.00 storm cleanup invoice needs to be looked over with Sunrise to determine what they did

46 do. The paths were not cleaned up after the storm, therefore, Trimac Outdoor needs to submit a  
47 proposal for cleanup, etc. Ms. Montagna determined Sunrise owes Harbour Isles a one-week  
48 credit, plus five percent. Ms. Montagna asked when the mowing schedule changes, Mr. Perez  
49 stated, Bahia areas will be every other week and the St. Augustine is weekly until November.  
50 Trimac Outdoor's mowing schedule is Monday and Tuesday of the week, all inclusive. Ms.  
51 Montagna asked the Board to authorize the Chair to execute the cleanup and immediate need  
52 proposal coming from Trimac Outdoor, after Mr. Perez has looked it over.

53  
54 

On MOTION by Mr. Nesbitt, seconded by Mr. Clavio, with all in 55 favor, unanimous approval was given to authorize the chair to 56 execute the Trimac Outdoor proposal for storm cleanup and 57 immediate need items, after Mr. Perez's review.
---

58  
59 **ii. Sunrise Proposal, Above Ground Mainline Shut Off Install**

60 **iii. Sunrise Proposal, Tree Trimming**

61 **iv. Sunrise Proposal Stump Removal**

62 Ms. Montagna instructed Trimac Outdoor to send her proposals for: old palm stump removal,  
63 tree trimming to raise canopy, three tree removals from Clubhouse, and the main line shutoff  
64 install repair, as it is too deep in the box. Trimac Outdoor was made aware that dog station  
65 pickups are Mondays and Fridays. Ms. Fantauzzi asked for a proposal for the kiddie pool  
66 surrounding, possibly replacing the higher growing plants, using lower growing plants.

67 **B. Solitude Lake Management Pond Report**

68 Mr. Jaszczak stated the canal treatment will be on Thursday.

69 The tree by the bridge will be removed.

70 Pond 14, Mr. Jaszczak will check the site after the meeting to see if he can locate some of the  
71 solar pool heater panels that blew off a resident's roof during the storm. Ms. Montagna  
72 inquired who would be paying Solitude to locate these panels in the pond. Ms. Montagna  
73 asked if these panels will harm the pond. Mr. Jaszczak replied they will not hurt the pond  
74 environmentally.

75 **C. District Counsel**

76 A notice to owner notification was received. Mr. Brletic researched this notice. Mr. Babbar  
77 explained this does not really impact the CDD. There is a plan for commercial development to  
78 the South of the District.

79 A response letter was received from Mr. Hall, he has cleared the area.

80 **D. District Engineer**

81 Mr. Brletic was not present at the meeting, Ms. Montagna presented his report to the Board.

82 Mr. Brletic reviewed the projects needing done, from back in January. The Board needs to  
83 review what is left to do and decide what they want done, seeing there is a \$50,000 budget for the  
84 whole year. The choices are to do half of what is remaining on Pond 14 or bank erosion and repair  
85 the control structure on Pond 8 and 11 and Canal 9. Both are equal in priority, according to Mr.  
86 Brletic.

87 On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in  
88 favor, unanimous approval was given to repair the control structures  
89 on Pond 8 and 11 and Canal 9.

90

91 **E. On-Site Property Manager's Report**

92 There was a discussion on gym cleanliness and old equipment. Ms. Montagna stated a new  
93 janitorial or cleaning company may be an option for the District, or a change in the scope. Mr.  
94 Ramsewak will obtain proposals for cleaning.

95 **i. Proposals**

96 Mr. Ramsewak presented a proposal for bird spikes.

97

98 On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all  
99 in favor, unanimous approval was given to the proposal for bird  
100 spikes in the amount of \$600.00.

101

102 Mr. Ramsewak presented a proposal for towing contract with Handsome Grandson. Mr.  
103 Babbar will draft a document to accompany the contract.

104

105 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all  
106 in favor, unanimous approval was given to the Handsome Grandson  
107 contract for towing.

108

109 Ms. Fantauzzi asked if the no loitering sign was necessary in the parking lot, the sign is  
110 looking very old and worn. Mr. Babbar stated the sign is not necessary, the outcome is the same  
111 if law enforcement is called.

112 Mr. Ramsewak presented a bill for an emergency plywood application, for safety, to the  
113 fence after the storm.

114 On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in  
115 favor, unanimous approval was given to ratify the \$130.00 for  
116 emergency plywood for the fence.

117

118 Mr. Ramsewak presented proposals for fencing around the well/pumping station. The  
119 Board chose to do vinyl instead of wood fencing.

120

121

122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162

On MOTION by Mr. Bowden, seconded by Ms. Boyer, with all in favor, unanimous approval was given to purchase new beige vinyl fencing around the pumping station at an amount of \$4471.00.

A discussion ensued on what insurance and FEMA will cover. Ms. Montagna explained to the Board, all is paid for and then if reimbursement is warranted by FEMA, it will be reimbursed. She will turn in all storm damage to FEMA for their review.

Mr. Ramsewak presented a proposal to repair the wood fence at the storage lot.

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to repairing the wood fence at the storage lot in the amount of \$1357.17.

A proposal to remove and replace the Oasis Palm for \$1050.00.

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to remove and replace the Oasis Palm for \$1050.00.

**a. CMS #1046, Gazebo Carpentry**

There were no comments on this proposal.

**b. CMS #1047, Tower Carpentry**

The Board tabled this proposal and asked that Mr. Ambriotti come to the next meeting regarding the Tower.

**c. Hurricane Clean #1986, Pressure Washing Parking Stoppers**

Staff will pressure wash the parking stoppers.

**d. Hurricane Clean #2010, Pressure Washing at Pool Area**

Staff will pressure wash the pool area.

**e. Big & Little Window #1063, Pressure Washing at Pool Area**

Staff will pressure wash the pool area.

**f. Castillo's Wrecker Service Private Property Impound Agreement**

There were no comments on this proposal.

**g. Securiteam Storage Lot Proposal**

Ms. Montagna read the details of the Securiteam proposal to the Board. This proposal was tabled, and the Board requested Securiteam come to the next meeting.

**ii. Discussion of Purchasing New Pressure Washer**

Ms. Montagna stated she looked back over time, and there has been a lot of money spent on pressure washing. Ms. Fantauzzi suggested an electric pressure water, not gas. Staff will begin to pressure washing areas around the Clubhouse, when the pressure washer is purchased.

163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to purchase a new pressure washer with a not-to-exceed amount of \$500.00.

**F. Homeowner’s Association Report**

There being no report, the next item of business followed.

**G. District Manager**

**i. Consideration of Grau and Associates Fiscal Year 2022 Engagement Letter**

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to approve the Grau and Associates fiscal year 2022 audit engagement letter.

**FIFTH ORDER OF BUSINESS Consent Agenda**

**A. Acceptance of the August 23, 2022, Meeting Minutes**

Ms. Montagna asked for any changes on the minutes, and there were none.

On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, unanimous approval was given to accept the minutes of the August 23, 2022 meeting.

**B. Approval of the August 2022 Financials**

Ms. Montagna asked if there were any questions on the financials, and there were none.

On MOTION by Ms. Fantauzzi, seconded by Ms. Coppenhaver, with all in favor, unanimous approval was given to the August 2022 financials.

**SIXTH ORDER OF BUSINESS Supervisors’ Requests**

Ms. Fantauzzi would like the exterior of the Clubhouse repainted, and proposals will be obtained.

Ms. Fantauzzi suggested the grout be replaced and sealed at the pool. Mr. Ramsewak will get proposals. A discussion ensued on resurfacing the pool.

On MOTION by Mr. Nesbitt, seconded by Mr. Bowden, with all in favor, unanimous approval was given to regrout and seal the pool at \$650.00.

Ms. Fantauzzi requested to remove the sinking pavers in the circular planters in at the pool, cement the area, and then place the pavers on top of the cement. Mr. Ramsewak will get proposals and Inframark will submit a proposal, as well.

Ms. Fantauzzi would like the pool furniture replaced with a clean line style. Mr. Ramsewak

208 will get proposals. A discussion ensued on whether umbrellas are necessary at the pool, as there  
209 is not staff to close them at closing time of the pool.

210 Ms. Fantauzzi would like the proposal spreadsheet to resume.

211 Ms. Montagna stated at the October meeting, the pool area will be toured by the Board to get  
212 input on landscaping.

213

214 **SEVENTH ORDER OF BUSINESS Audience Comments on Agenda**

215 A resident commented on the fencing at the RV lot, he is wanting vinyl versus wood. The  
216 Board replied, the wood fence is being repaired for financial reasons, for now.

217

218 **EIGHTH ORDER OF BUSINESS Adjournment**

219

220 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all  
221 in favor, the meeting was adjourned at 1:04 p.m.

222

223

224

225

226

---

Angel Montagna, Secretary

---

Betty Fantauzzi, Chairman