

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

4 The regular meeting of the Board of Supervisors of the Harbour Isles Community Development
5 District was held Tuesday, November 22, 2022, at 11:00 a.m., at 121 Spindle Shell Way, Apollo
6 Beach, Florida 33572.

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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 Chris Beck	Securiteam

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

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26 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

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

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

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30 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

31 The Pledge of Allegiance was recited.

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33 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda

34 There being no audience, the next order of business followed.

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36 **FOURTH ORDER OF BUSINESS**

Staff Reports and Updates

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

38 Mr. Perez stated there was a meeting with Mitchell from Solitude and they walked the ponds.

39 There were no algae blooms, just weed control type issues.

40 Mr. Perez commented, Trimac was not able to make the inspection this month nor this meeting.
41 It was pointed out it is stated clearly in the contract attending meetings is mandatory. Moving
42 forward, Trimac plans to attend the meetings.

43 During the last meeting, there were three Trimac proposals approved, however, they have not
44 been completed; the Brazilian Pepper cutback, the Spindle Shell medians, and the kiddie pool

45 enhancement. The response from emails is good.

46 Ms. Montagna stated that Mr. Ramsewak does not arrive to work in the morning until 9:00 a.m.,
47 but Trimac arrives around 7:00 a.m. Trimac needs to sign in.

48 Mr. Perez stated he will speak with Trimac, reminding them of what is expected and what they
49 agreed to.

50 Residents are complaining there is water pooling on the walking path. This area needs to be
51 looked at.

52 i. Trimac Outdoor Landscape Update

53 ii. Proposals

54 a. **Trimac #1393, Troubleshoot Irrigation, \$760.00**

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56 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio with all in
57 favor, unanimous approval was given to Trimac proposal #1393,
58 irrigation troubleshooting, with a not-to-exceed amount of \$680.00.

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60 b. **Trimac #1358 Irrigation Repairs, \$2,220.00**

61 Ms. Boyer stated that irrigation repairs had just been done, why are there issues again. Mr. Perez
62 said it could be a lightning strike, or many other things causing issues. A discussion ensued on
63 lightning rod upgrades and irrigation.

64

65 On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in
66 favor, unanimous approval was given to Trimac proposal #1358,
67 irrigation repairs, in the amount of \$2,220.00

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69 c. **Trimac #1410, Tree Removal on Skipper Key, \$975.00**

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71 On MOTION by Mr. Bowden, seconded by Ms. Boyer, with all in
72 favor, unanimous approval was given to Trimac proposal #1410,
73 tree removal on Slipper Key, in the amount of \$975.00, with
74 confirmation of exactly the location of this tree.

75

76 d. **Trimac #1417, Mulch for Common Areas \$16,250.00**

77 Ms. Fantauzzi asked what kind of mulch can be used, that does not float. Mr. Perez gave
78 suggestions. Ms. Fantauzzi does not want the center island mulched, where plant material is being
79 removed. Ms. Fantauzzi also asked the weeds to be sprayed before laying the mulch. On the
80 proposal, the price of mulch needs to match the contract at \$62.00 a yard, not \$65.00 a yard. The
81 Board would like Trimac to meet with Mr. Ramsewak prior to mulching to verify all CDD areas.

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85 On MOTION by Ms. Fantauzzi , seconded by Mr. Clavio, with all
86 in favor, unanimous approval was given to Trimac proposal #1417,
87 for mulching common areas, with a not-to-exceed amount of
88 \$15,500.00, with the center island not being done, the weeds sprayed
89 before laying mulch, and the price being \$62.00 a yard, not \$65.00.

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91 **e. Trimac #1305, Volleyball Court Sand, \$760.00**

92 Ms. Fantauzzi stated there is not enough room for a dog park, other residents wanted a pickle
93 ball court, and only a few residents want a volleyball court. Ms. Boyer stated she sees no need to
94 have a volleyball court. Ms. Montagna cautioned getting rid of an amenity that has been there since
95 day one. Mr. Ramsewak stated there are children using the volleyball court over the last five months.
96 Mr. Clavio commented, if the HOA would promote the volleyball court, maybe more people would
97 use it. Ms. Boyer stated she will contact the HOA and give the suggestion.

98
99 On MOTION by Mr. Clavio, seconded by Mr. Nesbitt, with all in
100 favor, unanimous approval was given to Trimac proposal #1305, for
101 volleyball court sand, in the amount of \$760.00.

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103 **f. Pool Doctor for Draining, Cleaning, and Hydro-Polishing Pool, \$3,600.00**

104 Mr. Ramsewak stated this proposal needs to be permanently tabled, last month it was decided to
105 do only regROUT. Mr. Ramsewak has tried to reach Pool Doctor and has been unable to. Ms.
106 Montagna stated she recommends an actual pool company and not a general contractor, due to
107 warranty and expertise. Ms. Boyer asked Ms. Montagna for pool company suggestions.

108 **g. Electric Today Proposal #48842847, Landscape Light Replacement, \$296.48**

109 A discussion ensued on there being more landscape lights out, and it could be cheaper to do
110 them all at the same time.

111
112 On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in
113 favor, unanimous approval was given to proposal #48842847, four
114 landscape lights, with a not-to-exceed amount of \$1200.00.

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116 **h. Electric Today Proposal #48829279, Camera Circuit \$1,621.49**

117 This camera circuit is at the storage lot location.

118 Ms. Montagna showed the Board a gate that is not on wheels or a track. A discussion ensued on
119 gates. Ms. Montagna asked why the current gate has so many issues. Mr. Beck stated that there have
120 been different issues, not the same issue every time. There could be many different causes, as well.
121 Mr. Beck stated, if ever wanting to change the type of gate, a swing gate is his suggestion. With the
122 operating box being out in the open, anyone can tamper with it. With the swing gate, the operating
123 box would be behind the main gate, where people cannot get to it. Ms. Montagna asked the cost on

124 a swing gate, and Mr. Beck replied, a ballpark of \$10,000.00 for the Securiteam portion, and the
125 fence would need to be fabricated by a fence company with Mr. Beck having no idea what the cost
126 would be. A swing gate only swings one way, coming in or going out, so there would need to be
127 signage stating so.

128 A discussion ensued on the box. Ms. Fantauzzi asked if the rusty box could be the problem. Mr.
129 Beck reviewed the problems with the gate over the last months, and stated they have all been different
130 issues. A discussion ensued on how many service calls per month are made on the current
131 equipment. Ms. Fantauzzi stated the gate needs to be priority over cameras.

132 Ms. Fantauzzi asked Mr. Babbar if cameras are in use, is the District more liable? Mr. Babbar
133 answered no. Video footage is typically only provided to law enforcement. Mr. Babbar stated on
134 future forms, it can be stated the District uses cameras for monitoring District assets and
135 infrastructure, and the District is not providing the assurances that this is a secure facility.

136 Ms. Montagna asked if the Board wants to repair or replace the electrical box, and the Board
137 replied, yes.

- 138 i. **Electric Today Proposal #48800155, Meter Main Combo, \$4,674.87**
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- 140 j. **Electric Today Proposal #48825567, Main Combo Camera Circuit, \$6,073.68**
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- 142 k. **Hawkins Electric Proposal #26, Install Meter Riser and Breaker, \$4,574.00**
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144 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden with all
145 in favor, unanimous approval was given to Hawkins Service
146 Company proposal #26, for SVC Meter Riser only, in the amount of
147 \$2,709.00.

- 148
- 149 l. **The Home Depot, Industrial 96 Inch Ceiling Fan with Wall Control, \$423.31**
- 150 Ms. Fantauzzi stated the two fans at the pool are looking bad, therefore, she asked Mr.
151 Ramsewak to research replacement fans.

152

153 On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all
154 in favor, unanimous approval was given to two Home Depot
155 industrial 96” ceiling fans with wall control, in the amount of at
156 \$423.31 each.

157

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

159 Most of the pond report was covered in the field report. Mr. Perez stated there is an undermining
160 of a lake bank at Royal Bonnet Drive and Sandy Shell Drive, in the common area. A buffer zone
161 can be created in this area. A discussion ensued on the looks of a buffer. Ms. Fantauzzi asked if
162 signage could be put at the buffer area stating that it is a buffer zone.

163 Mr. Perez stated it is good to get in front of the Hydrilla growth. Mr. Perez gave a more biological
164 option, instead of spraying hydrilla, of having Carp in the pond. All water outputs would have to
165 have screens installed. Mr. Perez stated he suggests beginning testing the Carp in smaller ponds
166 first.

167 There are yellow flowers currently growing in the conservation area behind Cockle Shell Loop
168 homes. There are also dead trees here, as well as weeds. This area will be treated as needed.
169 This is a conservation area and is protected, residents doing any type of maintenance in this area
170 can be fined. A discussion ensued on Mr. Babbar sending residents letters. Ms. Fantauzzi asked
171 about the Solitude contract, and how many times they monitor the wetlands. Ms. Montagna
172 reviewed the contract for the Board.

173 Mr. Perez summarized the Solitude visit for the Board. Mr. Perez suggested adding a golf cart
174 or utility vehicle to the budget next year to make field visits faster and easier for staff. A
175 discussion ensued on a shed and where to place it.

176 Ms. Fantauzzi inquired about the erosion on Pond 14. Ms. Montagna stated Mr. Brletic will
177 be doing a site visit, and will provide what action is needed.

178 **C. Securiteam – Discussion of Proposal**

179 Ms. Montagna asked if the Securiteam proposal is tabled. The Board replied, yes.

180 **D. District Counsel**

181 Mr. Babbar stated the big agreements are complete, and have gone out.

182 A discussion ensued on a resident that emails Mr. Ramsewak regularly regarding damage. Ms.
183 Montagna has already reached out to the District’s insurance company, and will email her back.

184 **E. District Engineer**

185 With no report, the next item followed.

186 **F. On-Site Property Manager’s Report**

187 Mr. Ramsewak stated he will be turning on the Holiday lights.

188 **G. Homeowner’s Association Report**

189 **H. District Manager**

190 Ms. Montagna stated she is putting together vendor action lists to keep track of completion
191 dates.

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193 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

194 **A. Acceptance of the October 25, Meeting Minutes**

195 **B. Approval of the October 2022 Financials**

196 Ms. Montagna asked if there were any questions on financials or amendments on the minutes,
197 and there were none.

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On MOTION by Mr. Bowden seconded by Ms. Boyer, with all in favor, unanimous approval was given to the October 2022 financials, and to accept the minutes of October 25, 2022 meeting.

SIXTH ORDER OF BUSINESS Supervisors' Requests

There being no Supervisors' requests, the next order of business followed.

SEVENTH ORDER OF BUSINESS Audience Comments on Agenda

There being no Audience, the next order of business followed.

EIGHTH ORDER OF BUSINESS Adjournment

With there being no other business,

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:56 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman