

**MINUTES OF MEETING**  
**HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, February 28, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum were the following:

Betty Fantauzzi	Chairman
Marilyn Boyer	Assistant Secretary
Glenn Clavio	Assistant Secretary
Bob Nesbitt	Assistant Secretary

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

Angel Montagna	District Manager
Vivek Babbar	District Counsel
Stephen Brletic	District Engineer
Paul Ramsewak	Onsite Manager
Brett Perez	Area Field Director, Inframark
Tim Ashcroft	Trimac Outdoor
Mitchell Hartwig	SOLitude Lake Management
Residents and Members of the Public	

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

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

Ms. Montagna called the meeting to order at 11:01 a.m.

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

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

The *Pledge of Allegiance* was recited.

**THIRD ORDER OF BUSINESS**                      **Audience Comments on Agenda Items**

Mr. John Wolmarans commented the website has not been updated for approved minutes since November, which staff will address and update.

Mr. Rick Kelly commented the wetland area behind his home continues to have invasives, and requested information regarding the community member fined for work done to the pond.

A Resident requested pool lighting for night-time swimming.

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

**A. Field Manager**

Mr. Perez reviewed the field report included in the agenda package.

Discussion ensued regarding item #24 the drain grate replacement behind Royal Bonnet and a

work order to be issued, item #28 cutbacks behind 334 Hope Bay Loop were performed by Trimac Outdoor, and remaining cleanup for work performed.

**B. SŌLitude Lake Management Proposal for Wetland Plantings**

**i. Regular Report**

Mr. Hartwig reviewed the regular report included in the agenda package.

Discussion ensued regarding current pond conditions and treatments, plantings, proposal for fish removal and restocking at the March meeting, and resuming regular report formats in March.

**ii. Proposal for Pond #18 Plantings**

Discussion ensued regarding previous proposal approved for work to begin April for a different pond, funds are available from various other budget line items, inspection of all ponds for planting recommendations, map of previous plantings to compare for inspection, and Malone to remove dead fish.

SŌLitude will provide proposals for fish stocking and pond plantings.

**C. Trimac Outdoor: Proposal #1697 for Tree Trimming**

Discussion ensued regarding the scope for proposal #1697 around the clubhouse, including the walking trail where new sod will be installed, trimming trees that were discussed in December, natural resources permit required for replacements, permitting timeline about two months, impacts to asphalt, process for coordinating all aspects of the project, issues with other trees, and the proposal can be amended to include two trees as discussed.

On MOTION by Ms. Boyer, seconded by Mr. Clavio, with all in favor, unanimous approval was given to Trimac Outdoor proposal #1697 for tree trimming, to include two additional trees, dollar amount to be revised and provided separately, as discussed.

The schedule will be provided so residents can be informed of the work being done.

Further discussion ensued regarding requirements and options to replace the tree in the island, issue with stressed turf, irrigation controller not working and not warrantied, replacements ordered for the main controller, work anticipated to be completed tomorrow, other stressed areas that will be watered and are expected to survive, suggestion for a proposal from Ballenger to review irrigation system, not recommended because of issues between an outside irrigation provider and the landscape company, frequency of irrigation inspections, and age of the system results in repeated repairs.

**D. District Counsel**

Discussion ensued regarding the incident report that staff is handling, further conversations will be held with counsel for repetitive incidents, and Mr. Babbar will not be at the March meeting but will send an associate if needed.

**E. District Engineer**

Discussion ensued regarding bids for the parking lot repair, range of prices about \$12,000, tree removal will occur first, drain cleanout around the pool and clubhouse area, estimates from recommended vendor, repair will take four to eight hours, pros and cons of coverings over the drains, and proposal to be provided for this clean out.

On MOTION by Mr. Clavio seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to clean out the drain around the pool and clubhouse, in an amount not to exceed \$3,650.00, as discussed.

Further discussion ensued regarding the weir behind the clubhouse is functioning appropriately for now, Slipper Key bridge previous erosion repair ten years ago, needs some improvements, could use repair and landscaping but probably not feasible due to steep bank, best suggestion to install riprap and rock in ten-foot sections, suggested repairs long term and estimated cost, erosion around pond #11, water levels of ponds at this time of year compared to the rainy season, types of erosion that is normal versus requires immediate repair, priority projects, health department and code requirements of lighting pools at night, previous light study performed, an extensive engineering plan required, and estimated costs for upgrades for sufficient lighting.

**F. Onsite Property Manager's Report**

**i. Monthly Report**

Mr. Ramsewak reviewed the regular report included in the agenda package.

**ii. Proposals to Replace Gooseneck Lights Around Clubhouse**

Discussion ensued regarding the proposals to replace gooseneck lights, services provided with each proposal, and warranty.

On MOTION by Ms. Boyer seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Electric Today to replace eight gooseneck lights around the clubhouse, in the amount of \$2,392.00.

**iii. Proposals to Repair Pool Deck Pavers**

Discussion ensued regarding the proposals to repair pool deck pavers, the scope of work, and differences between the proposals.

On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in favor, unanimous approval was given to the proposal from Top Tier Pavers to repair pool deck pavers, in the amount of \$3,100.00.

Mr. Babbar will provide a work authorization for Top Tier Pavers.

**iv. Proposal to Repaint Large Cabana**

Discussion ensued regarding the proposal to repaint the large cabana, same company repainted the clubhouse, and quality of work performed.

On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in favor, unanimous approval was given to the proposal from Paint Corps of Tampa to repaint the large cabana, in the amount of \$1,988.56.

**v. Proposals to Reseal Pavers on the Lanai and Clubhouse Deck**

Discussion ensued regarding the proposals to reseal pavers on the lanai and clubhouse deck, scope of work to be performed, and differences between the proposals.

On MOTION by Ms. Boyer seconded by Mr. Clavio, with all in favor, unanimous approval was given to the proposal from Brook Pressure Washing to reseal the pavers on the lanai and clubhouse deck, in the amount of \$5,250.00.

Mr. Babbar will provide a work authorization for Brook Pressure Washing.

**vi. Miscellaneous**

Discussion ensued regarding surplus property, and repair of the weathervane that fell.

On MOTION by Ms. Boyer seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to ratify the invoice from Brian Peters for repair of the weathervane, in the amount of \$1,400.00, as discussed.

Further discussion ensued regarding road striping scheduled for May or June 2023 according to the County, the RV storage gate is working, and Trimac Outdoor will repair irrigation at the storage lot gate.

**G. Homeowner's Association Report**

There being nothing to report, the next item followed.

**H. District Manager**

Discussion ensued regarding no limitation to page counts on the website so staff will begin posting the full agenda packages in March, agenda packages will still be emailed as before, and issue of the resident who removed vegetation behind his home will be on the March agenda.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Acceptance of the January 24, 2023, Meeting Minutes**

**B. Approval of the January 2023 Financials**

Ms. Montagna reviewed the consent agenda items included in the agenda package.

On MOTION by Mr. Nesbitt seconded by Mr. Clavio, with all in favor, unanimous approval was given to the consent agenda, as presented.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Nesbitt discussed the island looks good regarding site line issues.

Mr. Clavio discussed the island with palm trees and crotons that look dead, suggested planting some annuals, and weeds are everywhere in the mulch.

Ms. Boyer discussed the islands by the guard shack where landscaping needs to be addressed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

A Resident commented on lighting for the pool for night swimming, electrical power in the area for lights to plug in, cost is not budgeted to light the pool and can be discussed during the budget cycle, vehicles not stopping at the stop sign at the island, and pipes in the drain.

Mr. Kelly commented on attendance at meetings, understands comments and not back-and-forth, and not receiving an answer. Discussion ensued regarding meeting minutes being a summary of action items and main topics discussed. Mr. Kelly commented his pond issue is ongoing, was accused of doing something but does not know what he did, met with staff regarding dead cypress trees, and does not understand the \$1,000 fine. Discussion ensued regarding clarification the area is not a pond, the resident or his landscaper has removed plant material from the area which is not permitted, District will not remove dead trees unless they are a hazard, area is signed and designated a mitigation area, residents are not permitted in the area, District is limited in what it can do in that area, clarification of the purpose of a mitigation area to look like a wetland and filled with vegetation, \$1,000 is not a fine but the cost to replant the area, SŌLitude will replant the way it is supposed to be, governing jurisdiction is Southwest Florida Water Management District, piles of debris not allowed, recurring issue, area will never look pristine, activities permissible and not permissible, quarterly treatments and their purpose, previous conditions, quarterly reports to be provided from the vendor, monitoring no longer required, resident continues to object to allegations, and this item will be on the March agenda.

A Resident requested the Board look objectively to light the pool at night, consider no increase to assessments but reduce a cost in another line item. Further discussion ensued regarding the request for lighting for night-time swimming, suggestions how to accomplish lighting, previous lighting study performed by the engineer that showed the District did not meet the standards, can be discussed further during the budget cycle, and suggestion for solar lights.

Mr. Wolmarans commented on the weathervane on the guard house, lights that need to be repaired, and landscaping.

Discussion ensued regarding bicycles on the pool deck, need for a sign to be posted, pool rules, no bicycles or scooters or skateboards are permitted on the pool deck, vehicle parking in designated areas only, bicycles are considered vehicles, other safety issues, discretion of onsite management to determine activities that are a threat to the facilities or residents, bicycle rack available outside the clubhouse, and upcoming budget cycle starts in April or May.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all in favor, the meeting was adjourned at 12:48 p.m.
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Angel Montagna, Secretary

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Betty Fantauzzi, Chairman