

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, April 25, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach,  
6 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 Stephen Brletic	District Engineer
19 Paul Ramsewak	Onsite Manager
20 Brett Perez	Area Field Director, Inframark
21 Jason Jaszak	SOLitude Lake Management
22 Neil McFadyen	Trimac Outdoor
23 Brian Mortillaro	Trimac Outdoor
24 Residents and Members of the Public	

25  
26 *This is not a certified or verbatim transcript, but rather represents the context and summary of*  
27 *the meeting.*

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

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

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

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

34 The *Pledge of Allegiance* was recited.

35  
36 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

37 There being none, the next order of business.

38  
39 **FOURTH ORDER OF BUSINESS** **Staff Reports and Updates**

40 **A. Field Manager**

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

42 Discussion ensued regarding Trimac Outdoor's ("Trimac") progression through the 30- to 60-  
43 day improvement plan, warranty sod and plant material to be reviewed on the May inspection  
44 report, and irrigation issues in various locations. Trimac hired new irrigation technician who is  
45 working through issues, and oak tree replacement proposals will be discussed at the May meeting.

46 **B. SŌLitude Lake Management**

47 **i. Regular Report**

48 Mr. Jasczak reviewed the regular report included in the agenda package.

49 Discussion ensued regarding concern over the type of cypress tree installed on Butterfly Shell,  
50 and staff will review.

51 **ii. Proposal for Midge Sampling**

52 This proposal was tabled.

53 **iii. Proposal for Midge Treatments**

54 This proposal was tabled.

55 **C. Trimac Outdoor**

56 Discussion ensued regarding irrigation issues, holding crews accountable after work is  
57 complete, mowing is missed in common areas, irrigation concerns and responsiveness, length of  
58 time for repairs to be completed, staff's notes issued after the walk-through on Monday, concerns  
59 with no crews onsite Monday, request for dates to be communicated to staff, all proposals will be  
60 tabled with new proposals and pictures of the design to be provided for the June meeting, using  
61 current numbers for budgeting purposes, Trimac's new internal system for reporting and tracking  
62 issues and services that will be rolled out in a few weeks, stump grinding, irrigation update with  
63 the system 95% to 98% complete in the next two weeks, contract repairs being 2 inches or less,  
64 and items excluded from the scope are clocks and wire tracking and decoders.

65 **i. Proposal #52363 for Bahia**

66 This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to  
67 include a picture of the design.

68 **ii. Proposal #52369 for St. Augustine**

69 This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to  
70 include a picture of the design.

71 **iii. Proposal #52372 for Shrubs**

72 This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to  
73 include a picture of the design.

74 **iv. Proposal #54937 for Royal Bonnet Sod**

75 This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to  
76 include a picture of the design.

77 **v. Proposal #54938 for Shell Drive Sod**

78 This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to  
79 include a picture of the design.

80 **vi. Proposal #54939 for Butterfly Shell Sod**

81 This proposal was tabled until the June meeting, pending irrigation repairs, and proposal to  
82 include a picture of the design.

83 **D. District Counsel**

84 Discussion ensued regarding legislation, including the ethics bill that would require four-hour  
85 training for all special district Board members, which Mr. Babbar will schedule.

86 **E. District Engineer**

87 **i. Parking Lot Repairs**

88 Discussion ensued regarding revised parking lot proposal that was less than the approval from  
89 last month, and clarification of the repair location.

90  
91 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in  
92 favor, unanimous approval was given to the proposal from Parking  
93 Lot Services to repair the asphalt in the clubhouse parking lot, in the  
94 amount of \$10,365.00.

95

96 **ii. Community Inspection**

97 Discussion ensued regarding pond banks, deficiency items, proposals to repair deficiency  
98 items, plantings, bank restoration, priority of ponds and ones to watch, importance of  
99 communicating repair efforts, requesting extensions, and updated maps.

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

101 **iii. Monthly Report**

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

103 **iv. Proposal #2086 for Pressure Washing**

104 Discussion ensued regarding the proposal for pressure washing, and scope is only for the front  
105 of the guardhouse.

106

107 On MOTION by Ms. Fantauzzi seconded by Mr. Bowden, with all  
108 in favor, unanimous approval was given to proposal #2086 from  
109 Hurricane Clean for pressure washing the guardhouse, in the amount  
110 of \$300.00.

111

112 **v. Proposal for Painting Pool Rails, Columns, Ceiling**

113 Discussion ensued regarding the proposal for the fence around the pool, and not necessary to  
114 perform this work in the current fiscal year.

115 **vi. Proposal for Carpentry Work on the Cabanas**

116 Discussion ensued regarding the proposal for carpentry work on the cabanas, and difference in  
117 materials quoted.

118

119 On MOTION by Ms. Boyer seconded by Mr. Nesbitt, with all in  
120 favor, unanimous approval was given to the proposal from  
121 Construction Management Services to perform carpentry work for  
122 wood corners to install on the top of the pergola columns, in the  
123 amount of \$432.00.

124

125 **vii. Proposal for Carpentry Work on the Fishing Pier**

126 Discussion ensued regarding the proposal for carpentry work on the fishing pier.

127

128 On MOTION by Mr. Bowden seconded by Ms. Fantauzzi, with all  
129 in favor, unanimous approval was given to the proposal from  
130 Construction Management Services for carpentry work on the  
131 fishing pier, in the amount of \$7,275.00.

132

133 **viii. Proposal for Umbrellas**

134 Discussion ensued regarding the proposal for umbrellas, difference in fabrics quoted, cost to  
135 be funded from reserves, get umbrellas ordered and deposit paid, and color to be decided in  
136 consultation with the Chair.

137

138 On MOTION by Ms. Fantauzzi seconded by Ms. Bowden, with all  
139 in favor, unanimous approval was given to the proposal from  
140 Admiral Furniture for four (4) market umbrellas with Sunbrella  
141 fabric, in the amount of \$2,243.27, to be paid from reserves.

142

143 **ix. New Pool Furniture**

144 Discussion ensued regarding the purchase of new pool furniture, to be funded from reserves.

145

146 On MOTION by Mr. Bowden seconded by Ms. Fantauzzi, with all  
147 in favor, unanimous approval was given to the proposal from  
148 Admiral Furniture to purchase new pool furniture, in an amount not  
149 to exceed \$40,000.00, to be paid from reserves.

150

151 **x. Proposal for Key Pads or Access Card Readers**

152 Discussion ensued regarding desire to install key pads or access card readers for the bathrooms  
153 so they can remain locked because no one is here to lock them at the end of the day.

154 This item will be on the agenda for the May meeting.

155 **xi. Janitorial Services**

156 Discussion ensued regarding the janitorial vendor's request for a revised schedule to Mondays  
157 and Thursdays, current schedule is Mondays and Fridays, staff's support that the revised schedule  
158 should be fine, recommendation to try the revised schedule, and no objection from the Board to  
159 revise the cleaning schedule.

160 **xii. Water Heater Repair for the Gym**

161

162 On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in  
163 favor, unanimous approval was given to the water heater repair, in  
164 the amount of \$896.49.

165

166 **G. Homeowner's Association Report**

167 Discussion ensued regarding the HOA will not be able to store items in the tower, requests of

168 the HOA for improvements not able to be done, the tower is purely aesthetic, engineering needed  
169 to determine improvements necessary to permit occupancy, and no money in the District’s budget.

170  
171 On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in  
172 favor, unanimous approval was given to deny the HOA’s use of the  
173 tower for storage.

174  
175 **H. District Manager**

176 Discussion ensued regarding the upcoming budget process, dog stations, pressure washing  
177 sidewalks, landscape enhancements, irrigation on Sandy Shell and Royal Bonnet, Slipper Key  
178 meter installation and irrigation hookup costs, Slipper Key elm removals and sod, and tree  
179 replacements.

180  
181 **FIFTH ORDER OF BUSINESS Consent Agenda**

182 **A. Acceptance of the March 28, 2023, Meeting Minutes**

183 **B. Approval of the February 2023 Financials**

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

185 Discussion ensued regarding correct attendees from Trimac Outdoor.

186  
187 On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all  
188 in favor, unanimous approval was given to the consent agenda,  
189 minutes as amended.

190  
191 **SIXTH ORDER OF BUSINESS Discussion Items**

192 There being none, the next order of business followed.

193  
194 **SEVENTH ORDER OF BUSINESS Supervisor Requests**

195 Mr. Nesbitt commented on as-builts.

196  
197 **EIGHTH ORDER OF BUSINESS Audience Comments**

198 A Resident commented on the following issues: opening the conference line, livestreaming the  
199 meetings which counsel discouraged due to ADA and public records law requirements, and  
200 vegetation that was removed which staff indicated is an invasive that the District is mitigating.

201  
202 **NINTH ORDER OF BUSINESS Adjournment**

203  
204 On MOTION by Mr. Nesbitt, seconded by Mr. Boyer, with all in  
205 favor, the meeting was adjourned at 12:52 p.m.

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Angel Montagna, Secretary

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Betty Fantauzzi, Chairman