

1 **MINUTES OF MEETING**
2 **HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT**
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4 The regular meeting of the Board of Supervisors of the Harbour Isles Community Development
5 District was held Tuesday, May 23, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach,
6 Florida 33572.

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8 Present and constituting a quorum were the following:
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10 Betty Fantauzzi	Chairman
11 Bryce Bowden	Vice Chairman
12 Marilyn Boyer (<i>via phone</i>)	Assistant Secretary
13 Glenn Clavio	Assistant Secretary
14 Bob Nesbitt	Assistant Secretary

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16 Also present, either in person or via communication media technology, were the following:
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18 Angel Montagna	District Manager
19 Vivek Babbar	District Counsel
20 Stephen Brletic	District Engineer
21 Paul Ramsewak	Onsite Manager
22 Brett Perez	Area Field Director, Inframark
23 Jason Jaszak	SOLitude Lake Management
24 Residents and Members of the Public	

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

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

34 The *Pledge of Allegiance* was recited.

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

37 Audience members spoke on the following issues: water on the conservation looks nice,
38 alligator weed needs to be treated, water is very shallow, Trimac to provide an update on plantings
39 in the area, and request for irrigation on Cockle Shell and Royal Bonnet.

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

42 **A. Field Manager**

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

44 Discussion ensued regarding irrigation break on Hope Bay Loop, revisit pricing for wire
45 installation, weed control, trimming, and dog stations.

The Board requested a proposal from Ballenger for the irrigation issue on Royal Bonnet and Sandy Shell, which staff will obtain.

B. SÖLitude Lake Management

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

Discussion ensued regarding new equipment or hand treatment will take place May 25 depending on weather, Mobi always being down, new equipment needs to be used to get work complete per the contract, revisit midge fly issue, fish stocking, midge testing on ponds 14, 17, and 18, and proposals needed for stocking fish and addressing midge flies.

C. Trimac Outdoor (“Trimac”)

Discussion ensued regarding outstanding items, lack of consistency, no progress made on the improvement plan, need installation date for all warranty concerns by May 26, Jonathan is the new branch manager, Johan is the new project manager, bigger crew will be servicing the District, Trimac requested another 30 days to turn things around, \$3,000 will be withheld from the May invoice, the cutback approved for \$15,000 has not been completed, Trimac will hold pricing for fiscal year 2024, and June 27 is the deadline for Trimac to get caught up per the scope.

The Board agreed to replace the two trees taken out of the clubhouse parking lot with fox tail palms.

D. District Counsel

Discussion ensued regarding ethics training required for Supervisors beginning January 2024.

Further discussion ensued regarding a resident letter received, staff has no authority to make decisions or spend monies not budgeted without Board direction, HOA reached out to the attorney and indicated they would send a list of topics which list was never received and no further contact received from the HOA, and inaccurate statements made that the District is not willing to work with the HOA.

E. District Engineer

Discussion ensued regarding repairs taking place May 31 and June 1, parking lot will need to be closed for the repairs, striping will occur June 2, and the lot may need to be temporarily closed.

Further discussion ensued regarding work needing to be done on ponds 16 and 20.

On MOTION by Mr. Clavio seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from Cross Creek to provide work on ponds 16 and 20, in the amount of \$3,995.00.

F. Onsite Property Manager’s Report

i. Monthly Report

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

83 **ii. Proposal #1070 from Construction Management for Pressure Washing the**
84 **Boardwalk**

85 Discussion ensued regarding proposal #1070 to pressure wash the boardwalk.

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87 On MOTION by Ms. Fantauzzi seconded by Mr. Clavio, with all in
88 favor, unanimous approval was given to proposal #1070 from
89 Construction Management for pressure washing the boardwalk, in
90 the amount of \$1,325.00.

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92 **iii. Proposal #995548 from Electric Today for Electrical Work by the Pool**

93 Discussion ensued regarding proposal #995548 for electrical work by the pool.

94 This proposal was tabled.

95 **iv. Proposal #1026203 from Electric Today for Electrical Work for Landscape**
96 **Lights**

97 Discussion ensued regarding proposal #1026203 for landscape lighting.

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99 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in
100 favor, unanimous approval was given to proposal #1026203 from
101 Electric Today to provide landscaping lighting, in the amount
102 \$2,149.43.

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104 **v. Proposal #1026225 from Electric Today for Electrical Work for Wiring**

105 Discussion ensued regarding proposal #1026225 for additional landscape wiring and lighting.

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107 On MOTION by Ms. Fantauzzi, seconded by Mr. Nesbitt, with all
108 in favor, unanimous approval was given for Electric Today to
109 provide additional landscaping wiring and lighting, in an amount not
110 to exceed \$3,000.00.

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112 **vi. Proposal #1026278 from Electric Today for Electrical Work at the Clubhouse**

113 Discussion ensued regarding proposal #1026278 to provide LED trim for the recessed lights
114 at the clubhouse.

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116 On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in
117 favor, unanimous approval was given to proposal #1026278 from
118 Electric Today to provide LED trim for recessed lights at the
119 clubhouse, in the amount of \$732.11.

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121 **vii. Proposal from Securiteam for Bathroom Access Control**

122 Discussion ensued regarding the proposal for bathroom access control.

123 This proposal was tabled.

124 **viii. Proposal from Kay-Lian Eco Cleaning Services for Clubhouse Cleaning**

125 Discussion ensued regarding the proposal for clubhouse cleaning.

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from Kay-Lian Eco Cleaning Services for clubhouse cleaning, in the amount of \$1,250.00.

G. Homeowner's Association Report

Discussion ensued regarding an event July 2, and staff will send the event policy to the HOA.

H. District Manager – Number of Registered Voters: 1,126

Ms. Montagna entered into the record the number of registered voters in the District as of April 15, 2023.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Proposed Budget

A. Proposed Fiscal Year 2024 Budget

Discussion ensued regarding the proposed budget, and the budget process.

Further discussion ensued regarding budget line items, increases, impacts to assessments, and whether or not to increase assessments for fiscal year 2024.

The Board approved an increase of 8.5%, as proposed.

B. Resolution 2023-03, Approving the Budget and Setting a Public Hearing Thereon

Ms. Montagna read Resolution 2023-03 into the record by title.

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to Resolution 2023-03, approving the budget for fiscal year 2024 and setting the public hearing for Tuesday, August 22, 2023, at 11:00 a.m.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the April 25, 2023, Meeting Minutes

B. Acceptance of the April 2023 Financials

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

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

SEVENTH ORDER OF BUSINESS

Discussion Items

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

170 **TENTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. Clavio, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 2:28 p.m.

Angel Montagna, Secretary

Betty Fantauzzi, Chairman