

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, September 26, 2023, 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:  
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10 Betty Fantauzzi	Chairman
11 Bryce Bowden	Vice Chairman
12 Gregg Letizia	Assistant Secretary
13 Bob Nesbitt	Assistant Secretary

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15 Also present, either in person or via communication media technology, were the following:  
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17 Angel Montagna	District Manager
18 Vivek Babbar	District Counsel
19 Stephen Brletic	District Engineer
20 Paul Ramsewak	Onsite Manager
21 Jason Jaszak	SOLitude Lake Management
22 Residents and Members of the Public	

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24 *This is not a certified or verbatim transcript, but rather represents the context and summary of*  
25 *the meeting.*  
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27 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

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

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

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

32 The *Pledge of Allegiance* was recited.

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

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

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

38 **A. SOLitude Lake Management (“SOLitude”)**

39 **i. Monthly Report**

40 Mr. Jaszak reviewed the regular report included in the agenda package.

41 Discussion ensued regarding all sites look good, site #21 has a hydrilla challenge, and wetland  
42 plantings are complete.

43 **ii. Proposal for Aeration Repair**

44 Discussion ensued regarding the proposal for aeration repair on ponds #2 and #3. SOLitude  
45 will provide a timeline for the repair.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from SÖLitude Lake Management for aeration repair for ponds #2 and #3, in the amount of \$2,444.75.

**iii. Ratification of Proposal for Fish Kill Cleanup and Disposal**

Discussion ensued regarding the proposal for fish kill cleanup and disposal.

On MOTION by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, unanimous approval was given to ratify the proposal from SÖLitude Lake Management for fish kill cleanup and disposal, in the amount of \$6,125.00.

**B. Trimac Outdoor (“Trimac”)**

Discussion ensued regarding outstanding items, and Ms. Montagna to provide the list from Mr. Ramsewak and the site audit from Benchmark Landscaping to determine how much will be withheld from the final invoice.

**C. Benchmark Landscaping**

There being nothing further to report, the next item followed.

**D. District Counsel**

Mr. Babbar will draft the agreement for the HOA land use, which will be on the October agenda, and has prepared the agreement with Benchmark Landscaping which has been executed.

**E. District Engineer**

Discussion ensued regarding pond #14 restoration in the amount of \$63,750, work will commence after Thanksgiving but before Christmas, they will take the rocks from the pool area, may lose two to three feet of plants, and need to discuss the structure on pond #17.

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

**i. Monthly Report**

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

**ii. Discussion of Red Wire Proposals for Cameras**

Discussion ensued regarding the proposals included on the October agenda.

**iii. Proposal for Removal and Replacement of Royal Palm**

Discussion ensued regarding the proposal from Oasis Palms and Landscaping to remove and replace the royal palm.

On MOTION by Mr. Letizia, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to the proposal from Oasis Palms and Landscaping to remove and replace the damaged royal palm, in the amount of \$2,410.00.

**G. Homeowner’s Association Report**

There being nothing further to report, the next item followed.

**H. District Manager**

There being nothing further to report, the next order of business followed.

**FIFTH ORDER OF BUSINESS Consent Agenda**

**A. Acceptance of the August 22, 2023, Meeting Minutes**

**B. Acceptance of the August 2023 Financials**

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

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

**SIXTH ORDER OF BUSINESS Discussion Items**

Mr. Heath Fleener requested a waiver of the deposit for his suicide prevention class at the clubhouse on October 21 and October 22, which deposit has been waived previously.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the request from Long Walk Home, Suicide Prevention to use the clubhouse room on October 21 and 22, and to waive the deposit.

Discussion ensued regarding a walking path to be reviewed by an arborist from Benchmark Landscaping, and this item included on the agenda for October.

**SEVENTH ORDER OF BUSINESS Supervisor Requests**

Mr. Letizia will speak with Benchmark Landscaping regarding expectations.

**EIGHTH ORDER OF BUSINESS Audience Comments**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS Adjournment**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, 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