1 2 3	MINUTES OF MEETING HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT		
4	The regular meeting of the Board of Supervisors of the Harbour Isles Community Development		
5	District was held Tuesday, November 28, 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:	
9	Betty Fantauzzi	Chairman	
10	Bryce Bowden	Vice Chairman	
11	Glenn Clavio	Assistant Secretary	
12	Gregg Letizia	Assistant Secretary	
13 14	Bob Nesbitt	Assistant Secretary	
15	Also present, either in person or via communication media technology, were the following:		
16	Angel Montagna (via phone)	District Manager	
17	Lynn Hayes	District Manager	
18	Vivek Babbar	District Counsel	
19	Jerry Whited	District Engineer	
20	Heather Alexander	Onsite Manager	
21	Cristi Cochran	Benchmark Landscaping	
22	Mitchell Hartwig	SŌLitude Lake Management	
23	Brett Perez	Benchmark Landscaping	
24 25	Residents and Members of the Public		
26	This is not a certified or verbatim transcript, but rather represents the context and summary of		
27	the meeting.		
28 29 30	FIRST ORDER OF BUSINESS Mr. Hayes called the meeting to order at	Call to Order and Roll Call 11:04 a.m.	
31	Mr. Hayes called the roll and indicated a	quorum was present for the meeting.	
32 33 34	SECOND ORDER OF BUSINESS The Pledge of Allegiance was recited.	Pledge of Allegiance	
35 36 37	THIRD ORDER OF BUSINESS There being no audience comments, the	Audience Comments on Agenda Items next order of business followed.	
38 39 40 41	FOURTH ORDER OF BUSINESS A. SŌLitude Lake Management ("SŌ i. Monthly Report	Staff Reports and Updates Litude")	
42	 i. Monthly Report Mr. Hartwig reviewed the regular report included in the agenda package. 		
43	Discussion ensued regarding prickle weeds in pond #4 and bullrush in pond #3, and not much		
44	aquatic plant material in pond #3.		
45 46	ii. Proposal for Aeration RepairsDiscussion ensued regarding the aeration	n proposal for ponds #2 and #3 and includes pond #1,	

47 repairs anticipated to be complete in December, date for completion to be shared with the Board 48 in advance, and counsel to prepare an agreement. 49 On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in 50 51 favor, unanimous approval was given to the proposal from SŌLitude Lake Management for aeration repairs in ponds #2 and #3, in the 52 amount of \$2,244.75. 53 54 55 iii. Proposal for Fountain Maintenance Discussion ensued regarding a proposal for fountain maintenance distributed at the meeting. 56 The Board requested this proposal be sent via email and also added to the December agenda. 57 B. Benchmark Landscaping/United Land Services ("Benchmark") 58 59 i. **Monthly Report** Mr. Perez reviewed the regular report included in the agenda package. 60 Mr. Perez introduced Ms. Cochran as the onsite manager. 61 Discussion ensued regarding information and specifications for irrigation wiring which is not 62 placed in conduit when installed, Benchmark to inspect irrigation to ensure palm trees are being 63 64 watered, some dead trees, palm tree treatments, Benchmark to address weed control in all bed locations, and future proposals to include a map and/or pictures of the location of the project. 65 The Board requested a quote for viburnum to be provided at a future meeting. 66 67 Benchmark to provide a proposal for future consideration for community mulch for pine bark 68 nuggets versus cocoa brown cypress shredded mulch. ii. Proposal #62806 to Add Croton Mammy in Third Median Island 69 70 Discussion ensued regarding proposal #62806, Benchmark to provide schedule for completion. 71 On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all 72 73 in favor, unanimous approval was given to proposal #62806 from Benchmark Landscaping/United Land Services to add croton 74 75 mammy in the third median island, in the amount of \$505.70. 76 iii. Proposal #66739 for Sod Replacement on Slipper Key Bridge 77 Discussion ensued regarding proposal #66739, Benchmark to provide schedule for completion. 78

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On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, unanimous approval was given to proposal #66739 from Benchmark Landscaping/United Land Services for sod replacement on Slipper Key bridge, in the amount of \$740.

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iv. Proposal #67232 for Irrigation Repairs

Discussion ensued regarding proposal #67232 which was distributed at the meeting, Benchmark to provide schedule for completion and a conceptual drawing for the irrigation on

Harbour Isles	CDD	
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88 Dandy Shell Road.

On MOTION by Mr. Clavio, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to proposal #67232 from Benchmark Landscaping/United Land Services for irrigation repairs, in the amount of \$3,661.18.

C. District Counsel: Ratification of Agreement with HOA for Use of CDD Property

Mr. Babbar reviewed the agreement with the HOA for use of CDD property. This event is not happening, and counsel will save this form of agreement for future use.

This agreement was tabled.

D. District Engineer

Mr. Whited discussed pond #14 project that Finn Outdoors started today and will take three weeks, discussed other pond conditions, and a community email blast to be sent to the residents regarding the pond #14 project.

E. Onsite Property Manager's Report

i. Monthly Report

Ms. Alexander reviewed the regular report included in the agenda package.

Discussion ensued regarding sidewalk debris removal with a blower after rain event during community drive-throughs, use of checklist with duties for the community for staff when Mr. Paul Ramsewak is not available, dog station maintenance, and volleyball court to be raked once a week.

ii. Proposal #14821 from Fit Rev for Fitness Equipment

Discussion ensued regarding proposal #14821, counsel to provide an agreement, and Board requested Avid report to show the fitness equipment expenses paid to Fit Rev.

On MOTION by Mr. Clavio, seconded by Mr. Letizia, with all in favor, unanimous approval was given to proposal #14821 from Fit Rev for fitness equipment, in the amount of \$2,261.47.

iii. Ratification of Proposal #3506 from Hawkins Electric for Repairs

Discussion ensued regarding proposal #3506 from Hawkins Electric, payments to Electric Today and Hawkins Electric that went to collections, process with onsite manager and Inframark regarding invoice processing, and Mr. Ramsewak to be provided access to Avid.

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, unanimous approval was given to ratify proposal #3506 from Hawkins Electric for repairs, in the amount of \$1,935.

iv. Ratification of Proposal from Oasis Palm and Landscaping for Palm Removals Discussion ensued regarding the proposal for palm removals.

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to ratify the proposal from Oasis Palm and Landscaping for palm removals, in the amount of \$4,725.

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F. Homeowners Association Report

There being nothing to report, the next item followed.

G. District Manager

i. Resolution 2024-01, Amending the Budget for Fiscal Year 2023

Mr. Hayes read Resolution 2024-01 into the record by title.

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On MOTION by Mr. Clavio, seconded by Mr. Letizia, with all in favor, unanimous approval was given to Resolution 2024-01, amending the budget for fiscal year 2023.

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ii. Engagement Letter from Grau & Associates to Perform the Fiscal Year 2023 Audit

Discussion ensued regarding the engagement letter from Grau & Associates to perform the audit for fiscal year 2023, in the amount of \$3,900.

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On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the engagement letter from Grau & Associates to perform the audit for fiscal year 2023, in the amount of \$3,900.

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iii. Discussion of Request for Proposals ("RFP") for Aquatic Maintenance and Wetland Mitigation

Discussion ensued regarding the scope of services for the RFP, scope should include specific pricing to remove Brazilian pepper trees, fish kill removal, withholding funds for projects and services not complete up to 10% of remaining payments owed to vendors, performance-based contracts having high upfront costs, and counsel to prepare an RFP for aquatic maintenance and wetland mitigation services for the December agenda.

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On MOTION by Mr. Bowden, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to direct counsel to prepare an RFP for aquatic maintenance and wetland mitigation services, for consideration on the December agenda.

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FIFTH ORDER OF BUSINESS Consent Agenda

- A. Acceptance of the October 24, 2023, Meeting Minutes
- **B.** Acceptance of the September and October 2023 Financials

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

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173		On MOTION by Ms. Fantauzzi, seconded by Mr. Letizia, with all		
174		in favor, unanimous approval was given to the consent agenda, as		
175		presented.		
176 177 178		R OF BUSINESS g none, the next order of bus	Discussion Items siness followed.	
179 180 181	Mr. Letizia	RDER OF BUSINESS a discussed playground mule	Supervisor Requests ch and ADA access, and requested bank statements to	
182	review.			
183	Ms. Fantauzzi requested volleyball courts be raked once a week.			
184 185 186		ER OF BUSINESS g none, the next order of bus	Audience Comments siness followed.	
187 188 189	NINTH ORDE	R OF BUSINESS	Adjournment	
190	On MOTION by Ms. Fantauzzi, seconded by Mr. Letizia, with all			
191 192	in favor, the meeting was adjourned at 1:04 p.m.			
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196	Secretary/Assi	stant Secretary	Chairman/Vice Chairman	