

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, December 19, 2023, at 11:00 a.m., at 121 Spindle Shell Way, Apollo
6 Beach, Florida 33572.

7
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 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 Heather Alexander	Onsite Manager
20 Cristi Cochran	Benchmark Landscaping
21 Mitchell Hartwig	SOLitude Lake Management
22 Brett Perez	Benchmark Landscaping
23 Paul Ramsewak	Onsite Manager
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 no audience comments, the next order of business followed.

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

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

41 Discussion ensued regarding aerator lights are being worked on and should be working now.

42 **i. Proposal for Fountain Maintenance**

43 The Board rejected this proposal since there is already an agreement for fountain maintenance.

44 **B. Benchmark Landscaping/United Land Services (“Benchmark”)**

45 **i. Monthly Report**

46 Mr. Perez reviewed the regular report included in the agenda package.

Discussion ensued regarding proposals be provided for the January agenda for new plant material at the clubhouse and in front of the guardhouse, jasmine or whatever will work best.

Further discussion ensued regarding irrigation in the storage area needs to be fixed. A permit was given to Benchmark at the meeting to move forward with the irrigation work.

ii. Proposal #69442 to Reroute Pond Lateral

Discussion ensued regarding proposal #69442 to reroute the pond lateral.

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, unanimous approval was given to proposal #69442 from Benchmark Landscaping/United Land Services to reroute the pond lateral, in the amount of \$1,267.

iii. Proposal #69091 to Replace Latching Solenoid for Slipper Key Irrigation

Discussion ensued regarding proposal #69091 to replace the latching solenoid for Slipper Key irrigation.

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to proposal #69091 from Benchmark Landscaping/United Land Services to replace the latching solenoid for Slipper Key irrigation, in the amount of \$267.

C. District Counsel: RFP for Aquatic Maintenance and Wetland Mitigation

Mr. Babbar reviewed the request for proposals ("RFP").

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to authorize staff to put out the RFP to include aquatics, wetlands, Brazilian peppers, and fountain maintenance.

D. District Engineer

Discussion ensued regarding payment to Finn Outdoor, which the engineer has released. Finn Outdoor will be back to replace the sod.

Pond #22 behind a home has a steep slope, which the engineer will review.

E. Onsite Property Manager's Report

i. Monthly Report

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

ii. Proposal from Hawkins Service Company for Landscape Lights

Discussion ensued regarding the proposal for landscape lights.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, unanimous approval was given to the proposal from Hawkins Service Company for landscape lights, in the amount of \$2,730.

iii. Proposal from Oasis Palms and Landscaping for Rock Installation

Discussion ensued regarding the proposal from Oasis Palms and Landscaping.

On MOTION by Mr. Letizia, seconded by Ms. Fantauzzi, with all in favor, unanimous approval was given to the proposal from Oasis Palm and Landscaping to provide rock in the storage area, in the amount of \$1,300.

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, unanimous approval was given to the proposal from Oasis Palm and Landscaping to provide rock for the walking path, in the amount of \$1,800.

F. Homeowners Association Report

The next HOA meeting is December 19. The engineer will provide the Board with a pressure washing map of common areas.

G. District Manager

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

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the November 28, 2023, Meeting Minutes

B. Acceptance of the November 2023 Financials

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

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

SIXTH ORDER OF BUSINESS

Discussion Items

A. Yoga Class at the Clubhouse

Discussion ensued regarding the request to have a yoga class at the clubhouse.

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to approve yoga classes in the Board room at the clubhouse beginning January 13, 2024, through March 30, 2024, from 9:15 to 10:15 a.m. at \$10 per class with Ms. Christa Evans as the instructor. Counsel will draft an agreement.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

The Board requested a summary comparison of Red Wire and Securiteam, and terms with TAMCO.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

133
134
135
136
137
138
139
140
141
142

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Letizia, seconded by Mr. Bowden, with all in favor, the meeting was adjourned at 12:43 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman