

**MINUTES OF MEETING
HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harbour Isles Community Development District was held Tuesday, February 27, 2024, at 11:00 a.m., at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

Present and constituting a quorum were the following:

Betty Fantauzzi	Chairman
Bryce Bowden	Vice Chairman
Glenn Clavio	Assistant Secretary
Gregg Letizia	Assistant Secretary
Bob Nesbitt	Assistant Secretary

Also present, either in person or via communication media technology, were the following:

Angel Montagna	District Manager
Vivek Babbar	District Counsel
Cristi Cochran	Benchmark Landscaping
Mitchell Hartwig	SŌLitude Lake Management
Brett Perez	Benchmark Landscaping
Paul Ramsewak	Onsite Manager
Residents and Members of the Public	

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

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

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

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The *Pledge of Allegiance* was recited.

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

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

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

A. SŌLitude Lake Management (“SŌLitude”): Regular Report

The regular report was included in the agenda package.

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

i. Monthly Report

Mr. Perez and Ms. Cochran reviewed the regular report included in the agenda package.

Everything is progressing nicely. The quarterly pushbacks will be scheduled at the same time each year, in contract pushbacks.

Benchmark will provide proposals (1) for enhancements, (2) for irrigation installation and connection to a new meter that will be done by a plumber Benchmark will coordinate, and (3) for Brazilian pepper pushback to eight to ten feet.

ii. Proposal #77537 for Ant Control

Discussion ensued regarding proposal #77537 for ant control.

On MOTION by Mr. Clavio, seconded by Mr. Nesbitt, with all in favor, unanimous approval was given to proposal #77537 from Benchmark Landscaping/United Land Services for Top Choice ant control, in the amount of \$2,263.10.

iii. Proposal #78988 for Hibiscus in Riprap Beds

Discussion ensued regarding proposal #78988 for hibiscus in riprap beds.

On MOTION by Ms. Fantauzzi, seconded by Mr. Letizia, with all in favor, unanimous approval was given to proposal #78988 from Benchmark Landscaping/United Land Services for hibiscus in riprap beds, in the amount of \$906.41.

iv. Proposal #80866 for Irrigation Repairs

Discussion ensued regarding proposal #80866 for irrigation repairs.

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, unanimous approval was given to proposal #80866 from Benchmark Landscaping/United Land Services for irrigation repairs, in the amount of \$1,414.80.

C. District Counsel

i. Engagement Letter Regarding Eminent Domain

Mr. Babbar reviewed the engagement letter with Eric T. Taylor, P.A., to represent the District in eminent domain proceedings, and reviewed other eminent domain issues and legislative updates.

ii. Proposals for Aquatic Maintenance and Wetland Mitigation

Mr. Babbar reviewed the proposals received for aquatic maintenance and wetland mitigation.

On MOTION by Mr. Nesbitt, seconded by Mr. Clavio, with Mr. Nesbitt, Mr. Clavio, and Ms. Fantauzzi in favor, and Mr. Letizia and Mr. Bowden opposed, approval was given (by a margin of 3-2) to award a contract for aerator and fountain maintenance, aquatic maintenance, and wetland mitigation to Sitex Aquatics in the following amounts: \$2,400 for aerator and fountain maintenance; \$47,040 for aquatic maintenance; and \$12,800 for wetland mitigation. Contract term to start April 1, 2024, and counsel to draft the agreement.

D. District Engineer

Mr. Brletic provided an update on the neighboring developments.

E. Onsite Property Manager's Report

i. Regular Report

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

ii. Proposals for Playground Mulch

Discussion ensued regarding proposals for playground mulch.

On MOTION by Mr. Letizia, seconded by Mr. Clavio, with all in favor, unanimous approval was given to proposal #77520 from Benchmark Landscaping/United Land Service for playground mulch, in the amount of \$3,485.60.
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iii. Proposals for Sod by the Basketball Court

Discussion ensued regarding the proposals for sod by the basketball court.

The proposals were tabled to obtain more proposals.

iv. Proposal #1085 from Construction Management Services for Brick Pavers

Discussion ensued regarding the proposal for brick pavers, and a credit owed to the District from Construction Management Services ("CMS"). CMS will place a concrete ring around the flag pole, with Benchmark to place flowers or mulch around the ring.

v. Proposal from Hawkins Electric for Extra Landscape Lights

Discussion ensued regarding the proposal for extra landscape lights.

This proposal was tabled.

F. Homeowners Association Report

There being nothing to report, the next item followed.

G. District Manager

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

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the January 23, 2024, Meeting Minutes

B. Acceptance of the January 2024 Financials

C. Ratification of Proposal #372961 from Red Rhino for Kiddie Pool

D. Ratification of Proposal #12939798 from Stanley Steemer for Cleaning

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

The minutes will reflect a correction to Mr. Joe Weaver's name on page 3 for the homeowners association report.

On MOTION by Mr. Bowden, seconded by Mr. Letizia, with all in favor, unanimous approval was given to the consent agenda, minutes as amended.
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SIXTH ORDER OF BUSINESS

Discussion Items

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Letizia will not be available for the March meeting.

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. Letizia, with all in favor, the meeting was adjourned at 2:19 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman