

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Harbor Bay Community Development District was held on **Thursday, March 22, 2018 at 6:00 PM** at the Admiral Pointe Clubhouse, located at 5428 Admiral Pointe Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Paul Curley	Board Supervisor, Chairman
Joe McNeil	Board Supervisor, Vice Chairman
Ned Carr	Board Supervisor, Assistant Secretary
Steve Lockom	Board Supervisor, Assistant Secretary
Tim Nargi	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager; Rizzetta & Company
Michael Eckert	District Counsel; Hopping, Green & Sams PA
Jennings Cooksey	District Counsel; Hopping, Green & Sams PA (via phone)
Greg Woodcock	District Engineer; Cardno
Chris Gamache	District Engineer; Cardno
Elliot Moseley	Club Director
Ashley Adkins	Club Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

The meeting was called to order and roll call performed, confirming that a quorum was present. The Pledge of Allegiance was conducted.

SECOND ORDER OF BUSINESS

Seawall

- i. Update on Design-Build Contract**
- ii. Update on Emergency Repairs**

Mr. Curley summarized his understanding of the proposals presented by Hecker, Land & Sea Masters, and Dock Solutions. His summary included comments on design, capabilities, scheduling, and price.

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47 Mr. Curley made a motion to approve the proposal from Dock Solutions. Discussion
48 ensued; Mr. Curley rescinded the motion.
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On a Motion by Mr. Nargi, seconded by Mr. Lockom, with all in favor, the Board rescinded the approval previously given to Land & Sea Masters to perform emergency seawall repairs for the Harbor Bay Community Development District.

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On a Motion by Mr. Nargi, seconded by Mr. McNeil, with all in favor, the Board approved the proposal from Dock Solutions, pending negotiation of a contract by District staff for the design-build services for the Phase 1, Phase 2, and Phase 3 seawall reconstruction, including the four emergency lots which provide for an initial phase or phases to be constructed and reviewed by the District before deciding to issue a Notice to Proceed for the remainder of all phases, for the Harbor Bay Community Development District.

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52 The Board discussed the start date of the emergency repairs and also discussed bonding
53 requirements for this contract.

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55 **THIRD ORDER OF BUSINESS**

Discussion of Envera Contract

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57 Mr. Cooksey updated the Board on current negotiations with Envera. One new development
58 from Envera is that they are willing to include a \$10-per-hour fee to be paid back to the District for
59 failure to remedy an issue within a specific amount of time (one business day to acknowledge the
60 issue, three business days to provide a timeline for remediation of the issue). The Board agreed with
61 this and other compromises with previous issues discussed by the Board.
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On a Motion by Mr. Curley, seconded by Mr. Nargi, with all in favor, the Board approved the contract with Envera Systems for the Harbor Bay Community Development District.

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64 **FOURTH ORDER OF BUSINESS**

Supervisor Requests

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66 Mr. Curley discussed budgeting items for the next fiscal year's budget and requested Mr.
67 Moseley and Mr. Lockom to look at potential reserve items for next fiscal year. Mr. Curley also
68 discussed several other items to focus on heading into the next budget cycle, including future
69 seawall and litigation expenses and other maintenance items.

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71 **FIFTH ORDER OF BUSINESS**

Audience Comments

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73 A resident had a question about budgets, financial statements, seawall issues, and litigation.

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75 Another resident urged the Board to move forward on the bond issuance.
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77 Another resident asked about dollar values for seawall repairs.

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79 Another resident asked about future special assessments.

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81 Mr. Curley addressed some of the questions raised by audience members.

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83 **SIXTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Curley, seconded by Mr. Nargi, with all in favor, the Board adjourned the meeting at 6:51 PM for the Harbor Bay Community Development District.

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Secretary / Assistant Secretary


Chairman / Vice Chairman

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4/19/18