

MINUTES OF MEETING

**HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Harbor Bay Community Development District Board of Supervisors was held **Tuesday, January 21, 2003 at 9:35 a.m.** at the office of Terrabrook, located at 3505 Frontage Road, Suite 145, Tampa, Florida 33607.

Present and constituting a quorum were:

Steve Gamm	Board Supervisor, Vice Chairman
Suzi Greene	Board Supervisor, Assistant Secretary
Brenda Kunkel	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company, Inc.
Jonathan Johnson	District Counsel, Hopping Green & Sams, P.A.
Toxey Hall	District Engineer, Heidt & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order.

SECOND ORDER OF BUSINESS

**Consideration of the Board of
Supervisors' Meeting Minutes on
December 3, 2002**

Mr. Williams stated that the first item to consider is the minutes of the Board of Supervisors' meeting held on December 3, 2002 (located behind tab 1). He asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, Mr. Williams asked for a motion to approve.

On MOTION by Ms. Kunkel, seconded by Ms. Greene, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on December 3, 2002 for Harbor Bay Community Development District.
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THIRD ORDER OF BUSINESS

**Consideration of Authorizations to
Disburse District Funds 2003-03
and 2003-04**

Mr. Williams stated that the next item on the agenda is the consideration of Authorizations to Disburse District Funds 2003-03 and 2003-04 (located behind tab 2). Both 2003-03 and 2003-04 consist of invoices for standard contractual commitments and legal advertising fees. He asked if there were any questions. Hearing and seeing none, Mr. Williams asked for a motion to approve.

On MOTION by Ms. Kunkel, seconded by Mr. Gamm, with all in favor, the Board approved the Authorizations to Disburse District Funds 2003-03 and 2003-04 for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Construction
Requisitions #206-#217 (2001 Series) and
#1-#4 (2002 Series)**

Mr. Williams stated that the next item on the agenda is the consideration of construction requisitions #206-#217 (2001 Series) and #1-#4 (2002 Series) (a recap is located behind tab 3). All of the requisitions have been certified by the District Engineer and approved by the Chairman. Mr. Williams asked if there were any questions. He noted that requisitions #207 and #3 had been voided. Mr. Williams asked for a motion to approve.

On MOTION by Ms. Greene, seconded by Ms. Kunkel, with all in favor, the Board approved Construction Requisitions #206-#217 (2001 Series) and #1-#4 (2002 Series) for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Construction
Matters**

Mr. Gamm stated that the Board needs to consider landscape maintenance at the site. He would suggest using the current landscape companies for the first year. Currently, the cost is \$7,000 month, which is approximately \$84,000 annually. Mr. Gamm asked the Board to authorize the draft of a contract (not to exceed \$90,000 a year) with Lee Te Kim Lawn Care & Nursery, Inc. and Anderson and Son Nursery. He will bring the contract back to the Board as soon as it is prepared. After discussion, a motion was made to approve.

On MOTION by Ms. Kunkel, seconded by Mr. Gamm, with all in favor, the Board authorized a contract with Lee Te Kim Lawn Care & Nursery, Inc. and Anderson and Son Nursery for landscape maintenance (not to exceed \$90,000), pending final review by District Counsel for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that Resolution 2003-12 had been distributed to the Board. He stated that this resolution is standard procedure after a bond closing. At the time of the bond closing the Board authorized the Chairman, Secretary and other members of the Board to execute various required documents. The documents were signed on December 3, 2002 and the bond closed on December 4, 2002. This resolution asks the Board to ratify the actions of the Board and staff. He asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Gamm, seconded by Ms. Greene, with all in favor, the Board approved Resolution 2003-12 for Harbor Bay Community Development District.

B. District Engineer

No report.

C. District Manager

Mr. Williams stated that the current financial statements are being sent under separate cover. He also recommends that the Board change the location and time of the monthly Board meeting. He recommends keeping it the same day of each month, changing the time to 11:30 a.m. and changing the location to the Mirabay Welcome Center located at 205 Manns Harbor Drive, Apollo Beach, Florida. He asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Ms. Greene, seconded by Ms. Kunkel, with all in favor, the Board changed the time (11:30 a.m.) and meeting location to 205 Manns Harbor Drive, Apollo Beach, Florida for Harbor Bay Community Development District.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

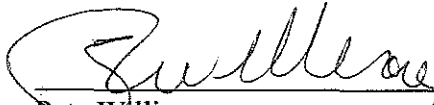
Mr. Williams stated that the next item on the agenda is Supervisor requests and audience comments. There were no audience members in attendance other than those noted at the beginning of the meeting. He asked if there were any Supervisor requests. There were none.

EIGHTH ORDER OF BUSINESS


Adjournment

Mr. Williams stated that there were no further agenda items to come before the Board and asked for a motion to adjourn the meeting.

On MOTION by Ms. Kunkel, seconded by Mr. Gamm, with all in favor, the Board adjourned the meeting for Harbor Bay Community Development District.



Pete Williams
Secretary



Kathy Shelling
Chairman