

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 regular meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, January 22, 2015 at 5:30 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Bob Collins	Board Supervisor, Chairman
Bob Cribbs	Board Supervisor, Vice Chairman
Kathryn Dukes	Board Supervisor, Assistant Secretary
Ned Carr	Board Supervisor, Assistant Secretary
Joe McNeil	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Jamie Scarola	District Engineer, Scarola Associates
Kristy Owens	District Coordinator
Mindy Anderson	Clubhouse Manager
Ashley Adkins	WTS

Audience members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member thanked the Board for their service and inquired about the seawall plan of action and the tennis courts.

An audience member gave the Board a brief update on resident usage of the basketball courts and the need for lighting at the basketball courts.

47 **THIRD ORDER OF BUSINESS**

Staff Reports

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49 **Club Manager**

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51 Ms. Anderson provided an update on recent activities and the financials to the Board. Ms.
52 Anderson also has posted for a Tennis Coach position.

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54 Ms. Adkins provided an update of current events and activities for the MiraBay Clubhouse.

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56 **District Coordinator**

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58 Ms. Owens provided an update to the Board regarding the usage of Florida Highway Patrol
59 and stated they are doing a great job and the speeding has been reduced.

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61 **FOURTH ORDER OF BUSINESS**

**Consideration of Tennis Court &
Basketball Resurfacing Proposals**

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64 Ms. Owens provided to the Board for their review and consideration the tennis court and
65 basketball resurfacing proposals.

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67 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes from the Board
of Supervisors' Regular Meeting held on
December 18, 2014**

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71 Mr. Huber presented the minutes and asked if there were any additions, deletions or
72 corrections to the minutes as presented. Mr. McNeil requested that the outline he distributed at the
73 December 18, 2014 meeting be attached to the meeting minutes. A discussion ensued with these
74 items added to the CDD's 2015 goals list.

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On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors' regular meeting held on December 18, 2014 as amended for Harbor Bay Community Development District.

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77 **SIXTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for December
2014**

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81 Mr. Huber presented the expenditures to the Board for consideration. Ms. Dukes inquired if
82 the work that Hecker construction is doing is being field verified. Mr. Scarola stated that Hecker
83 does provide before and after pictures of all repairs.

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On a Motion by Mr. Collins seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of December 1-31, 2014 (\$189,874.02) for Harbor Bay Community Development District.

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86 **SEVENTH ORDER OF BUSINESS** **Consideration of Operations and**
87 **Maintenance Expenditures for November**
88 **2014 – Mira Bay Amenity Center**
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90 Mr. Huber presented the expenditures to the Board for consideration.
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On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of December 1-31, 2014 (\$67,192.60) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

92 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding Conveyances – Wolf**
93 **Creek Park and Admiral’s Pointe**
94 **Stormwater System**
95
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97 Mr. Earlywine provided an update to the Board on the developer conveyances of Wolf
98 Creek Park and Admiral’s Pointe stormwater system. There are a few maintenance items that need
99 to be completed and then the District will inspect prior to acceptance. A discussion ensued.
100

On a Motion by Mr. Cribbs, seconded by Ms. Dukes, with all in favor, the Board of Supervisors authorized staff to accept the conveyance of Wolf Creek Park and Admiral’s Pointe stormwater system, subject to all maintenance items being completed for Harbor Bay Community Development District.

101 **NINTH ORDER OF BUSINESS** **Update Regarding Seawall Project and**
102 **Consideration of Engineering Services**
103 **Proposal (under separate cover) &**
104 **Resolution 2015-03 Declaring and**
105 **Certifying a Valid Public Emergency**
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108 Mr. Earlywine provided an update to the Board regarding the master seawall stabilization
109 project and distributed a contract for additional engineering services, with Langan Engineering and
110 Environmental Services. A discussion ensued.
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On a Motion by Mr. McNeil, seconded by Mr. Collins, with all in favor, the Board of Supervisors authorized staff to enter into a contract with Langan Engineering and Environmental Services in a form to be approved and authorized by District Staff and the Chairperson, but subject to including a termination for convenience clause in the form of agreement, and further authorized the Chairman to execute the contract for Harbor Bay Community Development District.

112 On a Motion by Mr. Cribbs seconded by Ms. Dukes, with all in favor, the Board of Supervisors adopted Resolution 2015-03 Declaring and Certifying a Valid Public Emergency for Harbor Bay Community Development District.
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115 **TENTH ORDER OF BUSINESS** **Update Regarding Traffic Enforcement**
116 **Agreement**

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118 Mr. Earlywine updated the Board on the traffic study that is being performed by Cohen &
119 Company.

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121 **ELEVENTH ORDER OF BUSINESS** **Authorization for Rule Making for**
122 **Environmental Advisory Committee Rules**

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124 Mr. Earlywine gave a brief update on establishing the EAC Rules. Mr. Earlywine further
125 described the process for conducting the rule-making process. A discussion ensued, and comments
126 were provided by Board Supervisors regarding the rules.

127
On a Motion by Mr. Collins, seconded by Mr. Carr, with all in favor, the Board of Supervisors authorized staff to advertise for a public hearing and approved the Environmental Advisory Committee Rules in substantial form as amended for Harbor Bay Community Development District.

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129 **TWELFTH ORDER OF BUSINESS** **Update on Gate Damage Letters and**
130 **Events**

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132 A discussion ensued on recent gate damages and entry into the gate system. The District
133 Manager is working with Envera to resolve these issues and will provide further updates at the
134 March CDD meeting.

135
136 **THIRTEENTH ORDER OF BUSINESS** **Discussion of Community Facilities within**
137 **the Park**

138
139 The Board directed the District Manager to obtain proposals for installing a bathroom at The
140 Landing Playground Park. The Board directed the District Manager to have a Tennis Court scope
141 prepared to obtain proposals for repair and/or replacement. The Board directed staff to post signage
142 and/or cones reflecting damaged areas of the basketball court and have a contractor provide a
143 proposal to make the necessary repairs.

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145 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

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147 **District Counsel**
148 No report.

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150 **District Engineer**
151 No report.

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157 **District Manager**

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159 Mr. Huber provided an update of the hydraulic spill by Progressive Waste Solutions on
160 December 24, 2014 and Girard also had a vehicle that was leaking oil. CRA will be
161 preparing a report of the spill. The Board directed District Staff upon review of the CRA
162 report to put Girard on written notice. Mr. Huber reviewed the Monthly Financial Status
163 Report to the Board.

164
165 Mr. Huber presented the Rizzetta Amenity Management Contract to the Board. A
166 discussion ensued.

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On a Motion by Mr. Collins, seconded by Mr. Carr, with four in favor, and Mr. McNeil opposed,
the Board of Supervisors approved the Rizzetta Amenity Management Contract as presented for
Harbor Bay Community Development District.

168
169 Mr. Huber presented the Rizzetta Technology Services Contract to the Board and reviewed
170 the 2015 Florida Statue requirements for websites. A discussion ensued.

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On a Motion by Ms. Dukes, seconded by Mr. McNeil, with all in favor, the Board of Supervisors
approved the Rizzetta Technology Services subject to review by District Counsel for Harbor Bay
Community Development District.

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173 Mr. Huber noted the next regular meeting will be on February 26, 2015 at 5:30 p.m. at the
174 MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752 and
175 Rizzetta will be providing a media tablet for each Board Supervisor for the February 26,
176 2015 meeting.

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178 Mr. Huber distributed under separate cover the 2015 CDD Goals to the Board. A brief
179 discussion on the slide ensued. The Board requested the 2015 CDD Goals be tabled until
180 the February 26, 2015 meeting with all Board Supervisors providing input to be
181 incorporated into the 2015 CDD Goals.

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183 **FIFTEENTH ORDER OF BUSINESS**

Supervisors Requests

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185 Ms. Dukes inquired when the Eblast will be resuming.

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187 Mr. Cribbs requested in the next Eblast the residents need to be reminded of dredging
188 guidelines.

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190 Mr. Carr suggested having a place to address questions on the website.

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192 Mr. McNeil requested in the next Eblast to have all Envera issues directed to the District
193 Manager and place on the website in the top right hand corner a place to ask questions.

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SIXTEENTH ORDER OF BUSINESS

Audience Comments

An audience member requested to bring in rowing boats and start a crew club. The Board directed District Staff to work with audience member to finalize.

An audience member stated there is still a speeding issue on Islebay and the guard house needs to be cleaned or painted.

An audience member stated the street cleaners do not go down Oceania Court in regards to the oil spill.

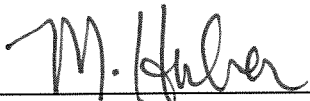
An audience member commented about speaker issues and cars backed up at the main gate, also asked if Florida Highway Patrol could patrol the community and inquired about the status of the pond meeting from January 19, 2015.

SEVENTEENTH ORDER OF BUSINESS

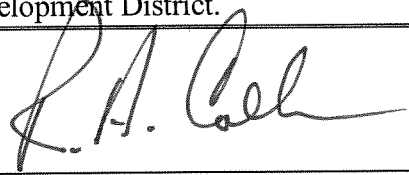
Adjournment

On a Motion by Mr. Collins, seconded by Mr. Carr, with all in favor, the Board adjourned the meeting at 9:28 p.m. for Harbor Bay Community Development District.

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Secretary/Assistant Secretary



Chairman/ Vice Chairman