

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 23, 2014 at 5:33 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Rip Ripley	Board Supervisor, Chairman
Julie Guill	Board Supervisor, Vice Chairman
Bob Collins	Board Supervisor, Assistant Secretary
Paul Stumpf	Board Supervisor, Assistant Secretary
Bob Cribbs	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 Eng.
Kristy Owens	District Coordinator
Mindy Anderson	Clubhouse Manager
Ashley Adkins	WTS Manager

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

There were no audience comments.

THIRD ORDER OF BUSINESS

STAFF REPORTS

Club Manager

Ms. Adkins presented the Annual WTS Report to the Board of Supervisors via a slide presentation and hand-outs.

47 **FOURTH ORDER OF BUSINESS** **Consideration of Point of Sale System**
48 **Proposals**
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50 Ms. Anderson presented to the Board the Point of Sale System proposals submitted by Club
51 Automation and Daxko and explained in detail the Point of Sale System. A discussion ensued. The
52 Board directed District Staff and Mr. Cribbs to obtain additional information on Daxko including
53 Financials, References, etc., for the Board's further consideration.
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55 **FIFTH ORDER OF BUSINESS** **Consideration of Fitness Equipment**
56 **Proposals**
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58 Ms. Anderson presented the fitness equipment upgrade proposals to the Board. A
59 discussion ensued.
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61 **SIXTH ORDER OF BUSINESS** **Staff Reports**
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63 Ms. Owens provided an update to the Board.
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65 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes from the Board**
66 **of Supervisors' Regular Meeting held on**
67 **December 19, 2013**
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69 Mr. Huber presented the minutes and asked if there were any additions, deletions or
70 corrections to the minutes as presented.
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On a Motion by Mr. Cribbs, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the minutes as amended from the Board of Supervisors' regular meeting held on December 19, 2013 for Harbor Bay Community Development District.

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73 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**
74 **Maintenance Expenditures for December**
75 **2013**
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77 Mr. Huber presented the expenditures to the Board for consideration.
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On a Motion by Ms. Guill, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of December 1-31, 2013 (\$207,815.15) for Harbor Bay Community Development District.

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80 **NINTH ORDER OF BUSINESS** **Consideration of Operations and**
81 **Maintenance Expenditures for December**
82 **2013 – Mira Bay Amenity Center**
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84 Mr. Huber presented the expenditures to the Board for consideration.
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On a Motion by Mr. Cribbs, seconded by Ms. Guill, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of December 1-31, 2013 (\$49,911.01) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

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TENTH ORDER OF BUSINESS **Update on Oak Tree Trimming**

Mr. Huber provided a brief update on the Oak Tree Trimming. A discussion ensued.

ELEVENTH ORDER OF BUSINESS **Consideration of OTC Injection Proposals**

Mr. Huber presented the OTC Injection Proposals for the Board. A discussion ensued.

On a Motion by Mr. Ripley, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Greenworks, Inc., proposal for quarterly OTC Injections to also include a report of each visit for Harbor Bay Community Development District.

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The meeting recessed at 7:15 p.m.
The meeting resumed at 7:20 p.m.

TWELFTH ORDER OF BUSINESS **Discussion Regarding Amenity and Other Rules and Policies (under separate cover)**

Mr. Earlywine provided a brief update on updating the Amenity Rules and Policies. Mr. Earlywine suggested the BOS conduct a workshop in March 2014.

On a Motion by Mr. Collins, seconded by Mr. Ripley with all in favor, the Board of Supervisors appointed Mr. Paul Stumpf to be the designated representative with District Staff dealing with the new security policies and security installation system for Harbor Bay Community Development District.

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On a Motion by Mr. Ripley, seconded by Mr. Collins with all in favor, the Board of Supervisors appointed Ms. Julie Guill to be the designated representative with District Staff dealing with the amenity policies, creation of the website and related items for Harbor Bay Community Development District.

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THIRTEENTH ORDER OF BUSINESS **Discussion Regarding Supplemental Permit Modification Application (under separate cover)**

Mr. Earlywine updated the Board on the revised Permit Modification Application to South West Florida Water Management District. A discussion ensued.

On a Motion by Mr. Cribbs, seconded by Ms. Guill with four in favor, and one Mr. Stumpf opposed, the Board of Supervisors authorized District Staff the filing of the addendum in substantial form to South West Florida Water Management District for Harbor Bay Community Development District.

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FOURTEENTH ORDER OF BUSINESS **Discussion on Demand Letter to Sea Crest**
(under separate cover)

Mr. Earlywine updated the Board on the Demand Letter to Sea Crest.

On a Motion by Mr. Collins, seconded by Mr. Cribbs with all in favor, the Board of Supervisors authorized District Staff to send the demand letter to Sea Crest and reach out to the Sea Crest HOA for further discussions for Harbor Bay Community Development District.

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FIFTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
 Mr. Earlywine provided a brief update on the Seawall litigation and the Rules of Procedures.

- B. District Engineer
 Mr. Scarola and Mr. Earlywine provided an update on the Seawall Pilot project. A discussion ensued.

On a Motion by Mr. Collins, seconded by Ms. Guill with all in favor, the Board of Supervisors authorized the Ingenium, Inc. contract for Harbor Bay Community Development District.

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On a Motion by Mr. Cribbs, seconded by Mr. Ripley with all in favor, the Board of Supervisors approved in substantial form the Conestoga-Rovers & Associates contract for Harbor Bay Community Development District.

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On a Motion by Ms. Guill, seconded by Mr. Ripley with all in favor, the Board of Supervisors approved Hecker Construction repair cost of \$80.00 per void to include blocks of twenty-five (25) with photos, except in the case of an emergency for Harbor Bay Community Development District.

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- C. District Manager
 Mr. Huber presented the Monthly Financial Summary. Mr. Huber stated that the next regular meeting of the Board of Supervisors will be held on February 27, 2014, at 5:30 p.m. at the MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

141 **SIXTEENTH ORDER OF BUSINESS** **Supervisors Requests**

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143 No supervisor's requests.

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145 **SEVENTEENTH ORDER OF BUSINESS** **Audience Comments**

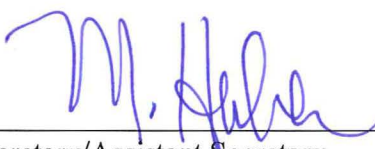
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147 An audience member thanked the Board good communication on sending out a revised
148 agenda and inquired if the CDD has any plans to attend the new resident's night on January 27,
149 2014 or a future resident's night, also wanted to advise the board of a new Bermuda Celebration
150 Turf that is available.

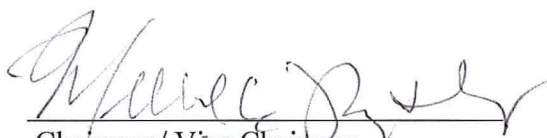
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152 An audience member inquired about publishing documents that are handed out at the BOS
153 meetings. Audience member would also ask the Board's consideration on the replacement of the
154 fitness equipment and the basketball court resurfacing project, along with paving all the way to the
155 fence. Audience member would also suggest that the Request for Proposals be posted to the
156 website.

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158 An audience member asked the Board to consider new furnishings in the clubhouse to
159 include carpeting, chairs, etc.

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161 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

On a Motion by Mr. Ripley seconded by Ms. Guill, with all in favor, the Board adjourned the meeting at 8:26 p.m. for Harbor Bay Community Development District.

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167 _____
168 Secretary/Assistant Secretary



Chairman/ Vice-Chairman