

MINUTES OF MEETING

HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Harbor Bay Community Development District Board of Supervisors was held **Tuesday, October 16, 2001 at 9:30 a.m.** at the offices of Terrabrook, located at 3505 Frontage Road, Suite 145, Tampa, Florida 33607.

Present and constituting a quorum were:

Mike Dady	Board Supervisor
Kathy Jacobs	Board Supervisor
Debbie Jones	Board Supervisor
Brian Sewell	Board Supervisor

Also present were:

Pete Williams	District Manager
Toxey Hall	District Engineer
Jonathan Johnson	District Counsel

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 September 18, 2001**

Mr. Williams stated that the first item on the agenda is the consideration of the minutes of the Board of Supervisors' meeting on September 18, 2001 (located behind tab 1 in the agenda package). He asked if there were any additions, deletions or corrections to the minutes. Mr. Dady asked that the word maximum be stricken from his question in the Fifth Order of Business on the Proposed Budget in the second paragraph. Hearing and seeing no further changes, Mr. Williams asked for a motion to approve.

On a MOTION by Mr. Sewell, seconded by Ms. Jones, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on September 18, 2001 (as corrected) for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Authorization to Disburse
District Funds 02-01**

Mr. Williams stated that the next order of business is the consideration of the Authorization to Disburse District Funds 02-01, located behind tab 2 in the agenda package. It contains invoices for the new fiscal year insurance premium, advertising fees and the Department of Community Affairs renewal fee. Mr. Williams asked if there were any questions. A question was asked about what the property insurance coverage is for. Mr. Williams

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stated it is for fencing and barriers that were put up in the initial stages of the development. Hearing and seeing no further questions, Mr. Williams asked for a motion to approve.

On a MOTION by Mr. Sewell, seconded by Ms. Jacobs, with all in favor, the Board approved Authorization to Disburse District Funds 02-01 for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Construction Requisitions
#8 through #17**

Mr. Williams stated that the next agenda item is to consider construction requisitions #8 through #17 (recap is located behind tab 3). He has original copies if the Board members needed to review them. These have been reviewed the District Engineer and certified for payment. He asked if there were any questions from the Board. A question was asked about the invoice to T&D Cattle and Seeding. It was explained that this was for exotic plant removal in the mitigation areas. There were no further questions and he asked for a motion.

On a MOTION by Mr. Sewell, seconded by Mr. Dady, with all in favor, the Board approved Construction Requisitions #8 through #17 for Harbor Bay Community Development District.

Mr. Williams stated that Requisitions #18 through #33 are in the review process and will come before the Board for approval at the next meeting. He is asking the Board for consideration of Requisition #34 to Woodruff & Sons for Pay Application #3 for \$254,482.96. The District Engineer has approved this requisition and the Board has reviewed it. Mr. Williams asked for a motion.

On a MOTION by Mr. Dady, seconded by Mr. Sewell, with all in favor, the Board approved Construction Requisition #34 for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Construction Matters

Mr. Williams stated that the next agenda item is to discuss any construction matters. He asked Mr. Hall if he had anything to report. Mr. Hall stated that he wanted to discuss the boat lift design. He had asked a structural engineer involved in the project to do a peer or second opinion review. The price is \$600 and Mr. Hall asked for consideration by the Board. Mr. Johnson stated that there is a resolution in place that authorizes the Chairman to sign contracts. Mr. Williams stated that there was an Authorization for Work that was originally signed off on by the Chairman until it was realized that it was over the \$50,000 threshold. A copy has been distributed to the Board. It is for Phase I redesign for \$59,000. The document has been signed by the Chairman and the Board is being asked for approval. Mr. Williams asked if there were any questions or discussion. There was none.

On a MOTION by Mr. Dady, seconded by Mr. Sewell, with all in favor, the Board approved the \$59,000 lump sum for Heidt & Associates for Phase I redesign for Harbor Bay Community Development District.

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Mr. Dady stated that he had some small construction design issues that may need requisitions. He gave Mr. Williams a Basham Design Group invoice that needs to be processed. Mr. Williams stated that it will be Requisition #35 and will be processed normally. He asked the Board for approval.

On a MOTION by Mr. Sewell, seconded by Mr. Dady, with all in favor, the Board approved Construction Requisition #35 (pending District Engineer certification) for Harbor Bay Community Development District.

Mr. Dady stated that he has Basham Design Group paperwork for future design work for main entrances, gate houses, landscape, etc. It also includes a separate proposal for the architectural design of the Amenity Center. Mr. Johnson stated the amount is over the bid threshold for engineering design services. Mr. Dady stated that the proposal is for individual items that are less than the threshold. Mr. Johnson stated that it can be presented and approved today, either on an individual project basis or a subcontract with Heidt & Associates and direct District Staff to work out the details.

On a MOTION by Mr. Dady, seconded by Mr. Sewell, with all in favor, the Board approved submittal of the Basham Design Group proposal to Heidt & Associates for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that he had been called by the Hillsborough County Attorney's office recently and they have been directed by the County Commission to set up a meeting with their local legislative delegation to discuss Chapter 190 issues. He will keep the Board informed.

B. District Engineer

No further report.

C. District Manager

Mr. Williams stated that the current financial statements are being distributed under separate cover. The current Investment Management Report is located behind tab 4. A copy of the amended budget for fiscal year 2000/2001 has also been distributed to the Board. This reflects the addition of the debt service fund capitalized interest and the capital projects fund, which were not originally budgeted for. This is done in conjunction with the audit each year and the requirement by the Auditor General's Office that Districts balance their budget at the end of each fiscal year. Mr. Williams asked the Board if there were any questions. Hearing and see none, he asked for a motion to approve.

On a MOTION by Mr. Sewell, seconded by Ms. Jacobs, with all in favor, the Board approved the fiscal year 2000/2001 amended budget 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 was no audience in attendance other than those noted at the beginning of the meeting. There were no comments. 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 scheduled for discussion and asked for a motion to adjourn.

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



Pete Williams
District Manager



Brian Sewell
Chairman