

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, October 22, 2015 at 6:00 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
Ned Carr	Board Supervisor, Assistant Secretary
Joe McNeil	Board Supervisor, Assistant Secretary
Kathy Dukes	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Raul Anaya	Club Director, Rizzetta Amenities
Mindy Anderson	Club Manager, WTS
Ashley Adkins	Activities Director, WTS

Audience members

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Huber called the meeting to order and performed roll call confirming that a quorum was present.

All those present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Curley requested that key components of the RFP for the Seawall get posted to the website. He inquired about the kitchen remodel and the slide costs and asked that this topic be brought up for further discussion.

Mr. Jones inquired about Seawall conjecture versus facts.

Mr. Lockom had a concern about communication. Specifically, he wanted to know why it took District Manager Huber 17 days and 3 requests to receive the break down for how much money was approved for the Seawall repairs at the Emergency Meeting

Mr. Maurer inquired about the seawall strategy.

49 Ms. Rizzo commented on the Seawall and how it is impacting her property.

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51 **THIRD ORDER OF BUSINESS**

Discussion of Basketball Vendor

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53 Mr. Huber presented proposals from Welch Tennis Courts and TCM for the Board to
54 review. He noted that Welch Tennis Court's proposal totaled \$51,900 for the courts and \$26,700 for
55 the lighting (35 % deposit required). TCM's proposal totaled \$35,360 for the courts and \$16,657 for
56 the lighting (45 % deposit required). The Board opted to go with TCM's proposal as the vendor is
57 willing to waive the deposit. TCM will commence work on December 15, 2015 but will stop for the
58 holidays and resume in January 2016.

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60 **FOURTH ORDER OF BUSINESS**

Update Regarding Traffic Study

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62 Mr. Earlywine gave a brief update; however, this issue will be discussed further at the
63 November CDD meeting. The discussion of the crosswalk will be included along with a
64 presentation.

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66 **FIFTH ORDER OF BUSINESS**

**Update regarding Master Retaining Wall
Project**

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69 **1. Discussion Regarding Utilities Connections**

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71 Mr. Collins provided an update on the retaining wall. He discussed email blasts and getting
72 the residents updates sooner, rather than later.

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74 Mr. Earlywine provided an update on reconnecting utilities for those on the docks. It is
75 recommended that residents hire their own licensed contractors and use the conduit.

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On a Motion by Mr. Collins, seconded by Ms. Dukes, with all in favor, the Board of Supervisors ratified the issuance of letters to authorize staff to move forward with the Hawkins proposal to complete the lots that have responded and agreed to the terms of the agreement to do the work themselves for Harbor Bay Community Development District.

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78 **2. Discussion Regarding Upland Repairs**

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80 Mr. Earlywine updated the Board on two separate lots that have asked to have their upland
81 walls inspected. One of the properties is not considered critical and therefore no work will be done
82 at this time. The other lot was inspected by Langan Engineering and is in emergency condition.
83 Langan Engineering recommended that something be done. Mr. Earlywine requested authorization
84 to pull the wall down and grade it sufficiently to stabilize this lot, at a not to exceed amount of
85 \$15,000. Proposals are still being gathered for consideration. Mr. McNeil suggested getting a letter
86 from Langan Engineering that certifies the Seawall repairs that were done under "emergency repair"
87 were, in fact, emergency issues.

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89 Mr. Curley suggested that a set of criteria be established to help determine when upland
90 repairs are necessary.

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On a Motion by Mr. Cribbs, seconded by Mr. McNeil, with all in favor, the Board of Supervisors authorized the Chairman to execute a proposal for a not to exceed amount of \$15,000 as well as obtaining a letter from Langan for Harbor Bay Community Development District.

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3. Consideration of ACE Industries Revised Invoice

Mr. Huber presented the ACE invoice for the boat lift (\$7,643.23). It was noted that the boat lift is now up to standard and that the Board will no longer use ACE for future repairs. Preventative Maintenance will be done bi-annually by vendor FHS. Mr. Earlywine explained the insurance liability for future vendors.

On a Motion by Mr. McNeil, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the ACE Invoice for \$7,643.23 for Harbor Bay Community Development District.

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4. Michele Herndon Realtor Request

Mr. Huber presented the email from Ms. Herndon which was originally sent on October 23, 2014. She inquired about the amount of signs allowed to advertise an open house. The Board will implement a Realtor Policy to be posted to the website stating that there is a maximum of two signs allowed to advertise. One will be posted at the kiosk at the Tennis Center and the other sign will indicate the location of the property.

On a Motion by Ms. Dukes, seconded by Mr. McNeil, with all in favor, the Board of Supervisors approved a Real Estate Agent Policy that will allow a maximum of two signs for advertising an open house for Harbor Bay Community Development District.

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SIXTH ORDER OF BUSINESS

Consent Administration Agenda Items/Business

- A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 15, 2015
- B. Consideration of Operation and Maintenance Expenditures for September 2015 (\$186,958.29)
- C. Consideration of Operation and Maintenance Expenditures for September 2015- Mira Bay Amenity Center (\$68,158.22)
- D. Presentation of Seawall Repair Project Requisitions #1-8, #4, #5, #9, #10

On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board approved items B-D as presented for Harbor Bay Community Development District.

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Consent Agenda Item A was suspended until the next regular Board Meeting.

127 SEVENTH ORDER OF BUSINESS

Staff Reports

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129 Club Manager

130 Report provided during the Consent Agenda

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132 Club Director

133 Report provided during the Consent Agenda

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135 EIGHTH ORDER OF BUSINESS

Staff Reports

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137 District Manager

138 Mr. Huber noted that the next regular meeting would be held on Thursday, November 19,
139 2015. He provided brief updates on the current projects list. Mr. Collins is obtaining
140 proposals for the PA system. Mr. Scarola is checking on pool leak detectors. Mr. Anaya is
141 obtaining Decorating Consultant proposals. Ms. Anderson is gathering proposals for the
142 strength training equipment.

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144 NINTH ORDER OF BUSINESS

Supervisors Requests

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146 Mr. McNeil requested a public workshop for the Seawall. He stated that he has received
147 complaints regarding the Bay Estates gates. The residents would like the gates to remain open
148 Monday through Friday from 7:00 am until 6:00 pm and to remain closed on the weekends. Mr.
149 Anaya will contact Gate Pros to change the gate timer.

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151 TENTH ORDER OF BUSINESS

Audience Comments

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153 Mr. Jones inquired about the \$25 cost associated with a public records request (on disc).
154 He wanted to ensure the Board was aware of the cost and inquired if \$25 was the true cost of the
155 discs.

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157 Mr. Stevens is a new resident at Admiral's Pointe and wanted to know when the
158 amenities will open.

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160 Mr. Curley requested more of a discussion on the scope for workshop protocol and
161 requested more supervisor input.

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163 Mr. Maurer commented on the trimmed hedges at the entrance and wanted to thank Mr.
164 Anaya.

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166 Ms. Brenda inquired about the repairs at the gate house. She mentioned that the traffic on
167 Isle Bay is difficult to navigate and asked if residents could park at the playground. She also
168 inquired about FHP placement and about the wall behind Admiral's Pointe.

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170 Mr. Lockom had additional questions regarding the cost of the seawall.

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172 Mr. Sanborn inquired if Admiral Pointe's turnover is part of a bigger negotiation with
173 Newland Communities.

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175 Mr. Stumpf commented on Tract 101 (Isle Bay) and commented that the restrictors still
176 need to be trimmed by Newland Communities and that this parcel shouldn't be accepted by the
177 CDD until it has been performed.

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179 Mr. McNeil requested another demand letter be sent to Newland Communities regarding
180 outstanding items before any transfer of property occurs.

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182 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Collins, seconded by Mr. Cribbs, with all in favor, the Board adjourned the meeting at 9:07 p.m. for Harbor Bay Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman