

**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 23, 2014 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:

Julie Guill	<b>Board Supervisor, Chairman</b>
Bob Collins	<b>Board Supervisor, Vice Chairman</b>
Paul Stumpf	<b>Board Supervisor, Assistant Secretary</b>
Bob Cribbs	<b>Board Supervisor, Assistant Secretary</b>
Kathryn Dukes	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bryan Rizzetta	<b>Associate DM, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola Associates</b>
Kristy Owens	<b>District Coordinator</b>
Mindy Anderson	<b>Clubhouse Manager</b>
Ashley Adkins	<b>WTS</b>

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 commented about the O&M debt service for the commercial parcel; asked the board to provide updates to the community regarding items on the reserve study; legal costs and procedures and the RFP process.

47 **THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

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Club Manager

Ms. Anderson provided an update on recent activities and the financials to the Board. A discussion ensued.

Ms. Adkins provided an update of current events and activities.

District Coordinator

Ms. Owens provided an update on current maintenance items to the Board.

Mr. Rizzetta provided an update on gate strikes.

60 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes from the Board of Supervisors' Special Meeting held on September 15, 2014**

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Mr. Huber presented the minutes and asked if there were any additions, deletions or corrections to the minutes as presented. A change was made to the motion box regarding the Newland Photo shoot.

On a Motion by Ms. Guill, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors' special meeting held on September 15, 2014 as amended for Harbor Bay Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes from the Board of Supervisors' Regular Meeting held on September 25, 2014**

Mr. Huber presented the minutes and asked if there were any additions, deletions or corrections to the minutes as presented. Mr. Stumpf requested his discussion under supervisor comments regarding the budget be added to the minutes. This item was tabled until the November 20, 2014.

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**SIXTH ORDER OF BUSINESS**

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

Mr. Huber presented the expenditures to the Board for consideration.

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On a Motion by Mr. Cribbs seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of September 1-30, 2014 (\$225,289.00) for Harbor Bay Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for September 2014 – Mira Bay Amenity Center**

Mr. Huber presented the expenditures to the Board for consideration.

On a Motion by Ms. Stumpf, seconded by Ms. Guill, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of September 1-30, 2014 (\$57,152.87) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Appointment of EAC Committee Members *(under separate cover)***

This item was tabled until the November 20, 2014 meeting.

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**NINTH ORDER OF BUSINESS**

**Consideration of Ballenger's Central Control Monitoring & Reporting Proposal**

Mr. Huber presented the Ballenger proposal to the Board.

On a Motion by Ms. Dukes, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Ballenger Central Control Monitoring & Reporting proposal for Harbor Bay Community Development District.

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**TENTH ORDER OF BUSINESS**

**Discussion of Report of Subsurface Exploration & Geotechnical Evaluation Services for Basketball & Tennis Courts**

Mr. Huber presented a geotechnical report to the Board on the Basketball & Tennis Courts. A brief discussion ensued. Proposals will be obtained based on the report provided.

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of FHP New OD Employer Form 2013 *(under separate cover)***

Mr. Earlywine reviewed with the Board the FHP New OD Employee Form 2013. A discussion ensued.

On a Motion by Ms. Dukes, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved to move forward with the FHP Agreement excluding insurance at this time and allow staff to set the number of hours with a not to exceed the annual budget amount for Harbor Bay Community Development District.

120 **TWELFTH ORDER OF BUSINESS** **Consideration of Donation Agreement**  
121 *(under separate cover)*  
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123 Mr. Earlywine reviewed the Donation Agreement with the Board. A discussion ensued.  
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125 *Mr. Cribbs left the meeting at 7:07 p.m.*

126 *Mr. Cribbs returned to the meeting at 7:10 p.m.*  
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On a Motion by Mr. Collins, seconded by Ms. Guill, with four in favor, and one Mr. Stumpf opposed, the Board of Supervisors approved the Donation Agreement for Harbor Bay Community Development District.

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129 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2015-01;**  
130 **Amending Legal Defense of EAC** *(under*  
131 *separate cover)*  
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133 This item was tabled until the November 20, 2014 meeting.  
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135 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**  
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137 District Counsel

138 No report.  
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140 District Engineer

141 Mr. Scarola stated the filters in the ponds need to be replaced.  
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143 District Manager

144 Mr. Huber noted the next regular meeting will be on November 20, 2014 at 5:30 p.m. at the  
145 MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.  
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147 **FIFTEENTH ORDER OF BUSINESS** **Supervisors Requests**  
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149 Mr. Stumpf requested the developer clean up the tree's along the Islebay canal.  
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151 **SIXTEENTH ORDER OF BUSINESS** **Audience Comments**  
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153 An audience member who is a realtor inquired about a process for open houses and gate  
154 access and presented to the Board sample signs to be used for open houses. The signs would go up  
155 30 minutes prior to the open house and come down 30 minutes after the open house. A discussion  
156 ensued. The Board requested staff to make a recommendation of a potential process for the Board  
157 to consider.  
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159 An audience member commented about Halloween safety on Islebay Drive; strongly  
160 supports a police presence in the community and provided feedback on the seawall timeframe. Mr.  
161 Earlywine provided information on the seawall contracts and permitting process. A discussion  
162 ensued.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

October 23, 2014 - Minutes of Meeting

Page 5

163 An audience member commented about the speeding issue in the community and stated  
164 residents are in favor of speed bumps.


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166 Mr. Collins thanked Ms. Guill for her four years of service to the Board and the community.  
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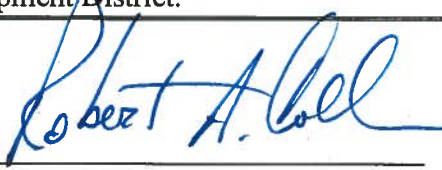
168 Mr. Cribbs thanked Mr. Stumpf for his four years of service to the Board and the  
169 community.  
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On a Motion by Mr. Collins, seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved to keep the gates closed on Halloween, October 31, 2014 (with off-duty police officers to help facilitate traffic) for Harbor Bay Community Development District.

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172 **SEVENTEENTH ORDER OF BUSINESS**      **Adjournment**  
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On a Motion by Ms. Guill, seconded by Mr. Collins, with all in favor, the Board adjourned the meeting at 8:13 p.m. for Harbor Bay Community Development District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman