

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, November 19, 2015 at 6:01 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 <i>(via phone)</i>
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
Randy Coen	Traffic Study

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. Lockom inquired about the working group.

Mr. Curley offered various suggestions regarding agenda topics.

Mr. Maurer requested that the plans (once completed) for the long term monitoring and maintenance of the Seawall be discussed at the upcoming workshop.

49 Mr. Peterson inquired about posting all communication from the Board as well as Seawall
50 issues to the CDD website, stating that more information should be available to the residents.

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52 Mr. Shreve expressed how happy he was to see that the Tennis Courts resurfacing is on the
53 agenda.

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55 Mr. Lampman commented on the Tennis Court resurfacing on the agenda.

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57 Ms. Pelot is in favor of having clay tennis courts.

58
59 Ms. Henrix is in favor of the clay tennis courts.

60
61 Mr. Frapier commented on the amenities at Admiral's Pointe and inquired about when
62 minor's can obtain access cards. He also made a comment regarding the Seawall, stating it needs to
63 be completed soon.

64
65 **THIRD ORDER OF BUSINESS** **Presentation Regarding Traffic Study &**
66 **Related Items**

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68 Mr. Coen gave a Traffic Study presentation which indicated the traffic patterns for certain
69 times and locations. Should the Board hire law enforcement in the future, this study will aid in
70 slowing drivers down. Mr. Coen recommended getting the School Board involved with the
71 crosswalk project.

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73 **FOURTH ORDER OF BUSINESS** **Update Regarding Traffic Study**

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75 Mr. Earlywine provided a brief update; however, this issue will be discussed further at the
76 November CDD meeting. The discussion of the crosswalk will be included along with a
77 presentation.

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On a Motion by Ms. Dukes, seconded by Mr. McNeil, with all in favor, the Board of Supervisors authorized the crosswalk and signage at a not to exceed amount of \$45,000.00 for Harbor Bay Community Development District.

On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board of Supervisors authorized staff and Mr. Coen to move forward with the Traffic Agreement for Harbor Bay Community Development District.

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On a Motion by Mr. McNeil, seconded by Ms. Dukes, with all in favor, the Board of Supervisors authorized a rulemaking process to rescind prior Resolution 2007-08 for Harbor Bay Community Development District.

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87 **FIFTH ORDER OF BUSINESS** **Update regarding Emergency and Master**
88 **Projects**

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90 **1. Discussion Regarding Special Meeting/Workshop**
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92 Mr. Collins provided an update on some of the projects that are ongoing, noting that the
93 skimmer is finished, Isle Bay is on schedule and SeaGrass is progressing nicely.
94

95 Mr. Collins updated the Board on the Seawall. He stated that Mirabay has three sections
96 which include the Eastern, Middle and Western zones. The Northern zone, also referred to as Pocket
97 101, belongs to Newland Communities. The section of the Seawall that faces Isle Bay has 2 types of
98 conditions. The part that has been damaged by trees will require Option #3. A massive part of the
99 Seawall is in good shape. An extensive repair to Pocket 101 will be re-walled.

100
101 The Seawall workshop will take place on Monday December 14, 2015 at 6:00 p.m.
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On a Motion by Mr. Collins, seconded by Ms. Dukes, with all in favor, the Board of Supervisors authorized District Staff to proceed with the advertisement for the Seawall Workshop which will be held on Monday December 14, 2015 at 6:00 p.m. for Harbor Bay Community Development District.

103
104 **2. Proposal for Additional Legal Services**
105

106 Mr. Earlywine presented an update and explanation of the Brian Bolves proposal.
107

On a Motion by Mr. Carr, seconded by Ms. Dukes, with Mr. McNeil opposed, the Board of Supervisors? for Harbor Bay Community Development District.

108
109 **3. Consideration of Right of Entry Agreement**
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111 This item was tabled.
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113 **SIXTH ORDER OF BUSINESS** **Consideration of Conveyance of Admiral's**
114 **Pointe Improvements**

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116 Mr. Earlywine and Mr. Collins presented updates to the Board, noting that the signs on the
117 roadways are missing and the Brazilian Pepper Trees still need to be removed. The landscaper
118 proposal was also discussed.
119

On a Motion by Ms. Dukes, seconded by Mr. McNeil, with all in favor, the Board of Supervisors conditionally accepted Admiral Pointe's amenities and included that a third party landscaper and biologist inspect the areas discussed for Harbor Bay Community Development District.

120
121 *Recess taken at 9:11 p.m.*

122 *Resumed at 9:22 p.m.*
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124 SEVENTH ORDER OF BUSINESS

Consideration of Tennis Courts

Resurfacing

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127 Ms. Dukes presented the proposals to the Board. A discussion ensued regarding the
128 difference between an asphalt overlay versus HarTru (clay) courts. Clay courts would be beneficial
129 to the Tennis Club.

130

On a Motion by Ms. Dukes, seconded by Mr. Carr, with all in favor, the Board of Supervisors accepted the Welch Tennis Court Proposal for \$211,160.00 Harbor Bay Community Development District.

131

132 EIGHTH ORDER OF BUSINESS

Consent Agenda Items/Business

Administration

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- 135 A. Consideration of the Minutes of the Board of Supervisors’
- 136 Regular Meetings held on September 24 & October 22, 2015
- 137 B. Consideration of Operation and Maintenance
- 138 Expenditures for October 2015 (\$243,733.34)
- 139 C. Consideration of Operation and Maintenance
- 140 Expenditures for September 2015- Mira Bay Amenity Center
- 141 (\$68,334.63)
- 142

On a Motion by Mr. McNeil, seconded by Mr. Collins, with all in favor, the Board approved items A as amended for Harbor Bay Community Development District.

143

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

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145 Consent Agenda Item A was amended to reflect Mr. Curley and Mr. Lockom’s comments.

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147 NINTH ORDER OF BUSINESS

Staff Reports

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149 Club Manager

150 Report provided during the Consent Agenda.

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152 Club Director

153 Report provided during the Consent Agenda.

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155 District Counsel

156 No report.

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158 District Engineer

159 No report.

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164 **TENTH ORDER OF BUSINESS** **Staff Reports**

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166 **District Manager**
167 Mr. Huber noted that the next regular meeting would be held on Thursday, December 17,
168 2015.

170 **ELEVENTH ORDER OF BUSINESS** **Supervisors Requests**

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172 There were no Supervisor requests.

174 **TWELFTH ORDER OF BUSINESS** **Audience Comments**

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176 Mr. Curley directed a legal question to Mr. Bolves: Will Mr. Bolves give a fixed price
177 and will he be identifying each case while supporting his position. Mr. Earlywine noted that this
178 is not for public information as of yet.

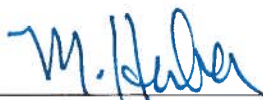
179
180 Mr. Lockom inquired about the status of the RFP. Mr. Earlywine stated that Langan's
181 plan will be brought back for discussion.

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183 Mr. Wyck noted that he previously requested that the digital audio files be available to
184 residents that cannot attend the meetings. He'd like a committee of residents that have a
185 background in different technologies to advise the Board as it relates to recording events.

187 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board adjourned the meeting at 10:07 p.m. for Harbor Bay Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman