

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 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 **Tuesday, February 15, 2005 at 9:00 a.m.** at the Mirabay Welcome Center, located at 205 Manns Harbor Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Don Whyte	Board Supervisor, Chairman
Chris Coughlin	Board Supervisor, Vice Chairman
Brenda Kunkel	Board Supervisor, Assistant Secretary
Suzanne Soto	Board Supervisor, Assistant Secretary
Lisa Wren	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Bricklemyer Smolker & Bolves, P.A. (joined meeting in progress)
Jamie Scarola	District Engineer, Scarola Associates Engineering Design and Land Consultants, P.A.
Al Getz	Green Acres Property Management
Erika Werkheiser	Mira Bay Club Manager

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on January 18, 2005

<p>On MOTION by Mr. Whyte, seconded by Mr. Coughlin with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on January 18, 2005 for Harbor Bay Community Development District.</p>

THIRD ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for February**

On MOTION by Ms. Kunkel, seconded by Ms. Wren with all in favor, the Board approved the Operations and Maintenance Expenditures for February (which included bills for October, November and December) for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2002
Construction Requisitions #311-#314**

On MOTION by Mr. Whyte, seconded by Ms. Soto, with all in favor, the Board approved the Series 2002 Construction Requisitions #311-#314 (funded by the Developer, as the construction fund has been depleted) for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Mr. Scarola provided an update on the wall repairs, stating that it was progressing rapidly and efficiently.
- C. District Manager
No report.
- D. Property Manager
Mr. Getz stated that uniforms have been ordered for the guards, and a canopy will be installed at the gate. Discussion ensued regarding the presence of trash in the canal and lagoon from construction employees.
- E. Club Manager
Ms. Werkheiser provided a brief report regarding the opening of the café. She stated that there will be a dessert tasting event on the February 18th, and a sandwich tasting event on February 19th which is also the grand opening of the Café.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

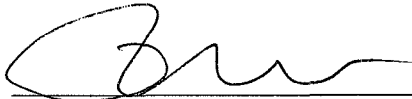
Mr. Williams stated that the next item on the agenda was Supervisor requests and audience comments. He stated that there was public audience members in attendance. Mr. Williams asked if there were any comments or questions. There were none. Mr. Williams asked if there were any Supervisor requests. There were none.

SEVENTH ORDER OF BUSINESS

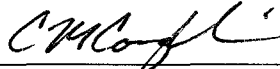
Adjournment

Mr. Williams stated that there were no further agenda items to come before the Board and asked for a motion to adjourn. The meeting was adjourned at 9:18 a.m.

On MOTION by Mr. Whyte, seconded by Mr. Coughlin with all in favor, the Board adjourned the meeting for Harbor Bay Community Development District.



Pete Williams
Secretary



~~Don Whyte~~ CHRIS COUGHLIN
VICE-Chairman