

MINUTES OF MEETING

**HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Harbor Bay Community Development District Board of Supervisors was held **Tuesday, February 20, 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:

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

Also present were:

Pete Williams	District Manager
Jamie Scarola	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 January 16, 2001**

Mr. Williams stated that the first item of business is the consideration of the minutes of the Board of Supervisors' meeting on January 16, 2001 (located behind tab 1 in the agenda package). He asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he 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 January 16, 2001 for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Funding Request 01-05

Mr. Williams stated that the next order of business is the consideration of Funding Request 01-05, located behind tab 2 in the agenda package. The funding request consists of the standard District Engineer and District Management fees. Mr. Williams asked the Board if they had any questions regarding the funding request. Hearing and seeing none, he asked for a motion to approve.

On a MOTION by Mr. Price, seconded by Mr. Sewell, with all in favor, the Board approved Funding Request 01-05 for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Construction Matters

Mr. Williams stated that the next item for discussion is the consideration of construction matters. He asked the Board if anyone would like to make an update. Mr. Johnson stated that they are in the process of reexamining the bid package and expect to proceed with procurement of a contractor for the first phase of construction shortly. Mr. Scarola stated that the current schedule is as follows: February 21 submit final plan revisions to interested parties reviewing the plans, February 28 the final changes will be made to the plans, and then the public notice for the bid for mass grading and seawall/boatlift structure construction on March 5. Mr. Johnson stated that he was reviewing the bid book and he will have comments to Mr. Scarola today. Mr. Scarola stated that he would run the ad in The Tampa Tribune in cooperation with Mr. Johnson's review.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson stated that the financing matters are being worked on. The Funding Agreements between the District and Terrabrook are in place that provide funding for the financing effort as well as for any costs that are incurred in the construction process. The goal is to have bonds closed by the time that there would be a draw request from the contractor. The financing team will be meeting later today. A question was asked if there was a cycle time for this process. Mr. Johnson stated that the "rule of thumb" was approximately 60-90 days. Another question was asked about the construction schedule. Mr. Scarola answered that the bid books state that construction couldn't start until the Army Corps of Engineers' permit is issued.

Mr. Johnson further stated that he would like the Board to consider authorizing a public hearing on the Uniform Rules of Procedure for the April meeting.

On a MOTION by Mr. Sewell, seconded by Ms. Jones, with all in favor, the Board authorized a public hearing on the rules of procedure for the April 17, 2001 Board of Supervisors' meeting for Harbor Bay Community Development District.

Mr. Johnson also stated that there had been issues on taxation on an ad valorem basis of local government facilities, specifically CDD's and other special districts. There are some counties where appraisers have taken the position that the exemptions in the Statutes are unconstitutional and have refused to grant them. There is some legislation pending and Mr. Johnson will continue to monitor the situation. A brief discussion ensued.

B. District Engineer

Mr. Scarola asked if there had been a need for an updated Engineer's Report. Mr. Johnson answered that not at the current time, but that there will be a need in conjunction with the bond issue.

C. District Manager

Mr. Williams stated that the current financial statements were located behind tab 3 in the agenda package. Mr. Williams asked Mr. Johnson if he felt the Board would be preparing to do preliminaries at the March meeting. Mr. Johnson stated that it was possible and that would be the schedule that needs to be followed if the District wants to close on a bond issuance in May.

SIXTH 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. He 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 scheduled for discussion and asked for a motion to adjourn.

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



Pete Williams
District Manager



Brian Sewell
Chairman