
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 **Tuesday, February 20, 2007 at 9:00 a.m.**, at the Mira Bay Clubhouse (Lagoon Room), located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.

Present and constituting a quorum were:

Chris Coughlin	Board Supervisor, Chairman
Lisa Wrenn	Board Supervisor, Assistant Secretary
Laura Ackerman	Board Supervisor, Assistant Secretary

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Bricklemyer, Smolker & Bolves, P.A.
Jamie Scarola	District Engineer, Scarola & Associates
Aida Johnson	Clubhouse Manager
Tracey Lose	Representative, Homeowner's Association
Debbi Capelli	Representative, Homeowner's Association

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wells called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on December 19, 2006**

Ms. Wells stated that the next order of business was the consideration of the minutes of the Board of Supervisors' meeting held on December 19, 2006. She asked if there were any additions, deletions or corrections.

(Mr. Craine joined the meeting in progress.)

Mr. Scarola stated a correction was necessary under the sixth order of business, it should read that he is working with SWFWMD to perform the certification as the missing swales are installed. Ms. Wells stated that she would correct the minutes, as requested. She asked for a motion to approve the minutes as corrected.

On a Motion by Mr. Coughlin, seconded by Ms. Wrenn, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 19, 2006 (as amended) for the Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
and February 2007**

Ms. Wells stated that the next order of business was the consideration of operation and maintenance expenditures for January and February 2007.

Ms. Wells stated the expenditures for January 2007 cover the period of December 1 – 31st, and totaled \$1,066,319.32. She stated this included a transfer of \$700,000 into an SBA, an interest bearing account. She stated that the expenditures for February 2007 covered the period of January 1st – 31st, and totaled \$629,724.25. Ms. Wells stated that this included a transfer of \$400,000 into the SBA account. Ms. Wells asked if there were any questions. There were none. She asked for a motion to approve.

On a Motion by Mr. Coughlin, seconded by Ms. Ackerman, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2007 (\$1,066,319.32) and February 2007 (\$629,742.25), for the Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2002 Construction
Requisitions #434 through #441**

Ms. Wells stated that the next order of business was the consideration of the Series 2002 Construction Requisitions #434 through #441. She asked if there were any questions. Mr. Scarola stated that on Requisition #436, Hecker was misspelled. She asked if there were any further questions or corrections. There were none.

On a Motion by Mr. Coughlin, seconded by Ms. Wrenn, with all in favor, the Board approved the Series 2002 Construction Requisition #434 through #441, for the Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer

Mr. Scarola stated that about 4500 linear feet of the whaler installation had been completed. He stated that during the installation of the whaler, it was found that approximately 1000 linear feet of additional whaler was needed that had not been previously authorized. He requested authorization for the additional 1000 linear feet. Mr. Coughlin stated that as he recalled the whaler installation is a capital improvement.

On a Motion by Mr. Coughlin, seconded by Ms. Ackerman, with all in favor, the Board approved the authorization for the whaler installation of an additional 1000 linear feet, for the Harbor Bay Community Development District.

C. Clubhouse Manager

Ms. Johnson stated that a new Activities Director would begin employment March 1st. She also stated that the Galley Café was now operational.

D. HOA Manager

Ms. Lose stated that the motor in the South Fountain has been pulled to be rebuilt, but that the completion date has not yet been received. She stated that they had received approval for two (2) gates on the back side of the Tennis Courts, and that the installation of a photo timer had been approved and is being scheduled. Ms. Lose stated that lights have also been approved for the basketball court and controls for the lights are being placed at the Gatehouse #1.

E. District Manager

Ms. Wells stated that the Board needed to consider placing a minimum age requirement for youth without adult supervision in both the pool and fitness center. A discussion ensued.

On a Motion by Mr. Coughlin, seconded by Ms. Wrenn, with all in favor, the Board approved setting a minimum age of 15 years of age without adult supervision and requiring youth under 15 years of age be under the supervision of an adult 18 years of age or older when utilizing the fitness center and pool facilities, for the Harbor Bay Community Development District.

Mr. Coughlin stated that for the next thirty (30) days, notes should be taken regarding resident concerns and complaints and the information brought before the Board to re-address.

Ms. Wells stated the next item was the discussion on removing off-duty land deputy officers (not marine). She stated that there was a thirty (30) day notice requirement should the Board decide to remove the off-duty officers.

On a Motion by Mr. Coughlin, seconded by Ms. Ackerman, with all in favor, the Board approved issuing Hillsborough County Sheriffs' Department a thirty (30) day notice for the discontinuing of the land patrol off-duty officers, for the Harbor Bay Community Development District.

Ms. Wells stated that the next item on the agenda was the discussion of the Galley Cafe.

Mr. Coughlin stated that the lease negotiations had not been completed with Café Dennally, who decided that it was not profitable for them enter into an agreement. He stated that the Board had not budgeted for the Galley Café for the year and that it was necessary for the Board to decide whether or not to fund the café for the remainder of the year. A discussion ensued.

On a Motion by Mr. Coughlin, seconded by Ms. Wrenn, with all in favor, the Board approved funding the operation of the Galley Café for a period of 60 days, with operating hours of Saturday and Sunday 11:00 a.m. until 6:00 p.m., Tuesday through Friday, 7:00 a.m. until 2:00 p.m., Thursday, 5:00 p.m. until 8:00 p.m., Friday, 5:00 p.m. until 9:00 p.m. and closed on Mondays, after which the Club Manager is to report to the Board on the profitability of continued funding of the cafe, for the Harbor Bay Development District.

Ms. Wells stated that the next regularly scheduled meeting is Tuesday, March 20, 2007 at 9:00 a.m.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Wells stated that the next order of business was the Supervisor requests and audience comments. She asked if there were any Audience comments at this time.

A resident stated that a letter had been sent out by the HOA, requesting information from the residents regarding enforcement of the rules of the covenant and whether or not they were in agreement with the proposed Bond schedule. He stated that he had not yet received many responses, but was hoping to get a suggestion on the table that the HOA will provide the enforcement they are seeking. Mr. Coughlin stated that the HOA needed to review and discuss the available information and that he would discuss the issue with the HOA Chairman.

A resident asked the Board to consider making a recommendation for improvements on Bay Fair Boulevard. The Engineer replied that there are regulations that the Developer needs to enforce with the Builders that are creating the problems. He stated that if there was no resolution, the next step would be to look at other agencies to enforce. A discussion ensued.

A resident stated that he had received a bill from Rizzetta & Company, for old club charges and that when he spoke to a Rizzetta representative he was told there was a large outstanding balance of similar charges by other residents. He asked if anything was being done to collect these charges. A brief discussion ensued. Ms. Wells stated that she would look into the issue.

Ms. Wells asked if there were any Supervisor Requests. There were none.

SEVENTH ORDER OF BUSINESS

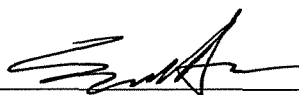
Adjournment

Ms. Wells stated that there were no further agenda items to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Coughlin, seconded by Ms. Ackerman, with all in favor, the Board adjourned the meeting at 10:15 a.m. for the Harbor Bay Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman