

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, February 28, 2013 at 5:31 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Rip Ripley	Board Supervisor, Chairman
Bob Collins	Board Supervisor, Assistant Secretary <i>(via phone)</i>
Paul Stumpf	Board Supervisor, Assistant Secretary
Bob Cribbs	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Janis Dowell	Senior Accountant, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Kristy Owens	District Coordinator
Mindy Anderson	Club Manager
Alex Murphy	Assistant Club Manager
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 on Agenda Items

An Audience member commented on the Seacrest HOA litigation and the KnowMirabay eblast sent out concerning the Seacrest HOA litigation.

THIRD ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors' Regular Meeting held on January 24, 2013

On a Motion by Mr. Stumpf, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors' regular meeting held on January 24, 2013 for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January
2013**

Mr. Huber presented the expenditures to the Board for consideration. A brief discussion ensued.

On a Motion by Mr. Ripley, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of January 1-31, 2013 (\$329,734.75) as amended for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for January
2013 – Mira Bay Amenity Center**

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

On a Motion by Mr. Collins, seconded by Mr. Ripley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of January 1-31, 2013 (\$54,465.49) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Review of the District's Financial Forecast
(under separate cover)**

Mr. Huber reviewed the financial forecast for the Board. The Board suggested that historical data be used to project expenditures instead of averages.

SEVENTH ORDER OF BUSINESS

Update on Painting and Gutters

Ms. Owens stated that the painting of the building started on Monday. Mr. Huber noted that the gutters would be torn down by the painting company.

EIGHTH ORDER OF BUSINESS

Security Update

Mr. Huber stated that he has met with Mr. Ripley and Ms. Owens regarding security issues throughout the community and hopes to have a security proposal to present at the March 28, 2013 Board of Supervisors' meeting.

NINTH ORDER OF BUSINESS

**Discussion Regarding Communication on
Legal Matters**

Mr. Huber stated that per the Board's direction, all litigation inquiries are to be sent to the office of the District Manager. He noted that certain responses may not be pleasing to everyone as all responses given will be in the best interest of protecting any confidential.

Mr. Cribbs requested that Mr. Earlywine provide a monthly legal summary to the Board.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine updated the Board on the Seawall litigation. He stated that a case management conference has been set for March 18, 2013.
- B. District Engineer
Not present.
- C. Club Manager – Mindy Anderson
Ms. Anderson and Ms. Murphy reviewed the 2012 Annual Highlights and Summary for the Board. Mr. Ripley suggested that residents visit the website regularly to stay informed on all upcoming events.
- D. District Coordinator- Kristy Owens
Ms. Owens stated that the waterslide has been repaired.
- E. District Manager
Mr. Huber stated that the next regular meeting of the Board of Supervisors will be held on March 28, 2013, at 5:30 p.m. at the MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Mr. Huber noted the Natural Areas Policy that was distributed to the Board.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

Audience Comments

An Audience member suggested that residents should not have to pay to block international calls. He inquired about the content being posted on the KnowMiraBay website and where the information is coming from.

An Audience member suggested that an aeration system be purchased in an effort to prevent algae blooms from populating the ponds. He applauded WTS International for a job well done.

Several Audience members commented on the SeaCrest HOA litigation.

An Audience member commended WTS International for their work and for reducing costs and increasing benefits for the community.

An Audience member congratulated WTS International on a job well done. He stated that when a question is raised regarding a specific document such as the KnowMiraBay email,

the Board should address it directly.

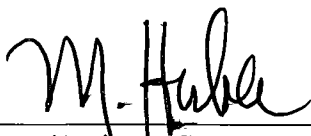
Supervisor Requests

There were no Supervisor requests.


TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Stumpf, seconded by Mr. Collins, with all in favor, the Board adjourned the meeting at 6:37 p.m. for Harbor Bay Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman