

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, April 23, 2015 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:

Bob Collins	Board Supervisor, Chairman
Bob Cribbs	Board Supervisor, Vice Chairman
Kathryn Dukes	Board Supervisor, Assistant Secretary
Ned Carr	Board Supervisor, Assistant Secretary
Joe McNeil	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Jamie Scarola	District Engineer, Scarola Associates
Raul Anaya	Club Director
Ashley Adkins	Club Manager, WTS
Mindy Anderson	Activities, WTS
Drew Sanders	Representative, Cardno Entrix
Roger Archibald	Representative, Langan Engineering

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. Earlywine explained to those present the ground rules for how the CDD meetings are conducted and how discussions are managed. There were no audience comments.

47 **THIRD ORDER OF BUSINESS** **Presentation of Seawall Peer Review**
48 **Report**
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50 Mr. Archibald reviewed the Seawall Peer Report for the Board and entertained various
51 questions. A discussion ensued.

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53 **FOURTH ORDER OF BUSINESS** **Staff Reports**
54

55 **Club Manager**
56

57 Ms. Anderson & Ms. Adkins provided an update on the financials, current events and
58 activities for the MiraBay Clubhouse. It was noted that two kayaks and a paddle board
59 would be replaced.

60
61 **Club Director**
62

63 Mr. Anaya provided an update to the Board on maintenance related items.
64

65 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes from the Board**
66 **of Supervisors' Regular Meeting held on**
67 **March 26, 2015**
68

69 Mr. Huber presented the minutes and asked if there were any additions, deletions or
70 corrections to the minutes as presented. A typo was noted on line #108.
71

On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on March 26, 2015 as amended for Harbor Bay Community Development District.

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73 **SIXTH ORDER OF BUSINESS** **Consideration of Operation and**
74 **Maintenance Expenditures for March 2015**
75

76 A brief discussion ensued regarding various invoices and the services they represent.
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On a Motion by Ms. Dukes seconded by Mr. Collins, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of March 1-31, 2015 (\$167,835.85) for Harbor Bay Community Development District.

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86 **SEVENTH ORDER OF BUSINESS** **Consideration of Operations and**
87 **Maintenance Expenditures for March 2015**
88 **– Mira Bay Amenity Center**
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On a Motion by Mr. McNeil, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of March 1-31, 2015 (\$60,891.55) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

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91 **EIGHTH ORDER OF BUSINESS** **Discussion of Mangrove Trimming Policy**
92

93 Mr. Earlywine briefly reviewed the proposed policy for the Board and introduced Mr. Drew
94 Sanders of Cardno Entrix (Environmental Scientist). Mr. Sanders shared his experience with how
95 other communities have addressed similar issues with the natural areas. A discussion ensued. It
96 was suggested that “repeat post inspections required” be added to Section #3 of the policy.
97

On a Motion by Mr. Collins, seconded by Ms. Dukes, with four in favor, and Mr. Cribbs opposed, the Board of Supervisors authorized a rule-making process based on the proposed rule, as amended, for Harbor Bay Community Development District.

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99 **NINTH ORDER OF BUSINESS** **Discussion Regarding Alcohol License**
100

101 A discussion ensued regarding the process for upgrading the District’s existing beer and
102 wine alcohol license to a liquor license. The Board elected to move forward with an upgrade of the
103 existing license to a liquor license. It was discussed that in the future the Board may desire to
104 further amend the license to include additional property within the area subject to the license.
105

On a Motion by Ms. Dukes, seconded by Mr. McNeil, with all in favor, the Board of Supervisors authorized District Staff to proceed with upgrading the existing license to a liquor license for Harbor Bay Community Development District.

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107 **TENTH ORDER OF BUSINESS** **Consideration of Symbiont Pool Heater**
108 **Replacement**
109

110 Mr. Huber presented the proposal to the Board for their consideration. The Board tabled this
111 agenda item to allow staff to obtain additional proposals and to review the existing warranty before
112 taking formal action.
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121 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposed Gate Access**
122 **Upgrade for HCSO**
123

124 Mr. Huber presented the Envera proposal to install two key pads at the north and south
125 community entrances to allow ease of access for the Hillsborough County Sheriff's Officers.
126

On a Motion by Mr. Cribbs, seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved the gate access upgrade for the Hillsborough County Sheriff's Office for Harbor Bay Community Development District.

127
128 **TWELFTH ORDER OF BUSINESS** **Staff Reports**
129

130 **District Counsel**

131 **1. Update Regarding Developer Conveyances**

132 Mr. Earlywine briefly updated the Board on the status of Developer conveyances. He had
133 nothing further to report.

134
135 **District Engineer**

136 No report.

137
138 **District Manager**
139

140 Mr. Huber gave an update to the Board on the Financials and discussed the 2015 CDD
141 goals. He noted the next regular meeting would be held on May 28, 2015 at 5:30 p.m. Mr.
142 Huber raised the topic of the HOA/CDD workshop and setting a budget workshop date. It
143 was decided that the proposed budget would be presented at the May 28th Board of
144 Supervisors meeting. The Board request that the District Manager submit dates of
145 availability to meet for the Budget Workshop.
146

147 **THIRTEENTH ORDER OF BUSINESS** **Supervisors Requests**
148

149 Ms. Dukes presented a vendor analysis template to the Board.
150

151 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments**
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153 An audience member commented on dead trees in the community.
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155 An audience member commented on testing damage and tree inoculations.
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157 A representative of Newland Communities updated the Board on the Brazilian Pepper
158 trees as they related to a particular developer conveyance item.
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160 An audience member commented on the mangroves trimming.
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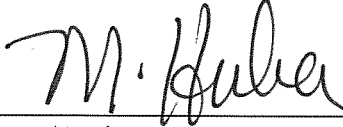
162 An audience member inquired about re-sealing the roads that were stained by the garbage
163 trucks. Raul was commended for his great work in the community. The audience member

164 further questioned why the Seacrest HOA would want to pay for maintenance items that the
165 CDD itself would not want to pay for.

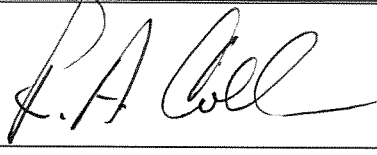
166
167 An audience member inquired about the seawall project, and the height of the seawall.
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169 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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171 On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board adjourned the
172 meeting at 8:20 p.m. for Harbor Bay Community Development District.

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174 

175 Secretary/Assistant Secretary



Chairman/ Vice Chairman