

**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, May 28, 2015 at 5:35 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Bob Collins	<b>Board Supervisor, Chairman</b>
Bob Cribbs	<b>Board Supervisor, Vice Chairman</b>
Kathryn Dukes	<b>Board Supervisor, Assistant Secretary</b>
Ned Carr	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola Associates</b>
Raul Anaya	<b>Club Director</b>
Ashley Adkins	<b>Club Manager, WTS</b>
Mindy Anderson	<b>Activities, WTS</b>

Audience members

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

Mr. Brizendine 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**

An audience member commented on the District Management contract and various budget items.

An audience member commented on the District Management contract and requested information regarding the Seawall.

47 **THIRD ORDER OF BUSINESS**

**Staff Reports**

48

49 **Club Manager**

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51 Ms. Anderson & Ms. Adkins provided an update on the financials, current events and  
52 activities for the MiraBay Clubhouse. It was noted that two tennis coaches have been hired.

53

54 **Club Director**

55

56 Mr. Anaya provided an update to the Board on maintenance related items. Mr. Cribbs  
57 inquired about the pool heaters being down. Mr. Anaya stated that the heaters were flooded  
58 and that he has received a proposal to address the issue.

59

60 **District Counsel**

61

62 Mr. Earlywine updated the Board on a meeting with Newland Communities regarding the  
63 amenity center, seawall, mitigation and various other items. He further discussed the status  
64 of the seawall project, and noted that the Environmental Advisory Committee may hold a  
65 meeting in June depending on the status of the developer conveyance items.

66

67 Mr. Carr inquired about the status of Admiral Point. Mr. Earlywine stated that there was  
68 nothing new to report.

69

70 Mr. Earlywine presented a change order from Langan Engineering, relating to some  
71 additional site inspections, for the Board's consideration.

72

On a Motion by Ms. Dukes, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the Langan Engineering change order (\$13,500 + \$750 as needed) for Harbor Bay Community Development District.

73

74 It was noted that the traffic engineer study had been received.

75

On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board of Supervisors designated Kathryn Dukes as the Traffic Engineer Study liaison for Harbor Bay Community Development District.

76

77 **FOURTH ORDER OF BUSINESS**

78

**Consideration of Minutes from the Board  
of Supervisors' Regular Meeting held on  
April 23, 2015**

79

80

81 Mr. Brizendine presented the minutes and asked if there were any additions, deletions or  
82 corrections to the minutes as presented.

83

On a Motion by Mr. Collins, seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on April 23, 2015 as presented for Harbor Bay Community Development District.

84  
85 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**  
86 **Maintenance Expenditures for April 2015**  
87

88 A brief discussion ensued regarding various invoices and the services they represent.  
89

On a Motion by Mr. Cribbs seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of April 1-30, 2015 (\$212,066.82) for Harbor Bay Community Development District.

90  
91 **SIXTH ORDER OF BUSINESS** **Consideration of Operations and**  
92 **Maintenance Expenditures for April 2015**  
93 **– Mira Bay Amenity Center**  
94

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 April 1-30, 2015 (\$69,601.00) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

95  
96 **SEVENTH ORDER OF BUSINESS** **Public Hearing on Proposed Rule**  
97 **Regarding Conveyance and Maintenance**  
98 **of Trees and Vegetation within the**  
99 **District's Natural Areas**  
100

On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors opened the public hearing for Harbor Bay Community Development District.

101  
102 Mr. Earlywine reviewed the proposed rule for the Board. Mr. Cribbs commented that some  
103 of the terms were not clearly defined.  
104

On a Motion by Mr. Collins, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors adopted the proposed rule regarding maintenance of trees and vegetation within the District's natural areas as presented for Harbor Bay Community Development District.

105  
On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board of Supervisors closed the public hearing for Harbor Bay Community Development District.

108 **EIGHTH ORDER OF BUSINESS** **Update Regarding Liquor License and**  
109 **Consideration of Amendment to WTS**  
110 **Agreement Relating to Same**  
111

112 Mr. Earlywine reviewed the amendment for the Board. A discussion ensued.  
113

On a Motion by Ms. Dukes, seconded by Mr. Collins, with all in favor, the Board of Supervisors approved the amendment to the WTS Agreement in substantial form for Harbor Bay Community Development District.

114 On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors authorized a form of agreement with GeoPoint Surveying to prepare the Wet Deck Survey not to exceed \$1,500.00 for Harbor Bay Community Development District.

115 **NINTH ORDER OF BUSINESS** **Consideration of District Management**  
116 **Services Agreement**  
117  
118

119 Mr. Brizendine presented the agreement to the Board, noting that the contract amount is the  
120 same as the existing agreement. This agenda item was tabled until the June 25, 2015 Board of  
121 Supervisors' meeting.  
122

123 **TENTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2015/2016**  
124 **Proposed Budget and Consideration of**  
125 **Resolution 2015-05, Approving Proposed**  
126 **Budget and Setting Public Hearing (*under***  
127 ***separate cover*)**  
128

129 Mr. Brizendine presented the proposed budget for the Board's consideration. A discussion  
130 regarding various line items ensued including a 5% increase of the Enterprise Fund and changing  
131 the tennis court allocation from \$15,000 to \$20,000.  
132

On a Motion by Mr. Cribbs, seconded by Ms. Dukes, with all in favor, the Board of Supervisors adopted Resolution 2015-05, approving the fiscal year 2015-2016 proposed budget and set the public hearing for August 27, 2015 at 5:30 p.m. for Harbor Bay Community Development District.

133  
134 It was noted that a budget workshop would need to be held before the public hearing date  
135 and that Mr. Huber would reach out to the Board to schedule.  
136

137 **ELEVENTH ORDER OF BUSINESS** **Presentation of Registered Voter Count**  
138

139 Mr. Brizendine stated that as of April 15, 2015 there were 1,453 registered voters residing in  
140 the District, as reported by the Hillsborough County Supervisors of Elections.  
141  
142

143 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

144  
145 **District Engineer**  
146 No report.

147  
148 **District Manager**

149  
150 Mr. Brizendine noted that the next regular meeting would be held on June 25, 2015 at 5:30  
151 p.m.

152  
153 **THIRTEENTH ORDER OF BUSINESS** **Supervisors Requests**

154  
155 There were no Supervisor requests.

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157 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments**

158  
159 An audience member commented on the reviewing of contracts, slide repairs and heaters.  
160 A question was raised about why reserves are not being used for payments. It was suggested that  
161 a parking policy be adopted.

162  
163 An audience member commented on the relationship between the CDD and Newland  
164 Communities as it relates to the developer conveyance items. The audience member inquired  
165 about the status of the Bay Breeze gate.

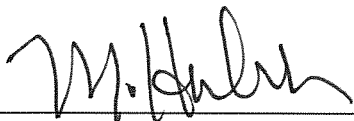
166  
167 An audience member commented on inconsistent cleaning of the boat lift. The audience  
168 member requested that it be cleaned more often.

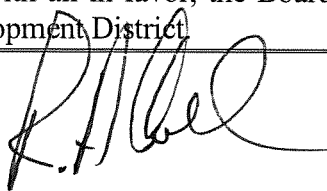
169  
170 An audience member commented on seawall rumors.

171  
172 An audience member inquired about whether furniture was included in the budget. The  
173 audience member further commented on "Guest Parking Only" signs.

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175 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

176  
177 On a Motion by Mr. Collins, seconded by Mr. Carr, with all in favor, the Board adjourned the  
178 meeting at 7:40 p.m. for Harbor Bay Community Development District

179  
180   
181 Secretary/Assistant Secretary

  
Chairman/ Vice Chairman