
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 workshop meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, February 23, 2017 at 7:00 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

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| Paul Curley | Board Supervisor, Chairman |
| Ned Carr | Board Supervisor, Assistant Secretary |
| Steve Lockom | Board Supervisor, Assistant Secretary |
| Joe McNeil | Board Supervisor, Assistant Secretary |

Also present were:

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| Joseph Roethke | District Manager, Rizzetta & Co. |
| Mindy Anderson | Club Manager |
| Ashley Adkins | WTS Manager |

Audience Members

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

The meeting was called to order and roll call performed confirming that a quorum was present. The Pledge of Allegiance was conducted.

Mr. Carr presented some opening comments on the purpose of this workshop. Mr. Curley added comments, as well.

SECOND ORDER OF BUSINESS

Audience Comments

A resident gave general comments on overall condition of furniture and décor.

A resident suggested casual melding of spaces using durable family-friendly materials.

A resident commented that the new furniture needs to function for current needs: kids, clubs, happy hours, boaters.

A resident commented on specific needs of fitness center.

ASC
2/23/17

47 A resident commented that the Admiral's Lounge should be more family-friendly and
48 suggested purchasing the welcome center to convert into upscale adult-oriented center.
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50 A resident discussed overall upkeep of clubhouse and family-friendly furniture suggestions.
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52 A resident agreed with the family-friendly atmosphere.
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54 A resident stressed the importance of durability and kid-friendly furniture and added
55 bathrooms.
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57 A resident suggested visiting other facilities for inspiration and recommended re-purposing
58 items where possible.
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60 A resident discussed on-site café services and fitness equipment.
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62 A resident discussed use of different areas, including Admiral's Lounge lack of seating,
63 family-friendly atmosphere, flooring and furniture, fitness center issues, space concerns at
64 the Dockers.
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66 A resident added that the new design needs a "wow" factor.
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68 A resident suggested adding a hot tub to the pool area.
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70 A resident recommended designating an adult space with the clubhouse.
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72 A resident discussed upgrades to Lagoon Room.
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74 **THIRD ORDER OF BUSINESS**

Clubhouse Restoration Project

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76 Mr. Curley asked several questions to WTS Staff regarding peak hours and overall use of
77 the café space.
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79 Ms. Anderson and Ms. Adkins discussed these items with the Board and audience.
80 Suggestions to improve fitness center, café equipment, furniture, and staffing were given.
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82 Mr. Carr discussed specific items with the audience, including flooring, doors, air
83 conditioning issues, and the Docker facility expansion. Multiple residents commented on each of
84 these issues.
85

86 The Board discussed the overall scope and budget for this project, including the potential re-
87 allocation of funds from other projects. Residents made additional comments on this topic.
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89 Mr. Carr made some closing statements to the audience regarding the next steps for this
90 project.
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JEC
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FOURTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Curley, seconded by Mr. Lockom, with all in favor, the Board adjourned the meeting at 9:03 p.m. for Harbor Bay Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman