

**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, March 20, 2007 at 9:05 a.m.** at the Mira Bay Clubhouse, the Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.

Present and constituting a quorum were:

Scott Jones	<b>Board Supervisor, Vice Chairman</b>
Julie Wisdom	<b>Board Supervisor, Assistant Secretary</b>
Lisa Wrenn	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Tina Wells	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Biff Craine	<b>District Counsel, Bricklemyer, Smolker &amp; Bolves, P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola &amp; Associates</b>
Aida Johnson	<b>Clubhouse Manager</b>
Tracy Lose	<b>Community Association Manager</b>

**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 Minutes of the Board of  
Supervisors' Meeting held on February 20,  
2007**

Ms. Wells stated that the first order of business was the consideration of minutes of the Board of Supervisors' meeting held on February 20, 2007. She asked if there were any additions, deletions or corrections. There were none. Ms. Wells asked for a motion to approve.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on February 20, 2007 for Harbor Bay Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for March  
2007**

Ms. Wells stated that the next order of business was the consideration of Operation and Maintenance Expenditures for March 2007 (\$145,889.91). Ms. Wells asked if there were any questions. There were none.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2007 (\$145,889.91) for Harbor Bay Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Security Camera  
Proposal**

Ms. Wells stated that the next order of business was the consideration of a Security Camera Proposal for the Clubhouse. Ms. Wells stated the proposal amount at \$28,786.00. She also stated that the Community Development District was tax exempt and the sales tax would be removed from the proposal. A question was asked about how the District intends to handle the terms which state that a fifty percent deposit is required, with twenty-five percent due to begin the job, and twenty-five percent upon completion. Ms. Wells stated that she believed these costs fall under the capital improvements and therefore the money would be available. Discussion ensued. It was stated that since the fifty percent deposit is probably to pay for materials, the Board would agree to these terms if the materials could be delivered to the job site. Ms. Wells asked if there were any other questions. There were none. Ms. Wells asked for a motion to approve the expenditures contingent upon having the Chairman and District Manager negotiate with the company to deliver the materials to the job site prior to releasing the fifty percent deposit. Discussion ensued.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the Security Camera Proposal for the Clubhouse, contingent upon the Chairman and the District Manager negotiating terms to have the material delivered to the job site prior to releasing the funds for the fifty percent deposit for Harbor Bay Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
  
- B. District Engineer  
No Report.

E District Manager

Ms. Wells stated there was an issue with the bar code limits for access to the recreational facilities within the community. Residents had questioned the limits. Discussion ensued. It was decided to increase the limit to four bar codes at any given time for both the Homeowners and renters with a \$15.00 charge to be applied for any bar codes issued over and above the four. Ms. Wells stated she will coordinate with Ms. Lose in regards to a waiver for residents with long-term guests and will work together to implement the policy. Ms. Wells asked for a motion to approve.

On a Motion by Ms. Wisdom, seconded by Ms. Wrenn, with all in favor, the Board approved the increased limit of bar codes per residence to four, with a \$15.00 charge for additional bar codes for Harbor Bay Community Development District.

Ms. Wells stated that there needed to be a discussion in regards to the Mangrove maintenance plan. Ms. Lose stated that the issue was that residents were requesting that the mangroves be removed. Mr. Scarola clarified that the mangrove trees, due to environmental and other related issues, belong to the Community Development District. Residents cannot trim or remove them. He also stated that permits would be required from the proper regulatory board. Mr. Scarola recommended working with a group such as Biological Research and Associates since these trees are a desired and protected species. Ms. Wells stated that Mangrove tree maintenance was not in the budget. Ms. Wells stated that this item needed to be tabled until more information could be gathered on cost.

Ms. Wells stated the next discussion before the Board was in regards to speeding that is occurring in the community. She stated she has had several resident complaints. Ms. Wells stated that the Board had previously given permission to purchase radar guns and speed boards from the Operation and Maintenance Budget. Ms. Wells stated that a resident also requested lowering the speed limits in the community from 25 miles per hour to a range of 15-20 miles per hour. It was asked if that needed approval through Hillsborough County. Ms. Wells stated that the Community Development District owns the roads; however, the District may have to abide by County rules. Mr. Scarola stated that the rules are aimed at having the roads developed to public standards, and even though they are owned by the Community Development District, they are signed to follow Hillsborough County requirements, and it is probably correct that permission would have to be obtained from the County to make the changes. Mr. Scarola stated that he believes lowering the speed limit can be done. Discussion ensued. Ms. Wells stated that patrols by off-duty Hillsborough County Sheriffs Department Deputies, contract ends March 31, 2007. She stated that the contract with US Security's begins April 1, 2007. It was stated that the Community Development District and the Homeowners Association Residents want speeders cited.

There was a question as to the legality of detaining or citing, since US Security members don't have that authority. Discussion ensued. Ms. Wells asked for Mr. Craine to look into allowing US Securities to use radar guns and report speeding to the Homeowners Association.

C. Club Manager

Ms. Johnson stated that she was reporting back to the Board on the outcome of establishing an age limit of 15 to be at the pool without parental supervision. She stated that up to this point in time there have been no problems.

D. HOA Manager

Ms. Lose presented the proposal for the Proximity card for use at the tennis courts, the pool, and the clubhouse. She stated that the Proximity card proposal total of \$18,715.00 includes; all equipment and software and in addition, 4 boxes of cards of 500 cards each. Ms. Wells stated that this is capital improvement expenditure and asked for a motion to approve.

On a Motion by Mr. Jones, seconded by Ms. Wisdom, with all in favor, the Board approved moving forward with the new proximity card reader system as presented; at a cost of \$18,715.00 to come from Capital Improvement Funds for Harbor Bay Community Development District.

Ms. Lose stated that there were some issues with the pool heating system. She stated that there was a delay due to permitting issues, but that it would be completed.

Ms. Lose stated that there is a structural leak in the pool and that she had received some proposals and recommendations for the repairs.

Ms. Lose stated that the cameras at the boat ramp are installed but are not operating properly. The operational issues appear to be related to changes in weather. She stated that Royce, Inc. recommended that the power sources be placed in protective boxes, and movement of the other camera to inside the front gatehouse. It was stated that past experience has shown that previous methods of set up would not be helpful, due to the outside weather conditions and salt water issues. Ms. Wells stated that this is for information for the Board to keep in mind since a financial decision will be involved later. Ms. Wells stated that she, Ms. Lose and Mr. Coughlin will coordinate on these issues in order to present to the Board.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

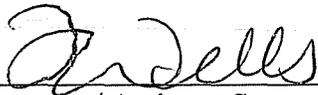
Ms. Wells stated the next item on the agenda is Supervisor requests or comments. There were none. Ms. Wells stated that there are no audience members present.

**SEVENTH ORDER OF BUSINESS**

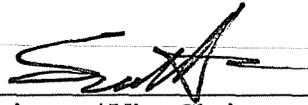
**Adjournment**

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. Jones, seconded by Ms. Wrenn, with all in favor, the Board adjourned the meeting at 10:00 a.m. for Harbor Bay Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman