

MINUTES OF MEETING

**HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Tuesday, May 18, 2004 at 9:00 a.m.** at the Mirabay Welcome Center located at 205 Manns Harbor Drive, Apollo Beach, FL 33572.

Present and constituting a quorum:

Don Whyte	Board Supervisor, Chairman
Brenda Kunkel	Board Supervisor, Vice Chairman
Suzi Greene	Board Supervisor, Assistant Secretary
Chris Coughlin	Board Supervisor, Assistant Secretary
Lisa Wrenn	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Bricklemyer, Smolker and Bolves, P.A.
Jamie Scarola	District Engineer, Scarola & Associates, Inc.
Alan Getz	Greenacre Properties, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on April 20, 2004

Mr. Williams stated that the first item on the agenda is the consideration of the minutes of the Board of Supervisors' meeting on April 20, 2004 (located behind tab 1). Mr. Williams asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Whyte, seconded by Ms. Kunkel, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on April 20, 2004 for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Authorizations
to Disburse District Funds 2004-08
and 2004-08A**

Mr. Williams stated that the next item on the agenda was the consideration of the Authorizations to Disburse District Funds 2004-08 and 2004-08A (located behind tab 2). He stated that disbursement 2004-08 consists of invoices for standard contractual obligations, legal fees and management fees. Mr. Williams explained that Disbursement 2004-08A pertains to contractual obligations for the amenities center. He asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Mr. Whyte, seconded by Mr. Coughlin, with all in favor, the Board approved the Authorizations to Disburse District Funds 2004-08 and 2004-08A for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2002
Construction Requisitions #253-#260**

Mr. Williams stated that the next item on the agenda is the consideration of Series 2002 Construction Requisitions #253-#260 (recap located behind tab 3). He explained that the requisitions have been reviewed and certified by the District Engineer, with the exception of #258 which is awaiting certification. Mr. Williams asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Ms. Kunkel, seconded by Ms. Wrenn, with all in favor, the Board approved Series 2002 Construction Requisitions #253-#260 for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
No report.

- C. District Manager
Mr. Williams stated that the resident workshop held on May 12th was well-received by the community.

Mr. Williams stated that another residential workshop will be held in August or September. He stated that a proposed budget will be presented at the next Board meeting and issues pertaining to the budget could be incorporated into the residential workshop to allow for resident participation in the budget process.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

Mr. Williams stated that the next item on the agenda is Supervisor Requests and Audience Comments. He stated that the only audience members in attendance were those previously named at the onset of the meeting. Mr. Williams asked if there were any Supervisor requests.

Mr. Williams presented a proposal from Kim's Landscape & Waterfall Creations, Inc. pertaining to landscaping of the round-about totaling \$265,200. Mr. Williams asked for motion to approve.

On MOTION by Mr. Coughlin, seconded by Ms. Kunkel, with all in favor, the Board approved the proposal for Kim's Landscape & Waterfall Creations, Inc. totaling \$ 265,200.00 for Harbor Bay Community Development District.

Mr. Williams stated that the next item for discussion is the ratification of a TECO Street Lighting Agreement (pertaining to the installation of outdoor street lighting for Parcel 5B) which was previously authorized by the Board. Mr. Williams asked for a motion to ratify the agreement.

On MOTION by Mr. Whyte, seconded by Ms. Coughlin, with all in favor, the Board ratified the TECO agreement (Parcel 5B) for Harbor Bay Community Development District.

Mr. Williams asked if there were any questions or comments. Ms. Kunkel stated that the proposal for Kim's Landscaping would not include signage.

Mr. Coughlin stated that the salon and two saunas are anticipated to be completed by Friday. He stated that the pool slide is expected to be available for use shortly. The Health Department inspection will be scheduled this week.

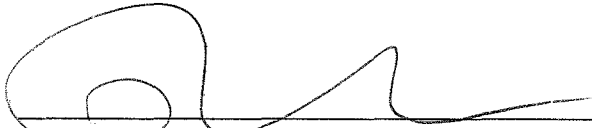
There was a discussion regarding the opening of the pool in time for the Memorial Weekend.

SEVENTH ORDER OF BUSINESS


Adjournment

Mr. Williams stated that there were no further agenda items to come before the Board, and he asked for a motion to adjourn.

On MOTION by Mr. Whyte, seconded by Mr. Coughlin with all in favor, the Board adjourned the meeting for Harbor Bay Community Development District.



Pete Williams
Secretary



W. Don Whyte
Chairman