

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 23, 2013 at 5:30 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Rip Ripley	Board Supervisor, Chairman
Julie Guill	Board Supervisor, Vice Chairman
Bob Collins	Board Supervisor, Assistant Secretary
Paul Stumpf	Board Supervisor, Assistant Secretary
Bob Cribbs	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
Kristy Owens	District Coordinator
Mindy Anderson	Club Manager

Audience members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no Audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes from the Board of Supervisors' Regular Meeting held on April 25, 2013

Mr. Huber asked if there were any additions, deletions or corrections to the minutes as presented. Mr. Stumpf suggested that the discussion beginning on line #84 should include details pertaining the distressed palms and the OTC injections. He inquired about the phone proposal price

mentioned on line #134.

On a Motion by Mr. Stumpf, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors' regular meeting held on April 25, 2013 as amended for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for April 2013**

Mr. Huber presented the expenditures to the Board for consideration. A discussion ensued regarding the Burby Engineering, Hawkins Service and Park and Pool invoices.

On a Motion by Mr. Collins, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of April 1-30, 2013 (\$80,906.83) for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for April 2013
– Mira Bay Amenity Center**

Mr. Huber presented the expenditures to the Board for consideration.

On a Motion by Mr. Stumpf, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of April 1-30, 2013 (\$62,447.81) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Florida Highway
Patrol**

This agenda item was tabled so that Sergeant Hobbs could attend the meeting in person.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Envera Security

A discussion ensued regarding security services. Mr. Swain briefly reviewed the proposal that was previously presented to the Board. He entertained questions from the Board. They inquired about the availability of Verizon Fios to enhance the security system.

The Board entertained Audience comments.

EIGHTH ORDER OF BUSINESS

**Review of the District's Financial Forecast
(under separate cover)**

Mr. Huber reviewed the financial forecast for the Board. No formal Board action was taken.

NINTH ORDER OF BUSINESS

**Discussion Regarding US 41/MiraBay
Boulevard Intersection**

Mr. Huber stated that he is working with the adjacent communities (Harbor Isles CDD) and there is some interest in collaborating with the District to address the issue but no specific financial commitment has been made as of yet. He noted that he would follow up with the County Commissioner to see what steps can be taken to alleviate resident concerns.

TENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2013/2014
Proposed Budget**

Mr. Huber reviewed the proposed budget for the Board. A discussion ensued.

On a Motion by Ms. Guill, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors adopted Resolution 2013-05, approving the proposed budget for fiscal year 2013/2014 and setting the public hearing for August 22, 2013 at 5:30 p.m. at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752 for Harbor Bay Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine updated the Board on the status of the Seawall litigation. He stated that the trial is still set for August and that there is a new engineering firm that has been retained by the Defendants to propose an alternative solution for the Seawall. Mr. Earlywine reviewed bills that were passed at the most recent legislative session. He stated that there is a bill that passed that would allow individuals a reasonable opportunity to speak at all public meetings and he will provide further updates as it relates to the CDD meetings. Mr. Earlywine noted that the Rules of Procedure for the District have been updated and that they will be circulated in the near future.

B. District Engineer

No report.

On a Motion by Mr. Ripley, seconded by Ms. Guill, with all in favor, the Board of Supervisors approved the increase in monitoring the pool settlement to 45 days for Harbor Bay Community Development District.

C. Club Manager – Mindy Anderson

Ms. Anderson updated the Board on programming and upcoming events. It was noted that Ms. Murphy has been promoted and that a replacement is currently being sought. The issue of pool monitoring was raised.

D. District Coordinator- Kristy Owens

Ms. Owens raised the issue of smoking on the clubhouse balcony and the need for storage space. Ms. Anderson stated that any program materials that are not needed will be cleaned out before Ms. Murphy's departure. A discussion ensued regarding various storage options. Mr. Huber requested that Ms. Owens and Ms. Anderson work together to obtain proposals to present to the Board at the June 25, 2013 CDD meeting.

E. District Manager

Mr. Huber stated that the next regular meeting of the Board of Supervisors will be held on June 27, 2013, at 5:30 p.m. at the MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Mr. Huber announced the registered voter count of 1,262 as of April 15, 2013 as reported by the Hillsborough County Supervisor of Elections.

TWELFTH ORDER OF BUSINESS

**Audience Comments and Supervisors
Requests**

Supervisor Requests

Mr. Stumpf inquired about the playground mulch proposal, the no fishing signs and the TECO bills.

Audience Comments

An Audience member commended the Board for their thorough consideration of the budget. He inquired about a capital investment plan.

An Audience member inquired about how information is posted on the CDD website under the News category and if residents can contribute content..

An Audience member requested that the Board identify who is posting content to the CDD website specifically as it relates to the litigation matters.

An Audience member commented on the OTC injections and the loss of trees. He requested that the Board consider rescinding their motion that approved the mulching proposal from Lee Te Kim as the work is still not complete.

An Audience member commended the Board for working to obtain security services for the community. He commented on the Know MiraBay content.

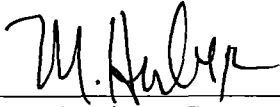
An Audience member inquired about the status of the basketball proposals and proximity cards.

Mr. Earlywine reminded the Audience that the Board's adopted policy asks that the Board does not speak to litigation matters specifically and that those communications should go through District Counsel.


THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board adjourned the meeting at 9:00 p.m. for Harbor Bay Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman