

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, June 15, 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
Chris Coughlin	Board Supervisor, Vice Chairman
Brenda Kunkel	Board Supervisor, Assistant Secretary
Suzi Greene	Board Supervisor, Assistant Secretary
Lisa Wrenn	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Brickleyer, Smolker and Bolves, P.A. (<i>joined the meeting in progress</i>)
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 May 18, 2004

Mr. Williams stated that the first item on the agenda is the consideration of the minutes of the Board of Supervisors' meeting on May 18, 2004 (located behind tab 1). It was agreed to table this agenda item until the next meeting.

On MOTION by Ms. Greene, seconded by Mr. Coughlin, with all in favor, the Board tabled the consideration of the minutes of the Board of Supervisors' meeting on May 18, 2004 until the next Board meeting for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Authorizations
to Disburse District Funds 2004-09
and 2004-09A**

Mr. Williams stated that the next item on the agenda was the consideration of the Authorizations to Disburse District Funds 2004-09 and 2004-09A (located behind tab 2). He stated that disbursement 2004-09 consists of invoices for standard contractual obligations, legal fees and management fees. Mr. Williams explained that Disbursement 2004-09A 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 Ms. Kunkel, seconded by Ms. Wrenn, with all in favor, the Board approved the Authorizations to Disburse District Funds 2004-09 and 2004-09A for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2002
Construction Requisitions #261-#266
and Change Order #42**

Mr. Williams stated that the next item on the agenda is the consideration of Series 2002 Construction Requisitions #261-#266 and Change Order #42 (recap located behind tab 3). He explained that the requisitions have been reviewed and certified by the District Engineer. Mr. Williams stated that Change Order #42 from Kearney Development Company was for Parcel 5B (Street "A") for an additional amount of \$106,215.35. Mr. Williams asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Mr. Whyte, seconded by Ms. Kunkel, with all in favor, the Board approved Series 2002 Construction Requisitions #261-#266 and Change Order #42 for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Additional Construction
Change Orders**

Mr. Coughlin distributed three additional change orders from Kearney Development Company to the Board. The change order numbers and amounts are as follows: Change Order #43 for Phase 2 Parcel 7 totaling \$479,423.65; Change Order #44 for Phase 3, Parcel 19A totaling \$561,746.25; Change Order #45 for Phase 3, Parcel 18-2 totaling \$214,425.90. Mr. Williams 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 Change Orders #43-#45 as presented for Harbor Bay Community Development District.

Mr. Coughlin presented a cost estimate analysis from Kearney Development Company relating to site earthwork for Phase 2, Parcel 15A. He distributed copies of this to the Board. Mr. Williams 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 cost estimate analysis from Kearney Development Company for Phase 2, Parcel 15A for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2004/2005
Proposed Budget and Consideration of
Resolution 2004-03, Adopting Proposed
Budget**

Mr. Williams stated that the next item on the agenda is the presentation of the Fiscal Year 2003/2004 proposed budget and consideration of Resolution 2004-03, Adopting Proposed Budget. He explained that alterations may occur prior to the final budget being adopted. Mr. Williams explained that a copy of the proposed budget is submitted to Hillsborough County 60 days prior to the public hearing being held. It was agreed that the public hearing be held in conjunction with the August Board meeting. Mr. Williams 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 Resolution 2004-03, Adopting Fiscal Year 2004/2005 Proposed Budget and Setting the Public Hearing for August 17, 2004 at 9:00 a.m. to be held at the Mirabay Welcome Center, located at 205 Manns Harbor Drive, Apollo Beach, Hillsborough, Florida 33572 for Harbor Bay Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present at the time report was requested.
- B. District Engineer
Mr. Scarola stated that he is currently gathering information concerning the docks relating to the dredging of the canals. He stated that he will provide his findings to Heidt & Associates and coordinate the project. (*Mr. Craine joined the meeting in progress*).
- Mr. Coughlin stated that the pool was opened to residents on Memorial Day weekend.
- C. District Manager
No further report.

EIGHTH 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. There were none.

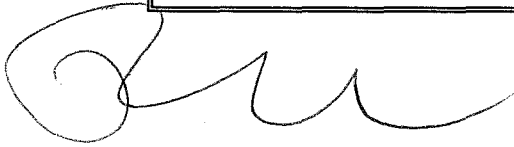
Mr. Getz stated that the hours for off duty Sheriff's patrol will be changing.

NINTH 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 Ms. Kunkel, seconded by Mr. Whyte with all in favor, the Board adjourned the meeting for Harbor Bay Community Development District.



Pete Williams
Secretary



W. Don Whyte
Chairman