
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, June 19, 2007 at 9:00 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	Board Supervisor, Vice Chairman
Lisa Wrenn	Board Supervisor, Assistant Secretary
Laura Ackerman	Board Supervisor, Assistant Secretary

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Clayton Bricklemeyer	District Counsel, Bricklemeyer, Smolker & Bolves, P.A.
Jamie Scarola	District Engineer, Scarola & Associates
Tracy Lose	Community Association Manager
Chris Coughlin	Project Manager
Aida Johnson	Mira Bay Club Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wells called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Ratification of the Minutes of the
Board of Supervisors' Meeting held on
April 17, 2007**

Ms. Wells stated that the next item on the agenda was the ratification of the corrected Minutes of the Board of Supervisor's Meeting held on April 17, 2007. Ms. Wells asked if there were any questions, corrections, additions or deletions.

Mr. Jones stated that under the seventh order of business on page 3, the correct figure should be \$240,000, not \$240 million.

Mr. Scarola stated that on page 5, section B, the word whaler appears twice and should not be capitalized, as it is not a proper name.

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved the Minutes of the Board of Supervisor's Meeting held on April 17, 2007 (as amended), for Harbor Bay Community Development District.

Aida Johnson joined the meeting in progress.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 15, 2007**

Ms. Wells stated that the next item on the agenda was the consideration of the Minutes of the Board of Supervisor's Meeting held on May 15, 2007. Ms. Wells asked if there were any questions, corrections, comments, additions or deletions. There were none.

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 May 15, 2007, for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

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

Ms. Wells stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for June 2007. She stated that these expenditures cover the time period of May 1 - 31, 2007 and totaled \$282,720.17. Ms. Wells asked if there were any questions or comments.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2007 (\$282,720.17), for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2002
Construction Requisition #457**

Ms. Wells stated that the next item on the agenda was the consideration of the Series 2002 Construction Requisition #457. Ms. Wells asked if there were any questions or comments. There were none.

On a Motion by Ms. Wrenn, seconded by Ms. Ackerman, with all in favor, the Board approved the Series 2002 Construction Requisition #457, for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2007/2008
Proposed Budget**

Ms. Wells stated that the next item on the agenda was the Fiscal Year 2007/2008 proposed budget, but that it was not currently ready for presentation. She stated that at the end of this meeting she would ask for the meeting to be continued next week, at which time the proposed budget will be ready for presentation. A brief discussion ensued.

SEVENTH ORDER OF BUSINESS

**Consideration of Cancellation of Rover
Services and Authorization to Reinstate
Off Duty Sheriff Services**

Ms. Wells stated that the next item on the agenda was the consideration of cancellation of Rover Services and authorization to reinstate off-duty Sheriff services. A discussion ensued and several audience comments were heard (*most of which is inaudible*).

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved cancelling the Rover Services and authorized Staff to arrange for the reinstatement of off-duty Sheriff services, for Harbor Bay Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

Mr. Scarola stated that he had obtained a proposal from Moffit Nickel for the monitoring and erosion of the sea wall line, as previously directed by the Board. He stated that this proposal was for 496 profiles, 50 foot spaces, at a cost of \$21,250. A discussion ensued.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the Moffit Nickel proposal of \$21,250, for Harbor Bay Community Development District.

Mr. Scarola stated that Hecker Marine Construction has installed 250 feet of the authorized 1000 feet of whaler. He requested the Board to authorize the installation of another 1000 feet, in order to prevent Hecker Marine Construction from demobilizing upon completion of the previously authorized 1000 feet. A discussion ensued.

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved the installation of an additional 1500 feet of whaler by Hecker Marine Construction, under the condition the unit pricing remains the same, for Harbor Bay Community Development District.

C. Project Manager

A discussion ensued regarding the use of radar (*inaudible*).

Ms. Wells stated that she had a change order for a barcode reader that was needed at Gate 2. A discussion ensued.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the purchase of the barcode reader, at a cost of \$6,750, for Harbor Bay Community Development District.

A short recess was taken and Ms. Wells reconvened the meeting, with all members at the time of recess still in attendance.

D. Clubhouse Manager

Ms. Johnson stated that she was still in the process of gathering estimates for the spa renovations.

Ms. Johnson reported on the service warranties and fitness equipment (*inaudible*).

(A discussion ensued, but is inaudible)

Ms. Johnson reported that the pool heater is now working.

Ms. Johnson stated that there had been a request to extend the hours of operation. A discussion ensued.

E. HOA Resident Services Manager

Ms. Lose stated that, in regards to the boat lift camera, Brighthouse will be coming on Thursday for the static IP and then Royce will come. (*Inaudible*)

Ms. Lose stated that the cost of replacement for the gate arm is \$350, plus a trip charge of \$35 and an \$85 hourly fee. A discussion ensued (*inaudible*).

F District Manager

Ms. Wells stated that a proposed budget will be presented next week, for adoption. She stated that it was necessary to schedule a budget workshop. A discussion ensued.

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved the advertising of a change of time of the scheduled July 17, 2007 Board of Supervisor's meeting to 4:30 p.m. and of a budget workshop to immediately follow that meeting, for Harbor Bay Community Development District.

A discussion was held regarding the scheduling of a time for the continuance of this meeting, resulting in the agreement to reconvene on Thursday, June 28, 2007, at 8:00 a.m., in the Lagoon Room.

NINETH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Wells stated the next item on the agenda is Supervisor requests and audience comments.

A resident asked when the lagoon seawall would be replaced. A discussion ensued and Mr. Coughlin stated that he would check into the situation.

A resident asked who decides where the whaler installation begins and ends. Mr. Scarola stated that the bathymetric data identifies the footage in greatest need of whaler installation.

A resident asked who owned the property being utilized for parking, across from the model homes, where a boat trailer has been parked for the past three weeks. A discussion ensued (*inaudible*).

A resident asked about posting signs indicating "slow children playing". A discussion ensued (*inaudible*).

A resident extended his thanks to those responsible for fixing the lot.

A discussion ensued regarding the lowering of speed limits on streets located in the District that are maintained by public funds.

TENTH 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.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

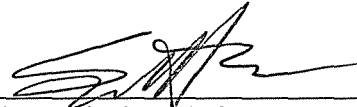
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On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the continuance of this meeting on June 28, 2007, at 8:00 am, and the meeting was adjourned at 10:33 a.m., for Harbor Bay Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman