

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 23, 2016 at 6:02 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Bob Collins	<b>Board Supervisor, Chairman</b>
Bob Cribbs	<b>Board Supervisor, Vice Chairman</b>
Ned Carr	<b>Board Supervisor, Assistant Secretary</b>
Joe McNeil	<b>Board Supervisor, Assistant Secretary</b>
Kathy Dukes	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Co.</b>
Jere Earlywine	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola Associates Eng.</b>
Raul Anaya	<b>Club Director</b>
Ashley Adkins	<b>WTS</b>

Audience members

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

The meeting was called to order and roll call performed confirming that a quorum was present.

The Pledge of Allegiance was conducted.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Paul Curley- Requested changes be made to the minutes from March 17, 2016 and spoke regarding the Envera contract.

Steve Lockom- Commented on the minutes not including the handouts he had previously given.

Mary Stevens- Requested a change in the pool hours at Admiral's Pointe to a later time.

On a Motion by Mr. Collins, seconded by Ms. Dukes, with all in favor, the Board of Supervisors authorized staff to adjust the pool hours for the Admiral Pointe pool for Harbor Bay CDD.

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49 David Thompson- Inquired about a First Aid kit for Admiral's Pointe Pool and putting up a  
50 No Lifeguard/Swim at Own Risk sign.

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52 **THIRD ORDER OF BUSINESS** **Consent Agenda/Business Administration**

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54 Mr. Earlywine provided review of the requirements regarding handouts in the minutes  
55 and recommended Board at least have minutes state a handout was given. Board discussed  
56 options for a policy regarding handouts.

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58 Audience Comments:

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60 Paul Curley stated that they believe Supervisor's handouts should always be included.

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62 Bob Slaney recommended having residents provide their handouts in electronic format.

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65 On a Motion by Mr. McNeil seconded by Mr. Cribbs, with all in favor, the Board of Supervisors  
66 approved the noting of a resident handout in the minutes and adding a footnote stating a copy of  
67 the handout can be requested, while Supervisor handouts will be voted on during the meeting for  
68 Harbor Bay CDD.

- 69  
70 A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on  
71 March 17, 2016  
72 B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on  
73 March 24, 2016  
74 C. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on  
75 April 21, 2016  
76 D. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on  
77 April 28, 2016  
78 E. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on  
79 May 10, 2016

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81 Mr. Earlywine requested that the Minutes from March 17, 2016 and April 28, 2016 be table  
82 to be reviewed by Counsel. The Board discussed putting the minutes out in draft form.

On a Motion by Mr. McNeil seconded by Mr. Cribbs, with all in favor, the Board of Supervisors Tabled Consent Agenda Items A & D for Harbor Bay CDD.

On a Motion by Mr. McNeil seconded by Mr. Cribbs, with all in favor, the Board of Supervisors Tabled Consent Agenda Items B, C & E as amended for Harbor Bay CDD.

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81 F. Consideration of Operation and Maintenance Expenditures for May 2016  
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83 G. Consideration of Operation and Maintenance Expenditures for May 2016  
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On a Motion by Mr. Collins, seconded by Mr. Cribbs, with four (4) in favor and Mr. McNeil against, the Board of Supervisors Approved Consent Agenda Items F-G for Harbor Bay CDD.

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86 **FOURTH ORDER OF BUSINESS**

**Consideration of Field Services Proposal  
For Landscape RFP**

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89 Mr. Huber updated the Board that Mr. Bailey had retired but had recommended an  
90 alternate vendor; unfortunately that vendor did not meet the desired qualifications. Mr. Huber  
91 presented a Proposal from Rizzetta Field Services. Board directed staff to inquire if Mr. Bailey  
92 had any other recommendations for a Master Arborist.

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94 **FIFTH ORDER OF BUSINESS**

**Consideration of Envera Proposal**

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96 Mr. Varn presented the Envera Proposal and answered questions from the Board. Board  
97 inquired as to the amount that Newland initially spent on the gates for Admiral's Pointe and Bay  
98 Breeze. Board inquired about installing at the main entrances as opposed to neighborhood  
99 entrances.

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101 **SIXTH ORDER OF BUSINESS**

**Consideration of Field Services Proposal  
For Landscape RFP**

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104 Board returned to discussion of RFP. The Board inquired about the Rizzetta Proposal to  
105 manager the RFP and asked for clarification from Rizzetta regarding what the proposal includes.  
106 Board discussed using the Master Arborist to oversee the OTC injections.

107  
108 Board discussed different options for the RFP and what items to break out as separate  
109 items.

110  
111 On a Motion by Mr. Cribbs, seconded by Mr. McNeil, with all in favor, the Board of Supervisors  
Approved the Rizzetta Field Services Proposal for the Landscape RFP for Harbor Bay CDD.

112  
113 On a Motion by Mr. McNeil, seconded by Mr. Cribbs, with Mr. McNeil and Mr. Cribbs in favor  
and Mr. Collins, Mr. Carr and Ms. Dukes against the motion failed to accept bids separately for  
Harbor Bay CDD.

114  
115 On a Motion by Mr. McNeil, seconded by Mr. Carr, with all in favor, the Board of Supervisors  
authorized staff to contact the local Hillsborough County Exchange Office to do an assessment  
and provide recommendations for Harbor Bay CDD.

116  
117 Mr. Earlywine informed the Board that according to the current administration code the pool  
must close 30 minutes prior to sunset and can open 30 minutes after sunrise if there is no  
lighting.

On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors amended the previous motion on the Admiral Pointe Pool hours to comply with the current admin code for Harbor Bay CDD.

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**SEVENTH ORDER OF BUSINESS**

**Discussion regarding Traffic and Parking Enforcement Rules**

Mr. Earlywine provided an update on the Traffic Enforcement rules and steps that will need to be taken. Mr. Earlywine presented a handout of the proposed Traffic Enforcement and Parking rules for the Board's review and answered questions.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Repair Protocol & Related RFQ**

Mr. Earlywine presented the recommended Repair Protocol and RFQ and reviewed it for the Board. Board discussed establishing the EAC to get their input on the Protocol and hiring someone to do the intake prior to sending to the EAC.

On a Motion by Ms. Dukes seconded by Mr. Collins, with four (4) in favor and Mr. McNeil against, the Board of Supervisors approved Repair Intake and Protocol, and the related RFQ in the interim not to exceed \$25,000.00 for Harbor Bay CDD.

**NINTH ORDER OF BUSINESS**

**Consideration of Floating Dock Proposal**

The representative EasyDock presented a proposal for the installation of a Floating Dock.

On a Motion by Mr. Collins, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved the EasyDock proposal for \$8,300.00 plus any regulatory fees, subject to obtaining a permit and owner authorization for Harbor Bay CDD.

**TENTH ORDER OF BUSINESS**

**Consideration of Hawkins Proposal**

Mr. Anaya presented the Hawkins Proposal for the Basketball Courts lights.

On a Motion by Mr. McNeil, seconded by Mr. Collins, with all in favor, the Board of Supervisors approved the Hawkins Proposal for \$6,825.00 for Harbor Bay CDD.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

No report.

152 C. **District Manager**  
153 Mr. Huber informed the Board that the next meeting is July 28, 2016 at 6pm.  
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155 **TWELFTH ORDER OF BUSINESS** **Audience Comments**  
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157 Paul Curley- Spoke regarding the Landscape RFP and ask Rizzetta to modify the scope to  
158 have Arborist review bids and provide opinion for Board.  
159

160 David Thompson- Spoke regarding FHP, posting draft minutes, Envera gates and proposal,  
161 golf carts being driven by children, and RFP flexibility.  
162

163 Steve Lockom- commented on there being no update on the Seawall Project and the  
164 landscape discussion.  
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166 Mike Giamalis- Spoke regarding Seacrest's recent change in landscaper and recent things  
167 they have discovered that may be beneficial to the CDD.  
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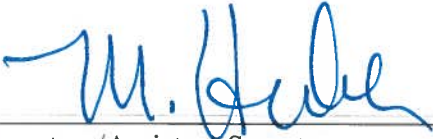
169 Resident requested update on Master Seawall project.  
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171 **THIRTEENTH ORDER OF BUSINESS** **Supervisors Requests**  
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173 No Supervisor Requests  
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175 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**  
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On a Motion by Mr. Carr, seconded by Ms. Dukes, with all in favor, the Board adjourned the meeting at 9:32 p.m. for Harbor Bay Community Development District.

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182 Secretary/Assistant Secretary

  
Chairman/ Vice Chairman