

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 continued meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, June 28, 2007 at 8:15 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, Chairman
Lisa Wrenn	Board Supervisor, Assistant Secretary
Laura Ackerman	Board Supervisor, Assistant Secretary

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Tracy Lose	MPOA, Manager
Ben Gelston	Representative, Newland Communities
Aida Johnson	Mira Bay Club Manager

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Board Supervisor
Resignation, Replacement and
Administer Oath of Office to Newly
Appointed Supervisor**

Ms. Wells stated she received a letter of resignation from Board Supervisor, Julie Wisdom. She asked for a motion to accept Ms. Wisdom's resignation as Board Supervisor.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board accepted the resignation of Julie Wisdom as Board Supervisor for Harbor Bay Community Development District.

Ms. Wells asked if there were any nominations for a replacement Board Supervisor. Mr. Jones nominated Ben Gelston. Ms. Wells asked for a motion to appoint Mr. Gelston as a Board Supervisor.

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved the appointment of Ben Gelston as a Board Supervisor for Harbor Bay Community Development District.

Ms. Wells, a Notary Public in the State of Florida, administered the oath of office to Mr. Gelston. Mr. Gelston swore and affirmed to the oath and executed the oath .

THIRD ORDER OF BUSINESS

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

Ms. Wells stated that the next item on the agenda was the presentation of the Fiscal Year 2007/2008 Proposed Budget. Additional copies of the proposed budget were distributed to the Board. Additional copies were also presented at the meeting. Ms. Wells stated the proposed budget was just a starting point. The proposed budget will be brought to the Budget Workshop scheduled in July to make final adjustments so the Board can finalize the budget.

Ms. Wells stated there were three key items which need clarification. The first item was in regards to the budget for Street Lights in the amount of \$165,000.00. Ms. Wells will discuss this item with the Project Manager and the Board Chair to make sure the budget item is accurate.

Ms. Wells stated that the second key item which needs clarification is the Clubhouse Facility Management Contract, for which left the same amount as last year. Ms. Wells stated that she would be receiving feedback from WTS International regarding their fees for the coming year.

Ms. Wells stated that the third key item which needs clarification is the budget for off-duty deputy services. Last year's budget was \$60,000.00. She stated that the proposed fiscal year's budget for this item was increased to \$70,000.00 as per the community's request for additional hours of off-duty deputy services. Ms. Wells stated she will be meeting with the deputies later in the morning to determine whether the budgeted amount of \$70,000.00 is adequate.

Ms. Wells explained that the budget for miscellaneous contingencies is \$65,000.00 that we could pull from and reallocate throughout the budget.

Ms. Wells briefly reviewed other areas of the proposed budget that were either increased or decreased. The budget for the District Engineer was increased to \$20,000.00 because the District Engineer will have more involvement with the community. Trustee fees have increased slightly and the administrative totals increased \$147,750.00 which is an increase of \$10,900.00 from last year's budget.

Ms. Wells stated that prior to the budget workshop she will obtain copies of the irrigation and landscaping invoices for the 2006/2007 Fiscal Year and obtain a proposal from Ballinger & Company for the 2007/2008 Fiscal Year. She stated that this would give the Board a clearer picture as to amount needed in the 2007/2008 budget for landscaping and irrigation services.

(Aida Johnson joined the meeting in progress)

Ms. Wells stated that there is a new budget item for bathymetric data collection, in the amount of \$25,000.

Ms. Wells stated that the Fiscal Year 2007/2008 Proposed Budget total is \$2,607,500.00. Ms. Wells asked if the Board had any questions. There were none.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2007-05,
Adopting Fiscal Year 2007/2008 Proposed
Budget and Setting the Date, Time and
Location for the Public Hearing**

Ms. Wells stated that the next item on the agenda was the consideration of Resolution 2007-05, Adopting the Fiscal Year 2007/2008 proposed budget of \$ 2,607,500.00 and setting the date, time and location for the Public Hearing. Ms. Wells asked if there were any questions or comments.

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved the consideration of Resolution 2007-05, Adopting the Fiscal Year 2007/2008 Proposed Budget of \$2,607,500.00 and to set the Public Hearing for the date of Thursday, August 30, 2007 at 9:00 a.m. at The Mira Bay Clubhouse, 107 Manns Harbor Drive, Apollo Beach, FL 33572 for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Not present.
- C. Project Manager
Not present.

D. Clubhouse Manager

The spa room changes proposals were presented to the Board for labor and equipment costs which ranged from \$4,500.00 to \$5,000.00. Ms. Johnson explained there are two to three services provided each day. The spa is serving residents and guests of Harbor Bay as well as non-residents. Ms. Johnson will work on tracking the number of residents who come to the spa for services.

Ms. Johnson explained that the residents would like the spa to be open exclusively to residents. He stated that the spa rates are comparable to other spas in the area. There is no advertising of the spa and its services outside of the Harbor Bay CDD. Board discussion ensued in regards to creating rate differences for residents versus non-residents. Ms. Wells will check with District Counsel in regards to surcharge fees and creating an addendum to the current policy.

Ms. Johnson reported the tennis camp was cancelled because the tennis pro was let go. When the tennis pro left, another tennis coach, who is a resident came in and filled the position. The tennis coach also lowered the price for lessons. As a result of lowering the price, registrations have doubled.

Ms. Johnson explained to the Board that she has received requests from residents to upgrade the strength training equipment. Ms. Johnson advised the Board to not repair the fitness equipment after the warranty expires. Ms. Johnson explained to the Board that her advice is to replace some of the outdated equipment with newer equipment on or before March 2008. The outdated equipment could be resold by Harbor Bay. Ms. Johnson will provide proposals to the Board of purchase versus leasing fitness equipment.

Ms. Johnson gave an update on the Café operations. Café revenues average \$3,200.00 per month or \$38,400.00 per year. Café expenses total \$36,000.00.

E. HOA Resident Services Manager

Ms. Lose explained there was a problem with two Harbor Bay renters who were returning to the fitness center after moving out because they still possessed their access cards. Their access cards have been deactivated so they will no longer be able to utilize the facilities.

The pool was experiencing some electrical issues so the pool was shut down over a time period of a few days. Ms. Lose said the pool needs a new breaker. The HOA will be requesting proposals for new pool services and will give notice to the existing pool service provider, Sunshine, that their services will no longer be required so a new pool contractor can be hired.

F. District Manager

Ms. Wells stated the next regular meeting followed by the workshop is scheduled for Tuesday, July 17, 2007 at 4:30 p.m.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

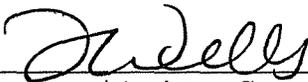
Ms. Wells stated the next item on the agenda was Supervisor requests and audience comments. There were none.

SEVENTH 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.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board adjourned the continued meeting at 9:16 a.m., for the Harbor Bay Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman