

MINUTES OF MEETING
HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Harbor Bay Community Development District Board of Supervisors was held **Tuesday, July 16, 2002 at 9:40 a.m.** at the offices of Terrabrook, located at 3505 Frontage Road, Suite 145, Tampa, Florida 33607.

Present and constituting a quorum were:

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| Steve Gamm | Board Supervisor, Assistant Secretary |
| Kathy Jacobs | Board Supervisor, Vice Chairman |
| Brian Sewell | Board Supervisor, Chairman |

Also present were:

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| Pete Williams | District Manager, Rizzetta & Company |
| Jonathan Johnson | District Counsel, Hopping Green & Sams, P.A. |
| Toxey Hall | District Engineer, Heidt & Associates |
| Rex Ware | Hopping Green & Sams, P.A. |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order.

SECOND ORDER OF BUSINESS

**Consideration of the Board of Supervisors'
Meeting Minutes on June 18, 2002**

Mr. Williams stated that the first item to consider is the minutes of the Board of Supervisors' meeting held on June 18, 2002 (located behind tab 1 in the agenda package). He asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, Mr. Williams asked for a motion to approve.

On a MOTION by Ms. Jacobs, seconded by Mr. Sewell, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on June 18, 2002 for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

Public Hearing on Fiscal Year 2002/2003 Budget

Mr. Williams stated that the next item on the agenda is to open the public hearing on the fiscal year 2002/2003 budget.

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On a MOTION by Ms. Jacobs, seconded by Mr. Sewell, with all in favor, the Board opened the budget public hearing for Harbor Bay Community Development District.

Mr. Williams stated that the proposed budget is located behind tab 2. Mr. Johnson confirmed that this budget had been submitted to Hillsborough County more than 60 days prior to today, and that this public hearing was duly noticed in The Tampa Tribune. The first notice was run 15 days prior to today's meeting and then it was run again one week later. The original proposed budget has been increased under field operation to \$320,100. Mr. Williams reviewed the various line items and the budgeted amounts. The total anticipated budget for next year is \$427,375. A discussion ensued regarding how the assessments would be spread over the commercial acreage. Mr. Williams stated that the methodology could be revised to eliminate the commercial acreage from the recreational features. There were no further questions or comments.

Mr. Williams opened up the meeting for public comments and testimony. There were no members of the public present other than the members of the Staff and Board previously mentioned. He asked for a motion to close the public hearing.

On a MOTION by Mr. Sewell, seconded by Ms. Jacobs, with all in favor, the Board closed the budget public hearing for Harbor Bay Community Development District.

Mr. Williams stated that the budget Resolution 2002-03 has been distributed to the Board. This was drafted by District Counsel and adopts the budget, appropriates the funds, levies the special assessments and authorizes the collection. Mr. Johnson stated that the blanks will be filled in after the Board adopts the budget. The resolution states that direct collection of assessments from the current landowner method will be utilized rather than the Uniform Method of Collection. He asked if there were any questions. Hearing and seeing none, Mr. Williams asked for a motion.

On a MOTION by Mr. Sewell, seconded by Ms. Jacobs, with all in favor, the Board approved Resolution 2002-03 for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Heidt & Associates
Service Contract**

Mr. Williams stated that the next item on the agenda is for the Board to consider a contract for services from Heidt & Associates (located behind tab 3). Mr. Hall reviewed the contract for the Board. It is for infrastructure construction staking, inspection and certification for Phases 1B, 2A, 3A and 3B. Mr. Williams stated that this document was a work authorization since Heidt & Associates has been appointed as the District Engineer. Mr. Johnson verified that this work authorization is subject to the master contract, and Mr. Hall confirmed this. Mr. Williams asked if there were any questions. Hearing and seeing none, he asked for a motion.

On a MOTION by Mr. Sewell, seconded by Mr. Gamm, with all in favor, the Board approved the Heidt & Associates Work Authorization for staking services for Phases 1B, 2A, 3A, and 3B for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Authorization to Disburse
District Funds 02-10**

Mr. Williams stated that the next order of business is the consideration of the Authorization to Disburse District Funds 02-10 (located behind tab 4). It consists of invoices for Clerk of the Circuit Court recording fees, District Counsel and District Management. He asked if there were any questions. Mr. Johnson stated that one of his invoices had an error on it. His fees were capped at \$1,300 per month. Invoice number HBCDD-00101-058 JJ should be reduced to \$1,431.74. Hearing and seeing no further questions or changes, Mr. Williams asked for a motion to approve.

On a MOTION by Ms. Jacobs, seconded by Mr. Gamm, with all in favor, the Board approved Authorization to Disburse District Funds 02-10 (as adjusted) for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Construction Requisitions
#105-#120**

Mr. Williams stated that the next agenda item is to consider construction requisitions #105 through #120 (recap is located behind tab 5). These have been approved by the District Chairman and certified by the District Engineer. He asked if there were any questions. There were none and he asked for a motion.

On a MOTION by Mr. Gamm, seconded by Ms. Jacobs, with all in favor, the Board approved Construction Requisitions #105-#120 for Harbor Bay Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Construction Matters

Mr. Williams stated that the next item on the agenda is the consideration of construction matters. There was no update.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No further report. Mr. Johnson introduced Rex Ware from his firm.
- B. District Engineer
No further report.
- C. District Manager
No further report.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

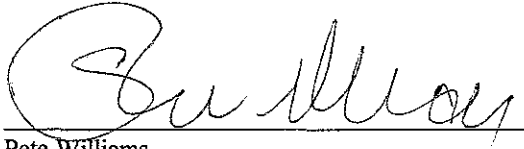
Mr. Williams stated that the next item on the agenda is Supervisor Requests and Audience Comments. There were no audience members in attendance other than those noted at the beginning of the meeting. He asked if there were any Supervisor requests. There were none.

TENTH ORDER OF BUSINESS

Continuance

Mr. Williams stated that there were no further agenda items to come before the Board and asked for a motion to continue this meeting until July 22, 2002 at 1:00 p.m. at this same location in order to review the landscaping proposals.

On a MOTION by Mr. Gamm, seconded by Ms. Jacobs, with all in favor, the Board continued the meeting until 1:00 p.m. on July 22, 2002 for Harbor Bay Community Development District.



Pete Williams
Secretary



Brian Sewell
Chairman