
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, July 17, 2007 at 4:36 p.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:

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| Scott Jones | Board Supervisor, Chairman |
| Ben Gelston | Board Supervisor, Assistant Secretary |
| Lisa Wrenn | Board Supervisor, Assistant Secretary |
| Laura Ackerman | Board Supervisor, Assistant Secretary |
| Diana Hilton | Board Supervisor, Assistant Secretary |

Also present were:

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|----------------|--|
| Tina Wells | District Manager, Rizzetta & Company, Inc. |
| Tracy Lose | HOA, Manager |
| Biff Craine | District Counsel, Bricklemyer, Smolker & Bolves |
| Jamie Scarola | District Engineer, Scarola Associates |
| Aida Johnson | Mira Bay Club Manager |
| Chris Coughlin | Project 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

Consideration of the Minutes of Board of Supervisors' Meeting - June 19, 2007

Ms. Wells stated the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held June 19, 2007. Ms. Wells asked if there were any questions, corrections, comments, additions or deletions. There were none.

(Jamie Scarola joined meeting already in progress.)

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 19, 2007, for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures – July 2007**

Ms. Wells stated the next item on the agenda was the consideration of Operation and Maintenance expenditures for July 2007 totaling \$146,537.79. The expenses cover the period of June 1-30, 2007. Ms. Wells asked if there were any questions. Chris Caughlin authorized funding of the street sweeping for the entire 2006/2007 Fiscal Year and authorized the tennis court light heads, with a not-to-exceed limit of \$500.00.

On a Motion by Ms. Wrenn, seconded by Mr. Jones, with all in favor, the Board approved the Operations and Maintenance Expenditures for July 2007 totaling \$146,537.79 with a not-to-exceed \$500.00 invoice paid to Bostech to Newland for the tennis court light heads and the District is to submit a reimbursement invoice to Newland for street sweeping, for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Capital Improvement
Revenue Bonds, Series 2002, #458-#463**

Ms. Wells stated that the next item on the agenda was the consideration of Capital Improvement Revenue Bonds, Series 2002, #458 - #463. Ms. Wells explained all requisitions have been signed by District Chairman and District Engineer. Ms. Wells asked if there were any questions or comments. There were none.

On a Motion by Mr. Gelston, seconded by Mr. Jones, with all in favor, the Board approved the consideration of Capital Improvement Revenue Bonds, Series 2002, #458-#463, for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2007-06,
Designation of Officers**

Ms. Wells stated the next item on the agenda was the consideration of Resolution 2007-06, Designation of Officers. Ms. Wells asked if the Board had a nomination for Vice Chairman. Mr. Jones nominated Ben Gelston as Vice Chairman.

On a Motion by Mr. Jones, seconded by Ms. Hilton, with all in favor, the Board approved the consideration of Resolution 2007-06, Designating Ben Gelston as Vice Chairman, for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

District Counsel was asked by the Board to provide an update on reducing the speed limit in community. District Counsel stated he received a report back regarding the speed limit change. He stated the speed limit can be lowered as long as it is posted properly. The roads are CDD property so there is no County process in changing the speed limit. He also stated that the speed limit should be put at a safe level within the design speed of the road. Mr. Craine stated this information was given to him by Colonel Wynn from District 4. Mr. Craine also spoke to Nancy at the County Attorney's office and she did not know of any involvement the County would have in the CDD changing the speed limit. She stated there was no County process that she was aware of in changing the speed limit.

On a Motion by Mr. Gelston, seconded by Ms. Ackerman, with all in favor, the Board approved advertising and setting the public hearing for August 21, 2007 at 9:00 a.m. to discuss specific measures in lowering the speed limit of all CDD roads from 25 mph to 20 mph, for Harbor Bay Community Development District.

B. District Engineer

Mr. Scarola stated the Whaler project is continuing. He stated there is better progress this month and the installation project should be completed by the next CDD meeting on August 21, 2007. Mr. Scarola stated S.W.F.M.D. accepted the Engineer's comments. Mr. Coughlin will follow-up with S.W.F.M.D.

C. Project Manager

Mr. Coughlin stated the shade structures for the two playgrounds are being delivered. He stated Thursday and Friday, the front entrance brick pavers will be removed, concrete rivets will be repaved, and the asphalt lift will be filled out about 10 feet and repaved removing the bump in the front.

Mr. Coughlin stated the wall along Villamere had a gap. He explained the wall was painted this past week to match the color of the existing wall and it should keep the wall from cracking. He stated the ground around the base of the wall will be landscaped. Mr. Coughlin stated the Seacrest Wall will be open for a period of time for the heavy construction traffic to access.

D. Clubhouse Manager

Ms. Johnson stated she has received additional spa room proposals and the nail room needs ventilation to move with regards to A/C. She stated a partition can be installed for \$1,800.00.

Ms. Johnson stated the Fitness Center Equipment was purchased from David Head. The electronic computer equipment has warranties until March 2008. She stated to purchase all new cardio/theater equipment from Cardio Broadcast Vision would cost \$55,000.00 (which includes a \$4,000 credit) with a three year warranty on parts and labor. Ms. Wells, Ms. Bayne, and Ms. Johnson will meet to discuss the fitness center equipment. Ms. Johnson stated the proposal of the wall design and new fitness equipment will be considerations for next fiscal year.

Ms. Johnson stated the club hours are conflicting with activities. She stated a need to extend the club hours by one hour each night except on Sunday (to 9:00 p.m. Monday through Saturday) for a total of six additional hours to her schedule every week at a cost of \$3,300 per year.

On a Motion by Mr. Jones, seconded by Ms. Hilton, with all in favor, the Board approved changing the club hours closing to 9:00 p.m. Monday through Saturday and increasing the District's operating expense by \$3,300.00 this fiscal year to cover additional wages for the Clubhouse Staff, for Harbor Bay Community Development District.

E. HOA Resident Services Manager
(Recording is inaudible)

F. District Manager

Ms. Wells stated the next regular meeting is scheduled for August 21, 2007 at 9:00 a.m., at which a public hearing will take place regarding the lowering of the speed limit. A public hearing is also scheduled for August 30, 2007 at 9:00 a.m. regarding the fiscal year 2007/2008 final O & M budget.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

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

Ms. Wells asked if there were any audience comments. Don Hawkins stated residents are using their golf carts as neighborhood transportation and the off-duty deputies are telling residents the county does not allow golf carts on public roads. A discussion ensued regarding safety. Ms. Wells stated any landowner with questions regarding golf cart usage on CDD property should please email her.

Ms. Wells asked if there were any additional audience comments. Mr. Irwin asked if the tennis court poles were made of fiberglass.

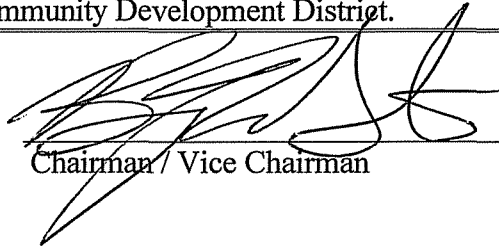
EIGHTH ORDER OF BUSINESS

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 Mr. Gelston, with all in favor, the Board adjourned the continued meeting at 6:12 p.m. for Harbor Bay Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman