

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 **Thursday, July 23, 2015 at 5:33 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

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

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Raul Anaya	Club Director
Ashley Adkins	Club Manager, WTS
Mindy Anderson	Activities, WTS

Audience members

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Huber called the meeting to order and performed roll call confirming that a quorum was present.

All those present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

47 **THIRD ORDER OF BUSINESS**

Staff Reports

48

49 **Club Manager**

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51 Ms. Anderson & Ms. Adkins provided an update on the financials, current events and
52 activities for the MiraBay Clubhouse.

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54 **Club Director**

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56 Mr. Anaya provided an update to the Board on maintenance related items. He stated that
57 Management will implement a 90 day trial period regarding pool rule #8 (Food and
58 Beverages are NOT allowed within 4 feet of the pool area). Drinks will now be allowed
59 on the edge of the pool as long as they are in a plastic container. Mr. Earlywine stated
60 that there is a Florida Administrative Code provision that specifically prohibits beverages
61 within the “wetzone” area of a pool. He further explained that the Florida Administrative
62 Code is an enforceable law and that risks as they relate to alcoholic beverages within a
63 pool area should be considered.

64

65 **FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Additional
Engineering Services Relating to Seawall
Project**

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69 A proposal for additional engineering services – specifically for a sub-consultant to work
70 with Langan Engineering – relating to tie-back maintenance, navigation, and dredging issues was
71 presented. A discussion ensued regarding sequestering an expert away from the working group. It
72 was noted that additional conference calls would be scheduled with the Board to update them in the
73 near future.

74

On a Motion by Mr. Cribbs, seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved the proposal for additional engineering services relating to the seawall project for Harbor Bay Community Development District.

75

76 Continued discussion ensued regarding bond and assessment financing and the Request for
77 Proposals relating to the seawall work.

78

79 **FIFTH ORDER OF BUSINESS**

Consideration of Web Services Agreement

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On a Motion by Ms. Dukes, seconded by Mr. Carr, with all in favor, the Board of Supervisors terminated the current agreement with Rizzetta Technology Services and authorized a not-to-exceed amount of \$1,000 for sign-up and \$330 monthly (including a project section) for website services with Netix Solutions for Harbor Bay Community Development District.

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85 **SIXTH ORDER OF BUSINESS** **Presentation of Final Audit for Year**
86 **Ending September 30, 2014**
87

On a Motion by Mr. Cribbs, seconded by Ms. Dukes, with all in favor, the Board of Supervisors accepted the financial audit for year ending September 30, 2014 for Harbor Bay Community Development District.

88
89 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes from the Board**
90 **of Supervisors' Regular Meeting held on**
91 **June 25, 2015**
92

93 Mr. Huber presented the minutes and asked if there were any additions, deletions or
94 corrections to the minutes as presented. The Board suggested a change to the Twelfth Order of
95 Business.
96

On a Motion by Mr. Collins, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on June 25, 2015 as amended for Harbor Bay Community Development District.

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98 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**
99 **Maintenance Expenditures for June 2015**
100

On a Motion by Mr. McNeil seconded by Ms. Dukes, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of June 1-30, 2015 (\$179,729.70) for Harbor Bay Community Development District.

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102 **NINTH ORDER OF BUSINESS** **Consideration of Operations and**
103 **Maintenance Expenditures for June 2015 –**
104 **Mira Bay Amenity Center**
105

On a Motion by Mr. Cribbs, seconded by Mr. Carr, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of June 1-30, 2015 (\$96,414.11) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

106
107 **TENTH ORDER OF BUSINESS** **Staff Reports**
108

109 **District Counsel**
110 No report.

111
112 **District Engineer**
113 Not present.
114
115

116 **District Manager**

117 i. Presentation of Monthly Financial Status Report

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119 Mr. Huber noted that the next regular meeting would be held on August 27, 2015 at 5:30
120 p.m.

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122 **ELEVENTH ORDER OF BUSINESS**

Supervisors Requests

123

124 There were no Supervisor requests.

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126 **TWELFTH ORDER OF BUSINESS**

Audience Comments

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128 An audience member inquired about teenagers between the ages of 13-15 being allowed
129 in the clubhouse without adult supervision.

130

131 An audience member questioned an item in the Buckhart Horn, Inc. proposal that was
132 presented in the agenda.

133

134 An audience member inquired about the bonds relating to the seawall project.

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136 An audience member commented on financing the seawall project.

137

138 An audience member stated that the fitness center is trashed on Sundays and the
139 equipment is in need of repair.

140

141 An audience member commented on seawall options and the associated costs.

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143 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. McNeil, seconded by Mr. Cribbs, with all in favor, the Board adjourned the meeting at 11:02 p.m. for Harbor Bay Community Development District.

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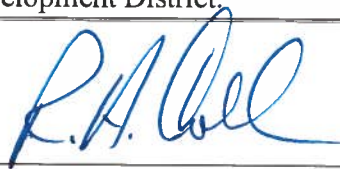
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Secretary/Assistant Secretary


Chairman/ Vice Chairman