

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 25, 2013 at 5:34 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

Rip Ripley	<b>Board Supervisor, Chairman</b>
Julie Guill	<b>Board Supervisor, Vice Chairman</b>
Bob Collins	<b>Board Supervisor, Assistant Secretary (via phone)</b>
Paul Stumpf	<b>Board Supervisor, Assistant Secretary</b>
Bob Cribbs	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola Associates</b>
Brian Bolves	<b>Attorney, Manson Bolves, P.A.</b>
Steven Medendorp	<b>Attorney, Manson Bolves, P.A.</b>

Audience members

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and conducted roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Discussion Regarding Seawall Litigation and Settlement**

Mr. Bolves and Mr. Medendorp made a presentation to the Board of Supervisors on the Seawall settlement offer.

On a Motion by Mr. Cribbs, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved a settlement offer of \$8,325,000.00 for the Seawall Litigation for Harbor Bay Community Development District.

44 (The meeting recessed at 6:12 p.m.)

45 (The meeting resumed at 6:15 p.m.)

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47 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the Board  
of Supervisors' Regular Meeting held on  
June 27, 2013**

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51 Mr. Huber asked if there were any additions, deletions or corrections to the minutes as  
52 presented. Mr. Stumpf noted one correction on line 45; Mr. Stumpf suggested that three invoices be  
53 reviewed.

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On a Motion by Ms. Guill, seconded by Mr. Ripley, with all in favor, the Board of Supervisors approved the amended minutes from the Board of Supervisors' regular meeting held on June 27, 2013 for Harbor Bay Community Development District.

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56 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for June 2013**

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59 Mr. Huber presented the expenditures to the Board for consideration. The Board requested  
60 that various changes be made to the coding of certain invoices.

61

On a Motion by Mr. Stumpf, seconded by Mr. Ripley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of June 1-30, 2013 (\$259,950.21) as amended for Harbor Bay Community Development District.

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63 **FIFTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for June 2013 –  
Mira Bay Amenity Center**

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67 Mr. Huber presented the expenditures to the Board for consideration.

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On a Motion by Mr. Cribbs, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of June 1-30, 2013 (\$63,814.28) for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

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70 **SIXTH ORDER OF BUSINESS**

**Ratification of Final Audit for Fiscal Year  
2011/2012**

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On a Motion by Ms. Guill, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved the Ratification of the Final Audit for Fiscal Year 2011/2012 for Harbor Bay Community Development District.

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117 Mr. Cribbs stated that the Board is aware of the fence on Newland property and has  
118 directed the District Manager to contact Newland and asked them to repair the fence and provide  
119 a solution to the service gate being opened and compromising our security.  
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121 **Audience Comments**

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123 An Audience member stated concerns about the budget not being amended and meeting  
124 minutes not detailed.  
125

126 An Audience member commented that minutes are not detailed. Envera proposal missing  
127 from website member had sent a letter to the Board and was not mentioned. Member is also  
128 concerned about fence being down and third gate with regards to security.  
129

130 An Audience member commented to look at shorter term bonds to privatize the roads and  
131 to provide a summary agenda instead of the full book.  
132

133 An Audience member commented about the percentage of the contingency and the  
134 lifespan of the seawall. What is the estimated time frame for repairs on the seawall?  
135

136 An Audience member thanked the Board of Supervisors for communicating with the  
137 membership via "e-blasts" and web-postings.  
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139 An Audience member congratulated the Board of Supervisors for the work on the seawall  
140 and suggested to use the HOA minutes as an example.  
141

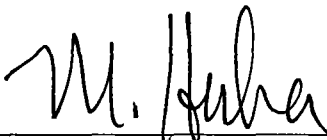
142 An Audience member thanked the Board of Supervisors for reviewing the security  
143 proposal.  
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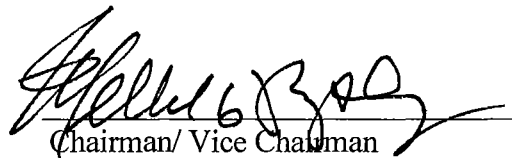
145 **TENTH ORDER OF BUSINESS**

**Continuance**

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On a Motion by Ms. Guill, seconded by Mr. Stumpf, with all in favor, the Board continued the meeting at 6:52 p.m. to Monday, July 29, 2013 at 5:30 p.m. for Harbor Bay Community Development District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman