

---

---

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 Budget Workshop of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, August 2, 2012 at 5:30 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present were:

Rip Ripley	<b>Board Supervisor, Chairman</b>
Tom Hatcher	<b>Board Supervisor, Vice Chairman</b>
Julie Guill	<b>Board Supervisor, Assistant Secretary</b>
Bob Collins	<b>Board Supervisor, Assistant Secretary</b>
Paul Stumpf	<b>Board Supervisor, Assistant Secretary</b>
Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping, Green &amp; Sams</b>
Mindy Anderson	<b>Club Manager</b>
Alex Murphy	<b>Assistant Club Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order, stating that the purpose of the meeting is to review the pricing of the Capital Improvement items discussed at the last budget workshop and discuss potential adjustments to the proposed budget that was approved in May. A suggestion was made that the Board divide the list into items that are mandatory such as repairs or maintenance of the District's assets based on health and safety issues and those that are discretionary and could wait until after the litigation has been resolved.

Mr. Brizendine stated that the proposed budget for the general fund reflected a reduction of the current year's budget in the amount of \$72,322 and did not include any funding for capital improvements or repairs and pricing for landscape maintenance was based on the prior contract. He stated that based on the new landscape contract the budget will be increasing by approximately \$60,000. However, the Enterprise budget provided by WTS is projected to be \$60,000 less than the current budget so as it stands the District still has an overall budget decrease of approximately \$72,000.

A lengthy discussion ensued regarding what items can be put off and which ones need to be done next year. Audience comments were entertained regarding the items being considered. The Board agreed that painting the clubhouse (\$60,000) needs to be completed soon, but it would be wise to wait until the pool monitoring indicates whether there are any further issues with the pool before spending \$138,000 to resurface the pool.

Other items that were discussed and were to be included in the draft budget for consideration at the upcoming budget meeting include: security cameras and license plate readers (\$14,144) at exit gates that will tie into the recommended security improvements that the Board indicated they would like to see phased in over a four year period, repairing the pavers (\$1,200) around the palms at the pool, adding funding for additional security (\$38,000), replacing gutters at clubhouse (\$16,752), and looking into installation of recreational lighting and security access (\$50,000) for tennis and basketball courts. Mr. Brizendine stated that these items would result in an increase of \$180,096 in capital improvements projects.

A brief discussion was held regarding the additional funding \$38,732 included under on site staff that would provide for an additional part-time maintenance person, making the District Coordinator a full-time position and adding a part-time administrative clerk. Concerns were expressed with hiring another maintenance person when there is no job description in place and no on-site management to oversee them. It was ultimately recommended that such funding would be kept in the draft budget while staff worked out the details for oversight etcetera.

Another discussion was held regarding the request from WTS to purchase a storage shed as they do not have enough space and are currently storing items in front of electrical panels or pumps that have been noted during fire inspections as violations. The Board considered all of the items that Clubhouse Staff has requested and recommended to include in the draft budget \$10,000 in capital projects to be used as WTS recommends.

Mr. Earlywine recommended that the Board consider adding to the budget an amount for capital reserves. Mr. Brizendine reviewed the process that was implemented at another District to determine the annual amount needed to ensure that the funds are available when the work needs to be completed. It was suggested that staff include in the draft budget \$150,000 for capital reserves to be designated for Road Paving \$125,000 and Storm Water (scarify materials)\$25,000.

Mr. Brizendine reviewed the increases that were made to the budget to both the general fund and enterprise funds that add up to and overall increase of \$291,658 to the General Fund for a total budget of \$3,741,205 or approximately an 8.45% increase in the O&M portion of assessments and a 6.0% increase in total assessment levels.

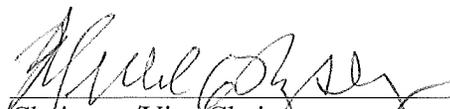
A brief discussion ensued regarding the ongoing litigation that continues to eat away at the budget every year. It was noted that it would not be in the best interest of the District to withdraw the suit despite the rumors that are circulating throughout the community.

**SECOND ORDER OF BUSINESS**

**Adjournment**

Mr. Earlywine stated for the benefit of the audience that there will be a Board meeting following the workshop. Mr. Brizendine stated that there was no further discussion on the budget at this time and adjourned the workshop at 7:55 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman