

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, August 22, 2013 at 5:30 p.m.** at the MiraBay Clubhouse, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

Present and constituting a quorum were:

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

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping, Green & Sams, P.A.
Mindy Anderson	Club Manager
Kristy Owens	District Coordinator

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

Consideration of Minutes from the Board of Supervisors' Special Meeting held on July 24, 2013

Mr. Huber asked if there were any additions, deletions or corrections to the minutes as presented. Mr. Stumpf requested that the April 25, 2013 meeting minutes be updated and posted to the website.

On a Motion by Mr. Stumpf, seconded by Ms. Guill, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors' special meeting held on July 24, 2013 for Harbor Bay Community Development District.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

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44 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the Board
of Supervisors' Regular Meeting held on
July 25, 2013**

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48 Mr. Huber asked if there were any additions, deletions or corrections to the minutes as
49 presented. Ms. Guill noted a subscriber's error on line 117. Mr. Stumpf noted a correction on page
50 two, third order of business; change to reflect Mr. Stumpf noted one correction about three invoices
51 that need to be reviewed.
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On a Motion by Mr. Collins, seconded by Mr. Ripley, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors' regular meeting held on July 25, 2013 as amended for Harbor Bay Community Development District.

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54 **FOURTH ORDER OF BUSINESS**

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

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57 Mr. Huber presented the expenditures to the Board for consideration. Mr. Stumpf requested
58 the scope of work performed for the \$2,390.00 boat lift repair. Ms. Anderson stated this was for the
59 inspection. Mr. Stumpf asked about the CRT Service invoice for a new laser printer. Mr. Huber
60 stated this was for Mira-Bay Club and is being reclassified. Mr. Stumpf asked if the laptop
61 purchase was a replacement. Ms. Owens stated this was an additional laptop. Mr. Stumpf
62 requested that a history be provided for the Palm trees that are being replaced. Mr. Stumpf inquired
63 about the street sweeper schedule; the street sweeping should be done every 4 weeks. Mr. Stumpf
64 inquired about the expected \$200.00 monthly reduction in the Verizon billing which should be done
65 during the next fiscal year or at project completion.
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On a Motion by Mr. Collins, seconded by Ms. Guill, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of July 1-31, 2013 (\$278,706.59) for Harbor Bay Community Development District.

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68 **FIFTH ORDER OF BUSINESS**

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

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72 Mr. Huber presented the expenditures to the Board for consideration.
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On a Motion by Mr. Ripley, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures paid during the period of July 1-31, 2013 (\$86,719.88) as amended for the Mira Bay Amenity Center, for Harbor Bay Community Development District.

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HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

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79 **SIXTH ORDER OF BUSINESS** **Discussion of Security Proposals (under**
80 **separate cover)**
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82 Mr. Huber distributed the Security proposals for the Board to review. A discussion ensued.
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On a Motion by Mr. Ripley, seconded by Mr. Stumpf, with all in favor, the Board of Supervisors ranked the Envera proposal as the highest ranked, responsive proposal for a remote monitored security system and authorized District Staff to finalize a contract with Envera , for Harbor Bay Community Development District.

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85 *The meeting recessed at 6:58 p.m.*
86 *The meeting resumed at 7:30 p.m.*
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88 **SEVENTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year 2013/2014**
89 **Budget (under separate cover)**
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On a Motion by Ms. Guill, seconded by Mr. Collins, with all in favor, the Board of Supervisors opened the Public Hearing for Harbor Bay Community Development District.

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92 Mr. Huber distributed and presented the Final Budget for Fiscal Year 2013/2014 for
93 the Board. A discussion ensued.
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On a Motion by Mr. Stumpf, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors closed the Public Hearing for Harbor Bay Community Development District.

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96 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2013-06,**
97 **Annual Appropriations**
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On a Motion by Mr. Collins, seconded by Mr. Ripley, with four in favor, and one Mr. Stumpf opposed, the Board of Supervisors adopted Resolution 2013-06 Annual Appropriations for Harbor Bay Community Development District.

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100 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2013-07,**
101 **Imposing Special Assessments**
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On a Motion by Ms. Guill, seconded by Mr. Collins, with all in favor, the Board of Supervisors adopted Resolution 2013-07 Imposing Special Assessments for Harbor Bay Community Development District.

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104 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2013-08,**
105 **Setting Annual Meeting Schedule**
106

On a Motion by Mr. Cribbs, seconded by Mr. Collins, with all in favor, the Board of Supervisors approved boatlift repairs for health and safety reasons upon Staff's review and set a not to exceed of \$3,000.00 for Harbor Bay Community Development District.

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On a Motion by Ms. Guill, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors approved to upgrade the sound system and set a not to exceed of \$3,500.00 for Harbor Bay Community Development District.

On a Motion by Mr. Cribbs, seconded by Ms. Guill, with all in favor, the Board of Supervisors approved a replacement freezer and set a not to exceed of \$1,000.00 for Harbor Bay Community Development District.

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E. District Manager

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FOURTEENTH ORDER OF BUSINESS

Consideration of Request from Mirabay Homeowner's Association Regarding Permit Modification

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District Staff presented a request from the Mirabay Homeowner's Association – specifically, a request that the District seek a permit modification from the water management district in order to remove the boat refueling restriction that is presently in place.

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On a Motion by Mr. Ripley, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors adopted a proposal from Mason Bolves, P.A. to apply for the necessary permit modification and set a not to exceed amount of \$1,500.00 for Harbor Bay Community Development District.

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On a Motion by Ms. Guill, seconded by Mr. Cribbs, with all in favor, the Board of Supervisors further authorized Chairman and District Staff take all necessary actions to effect the refueling restriction change for Harbor Bay Community Development District.

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Mr. Huber stated that the next regular meeting of the Board of Supervisors will be held on September 26, 2013, at 5:30 p.m. at the MiraBay Clubhouse located at 107 Manns Harbor Drive, Apollo Beach, Florida 33752.

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Mr. Huber provided an update to the Board.

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FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

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Audience Comments

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An audience member commented about security concerns.

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Supervisor Requests

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There were no supervisor's requests.

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172 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Cribbs, seconded by Ms. Guill, with all in favor, the Board adjourned the meeting at 10:21 p.m. for Harbor Bay Community Development District.

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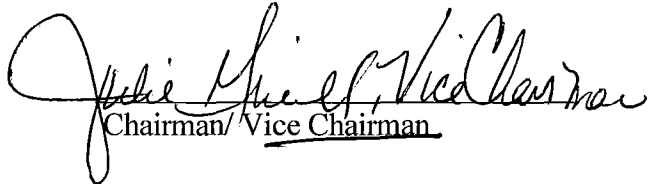
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Secretary/Assistant Secretary


Chairman/Vice Chairman