

MINUTES OF MEETING

**HARBOR BAY
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Harbor Bay Community Development District Board of Supervisors was held on **Monday, August 4, 2003 at 9:00 a.m.** at the Mirabay Welcome Center, located at 205 Manns Harbor Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Brenda Kunkel	Board Supervisor, Vice Chairman
Steve Gamm	Board Supervisor, Chairman
Kathy Jacobs	Board Supervisor, Assistant Secretary
Suzi Greene	Board Supervisor, Assistant Secretary
Susie Marler	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company, Inc.
Jonathan Johnson	District Counsel, Hopping Green & Sams, P.A.
Brian Lamb	District Staff, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order.

SECOND ORDER OF BUSINESS

**Continuation of Public Hearing
on Fiscal Year 2003/2004 Budget**

Mr. Williams stated that the first item on the agenda is the continuation of the public hearing for the fiscal year 2003/2004 budget. He asked for a motion to open the public hearing.

On MOTION by Ms. Jacobs, seconded by Ms. Kunkel with all in favor, the Board opened the public hearing on the Fiscal Year 2003/2004 budget for Harbor Bay Community Development District.

Mr. Williams explained the public hearing process to the Board. (*Ms. Marler joined the meeting*). He stated that the Accounting Service line item was increased to \$3,000 in order to accommodate additional reporting required by recent governmental regulations (outlined in GASBY 34). In order to meet the additional reporting required, the purchase of additional software will be necessary. Mr. Williams explained that \$750.00 has been allocated to purchase the software. He stated the total of the Administrative portion is \$111,775. Mr. Williams stated that the Street Lighting line item has been removed from the Field Operation Category. He explained that the street lighting expense will be assessed upon those parcels that receive the benefits of the street lighting. The assessment amounts will be calculated based upon the product lines and parcel. An assessment chart showing the assessment amounts per product line was distributed to the Board. Mr. Williams stated that the Landscape and Maintenance Portion of the budget is \$350,000. He stated that funds have been allocated within the Parks and Recreation category in order to provide 24-hour staffing within the District (two individuals) for the purpose of greeting and monitoring the District. The total amount allocated to the Greeter line item is \$262,800. Mr. Williams stated that the Club Facility Maintenance total is \$525,000. This amount will be utilized for the maintenance and the management of the club facilities. The Field Operation total is \$1,589,025. Mr. Williams stated that the budget total is \$1,700,800. Mr. Williams explained that the Administrative portion of the General Fund will be assessed separately, because there are several commercial and apartment parcels that are not accessible by the main entrance roads. Since these parcels do not receive a direct benefit but do receive the benefit of being part of the District, the Administrative portion will be assessed separately. Mr. Williams stated that the same assessment methodology (ERU) that is utilized to calculate the operation and maintenance assessments will be utilized to calculate the street lighting assessments. He asked if there were any questions. Mr. Johnson stated that Rizzetta & Company, Inc. is responsible for the management of financial services for the District. He asked Mr. Williams to confirm that the assessments are fair and reasonable, and the assessments levied upon the parcels are equal to or less than the total benefit that the residents receive from the District's facilities and services. Mr. Williams confirmed that the assessments are fair and reasonable, and the assessments levied upon the parcels are equal to or less than the total benefit that the residents receive from the District's facilities and services. He asked if there were any further questions. There were none. Mr. Williams opened the public hearing for public comment; however, there was no public present. He asked for a motion to close the public hearing was closed.

On MOTION by Ms. Kunkel, seconded by Ms. Marler with all in favor, the Board closed the public hearing on the Fiscal Year 2003/2004 budget for Harbor Bay Community Development District.

Mr. Williams asked for a motion to approve.

On MOTION by Ms. Marler, seconded by Ms. Jacobs with all in favor, the Board approved Resolution 2003-17, adopting the Fiscal Year 2003/2004 Operating Budget for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Recreation
Center Operation Agreement**

Mr. Williams stated that the next item on the agenda is the consideration of the Recreation Center Operation agreement. A copy of the Recreation Center Operation agreement was distributed to the Board. Mr. Johnson explained that the agreement is between the Mirabay Homeowners Association and the District. The agreement pertains to the operation of the recreation center and other common areas. He explained that the Board will review the proposed budgets for the recreation center on an annual basis. Mr. Johnson stated that the agreement contains the fees that will be paid for the operation of the recreation center. He explained that the Recreation Center Operation agreement provides that specific insurance requirements have been met. Mr. Johnson explained that the approval of the Recreation Center Operation agreement provides the additional benefit of on site management of the facilities. Mr. Williams asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Ms. Kunkel, seconded by Ms. Jacobs, with all in favor, the Board approved the Recreation Center Operation Agreement for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No further report.

B. District Engineer
Not present.

C. District Manager
Mr. Williams reminded the Board that they will be adopting the meeting schedule for the next fiscal year at the September meeting. He recommended to the Board that they consider meeting on the third Tuesday of the month at 9:00 a.m. at the Mirabay Welcome Center.

FIFTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

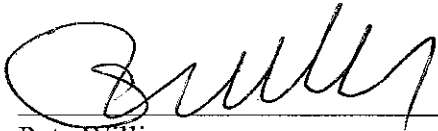
Mr. Williams stated that the next item on the agenda is Supervisor requests and audience comments. There were no audience members in attendance other than those noted at the beginning of the meeting. He asked if there were any Supervisor requests. There were none.

SIXTH ORDER OF BUSINESS

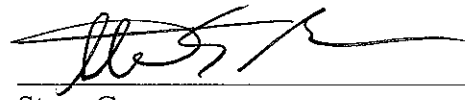
Adjournment

Mr. Williams stated that there were no further agenda items to come before the Board and asked for a motion to adjourn.

On MOTION by Ms. Greene, seconded by Ms. Jacobs, with all in favor, the Board adjourned the meeting for Harbor Bay Community Development District.



Pete Williams
Secretary



Steve Gamm
Chairman