

**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 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 **Tuesday, April 19, 2005 at 9:05 a.m.** at the Mirabay Welcome Center, located at 205 Manns Harbor Drive, Apollo Beach, FL 33572.

Present and constituting a quorum were:

Chris Coughlin	<b>Board Supervisor, Vice Chairman</b>
Brenda Kunkel	<b>Board Supervisor, Assistant Secretary</b>
Suzanne Soto	<b>Board Supervisor, Assistant Secretary</b>
Lisa Wren	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Pete Williams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Deborah Bayne	<b>Representative, Rizzetta &amp; Company, Inc.</b>
Biff Craine	<b>District Counsel, Bricklemyer Smolker &amp; Bolves, P.A.</b>
Jamie Scarola	<b>District Engineer, Scarola Associates Engineering Design and Land Consultants, P.A.</b>
Al Getz	<b>Green Acres Property Management</b>
Erika Werkheiser	<b>Mira Bay Club Manager</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Williams called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
on March 15, 2005**

On MOTION by Ms. Kunkel, seconded by Mr. Coughlin with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on March 15, 2005 for Harbor Bay Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for April**

On MOTION by Mr. Coughlin, seconded by Ms. Wren with all in favor, the Board approved the Operations and Maintenance Expenditures for April for Harbor Bay Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2002  
Construction Requisitions #318-#322**

On MOTION by Mr. Coughlin, seconded by Ms. Kunkel, with all in favor, the Board approved the Series 2002 Construction Requisitions #318-#322 (funded by the Developer, as the construction fund has been depleted) for Harbor Bay Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Change Orders #51-#56**

On MOTION by Ms. Kunkel, seconded by Ms. Wren, with all in favor, the Board approved the Change Orders from Kearney Development Co., Inc. #51 (\$58,297.74; for time and material work to relocate excess material from Parcel 7 Phase 2 to Parcel 21 for future development and re-grading lot pads), #52 (\$10,428.92; for time and material work to relocate excess material from Parcel 15B to Parcel 21 for future development), #53 (\$4,058.38; time and material work to locate and adjust water services in Parcel 16), #54 (\$14,376.87; time and material work to relocate excess material from Parcel 19B to Parcel 21 for future development), #55 (\$8,403.19; time and material work to clear and prep Parcel 21 for material handling), #56 (\$22,790.00; time and material work to import fill material from Parcel 5B) for Harbor Bay Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape  
Beautification Grant with Florida  
Department of Transportation**

On MOTION by Mr. Coughlin, seconded by Ms. Kunkel with all in favor, the Board authorized the Ratification of Resolution 2003-13 and authorized the Chairman to finalize the necessary documents and arrangements for the Landscape Beautification Grant with the Florida Department of Transportation for Harbor Bay Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Mr. Scarola provided an update on the wall repairs, stating that it was progressing well.
- C. District Manager

Mr. Williams discussed the policy of non-residents attending classes and services. General discussion ensued. It was recommended that non-residents will pay the price of the class or service plus an additional 15%; however, they would not be required to pay the annual non-resident fee.

On MOTION by Ms. Kunkel, seconded by Mr. Coughlin, with all in favor, the Board approved that non-residents will pay the price of the class or service attended plus an additional 15%; however, they would not be required to pay the annual non-resident fee for Harbor Bay Community Development District.

Mr. Williams reviewed the pool policy for party rentals. General discussion ensued. It was recommended that the rental of the pool for parties stipulate that a maximum of 20 people are permitted to attend and require one responsible adult per every five children. A \$60 rental fee will be charged at time of reservation.

On MOTION by Mr. Coughlin, seconded by Mr. Shimberg, with all in favor, the Board approved the rental of the pool for parties with a maximum of 20 people, requiring one responsible adult per five children, and charging a rental fee of \$60 required at the time of the reservation for Harbor Bay Community Development District.

D. Property Manager  
No report.

E. Club Manager  
No report.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

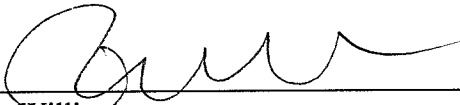
Mr. Williams stated that the next item on the agenda was Supervisor requests and audience comments. He stated that there were no audience members. Mr. Williams asked if there were any comments or questions. There were none. Mr. Williams asked if there were any Supervisor requests. There were none.

**NINTH 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. The meeting was adjourned at 9:45 a.m.

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



Pete Williams  
Secretary



Don Whyte  
Chairman