

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, May 17, 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:

Don Whyte	Board Supervisor, Chairman
Chris Coughlin	Board Supervisor, Vice Chairman
Brenda Kunkel	Board Supervisor, Assistant Secretary
Suzanne Soto	Board Supervisor, Assistant Secretary
Lisa Wren	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company, Inc.
Deborah Bayne	Representative, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Bricklemyer Smolker & Bolves, P.A.
Jamie Scarola	District Engineer, Scarola Associates Engineering Design and Land Consultants, P.A.
MaryAnn Luallen	Greenacres Property, Inc.
Kathy Harp	Greenacres Property, Inc.
Erika Werkheiser	MiraBay Club Manager

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 April 19, 2005**

On MOTION by Mr. Whyte, seconded by Mr. Coughlin with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on April 19, 2005 for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May**

On MOTION by Mr. Kunkel, seconded by Mr. Whyte with all in favor, the Board approved the Operation and Maintenance Expenditures for May for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2002
Construction Requisitions #323-#328**

On MOTION by Mr. Whyte, seconded by Mr. Coughlin, with all in favor, the Board approved the Series 2002 Construction Requisitions #323-#328 (funded by the Developer, as the construction fund has been depleted) for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Craine reported that he has followed up on the FDOT Landscape Grant Agreement and has drafted that document, providing it to Mr. Coughlin, who is dealing directly with FDOT and will finalize the arrangements for the agreement.

B. District Engineer

Mr. Scarola provided an update on the wall repairs, stating that T1, T5, and T6 repairs are almost complete.

C. District Manager

Mr. Williams presented an increase in hourly wage for US Security Associates, Inc. the greeters service; an increase of \$.30 an hour. General discussion ensued.

On MOTION by Ms. Kunkel, seconded by Mr. Coughlin, with all in favor, the Board approved an increase in hourly wage of \$.30 for US Security Associates, Inc. for Harbor Bay Community Development District.

D. Property Manager

Ms. Werkheiser provided a brief report on the recent meeting considering non-resident use of fee based services. She stated that it was agreed that a 15% increase would be made to the service fee for residents. This would apply only to the fee based services, not including use of facilities such as the pool or gym. Residents would be given a time period wherein they could register for services before any non-residents. General discussion ensued. Ms. Werkheiser also stated that consideration has been made for the use of the pool for birthday parties, at a fee of \$50 for a maximum four hour increment, and it would be for use of a portion of the pool, not closing the pool to others. General discussion ensued. Mr. Williams stated that it was agreed that vendors would not be allowed to advertise outside the community without presenting the items of advertisement for review by Management, and that they would have to allow residents to register before non-residents. It was stated that non-residents may use the facilities at a price of \$2,188 a year.

E. Club Manager

Not present.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

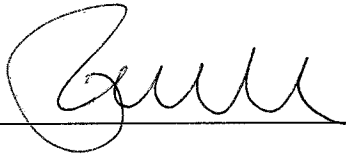
Mr. Williams stated that the next item on the agenda was Supervisor requests and audience comments. He stated that there were no audience members, other than those named at the onset of the meeting. Mr. Williams asked if there were any comments or questions. There were none. Mr. Williams asked if there were any Supervisor requests. General discussion ensued. No actions were taken by the Board.

SEVENTH 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 9:28 a.m.

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



Pete Williams
Secretary



~~Don Whyte~~ CHRIS COUGHLIN
VICE Chairman