

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 **Tuesday, June 20, 2006 at 9:20 a.m.** at the Mira Bay Clubhouse, the Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.

Present and constituting a quorum were:

Scott Jones	Board Supervisor, Vice Chairman
Sally McFolling	Board Supervisor, Assistant Secretary
Julie Wisdom	Board Supervisor, Assistant Secretary

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Jamie Scarola	District Engineer, Scarola Associates, Engineering Design & Land Consultants, P.A.
Kathy Harp	Representative, Greenacres Properties, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wells called the meeting to order at 9:20 a.m. and read roll call.

SECOND ORDER OF BUSINESS

Consideration of Board Supervisor Replacement (Lisa Wrenn)

Ms. Wells stated that the next item on the agenda is the consideration of a Board Supervisor replacement, Lisa Wrenn. She recommended the Board table the discussion until the next meeting, since Lisa Wrenn was not present.

On a Motion by Ms. McFolling, seconded by Mr. Jones, with all in favor, the Board tabled the consideration of a Board Supervisor replacement, Lisa Wrenn, until the July 18, 2006 meeting for Harbor Bay Community Development District.
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THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisor's Meeting held on
May 16, 2006**

Ms. Wells stated that the next item on the agenda is the consideration of the minutes of the Board of Supervisors' meeting on May 16, 2006. She asked if there were any additions, deletions, or corrections. There were none. Ms. Wells asked for a motion to approve the minutes. Ms. Harp stated that page six of the minutes should be corrected to the staff of U.S. Security received a \$0.25 salary increase and not Hal Strickland only. Ms. Wells stated that the corrections will be made to the minutes. She asked for a motion to approve the minutes as amended.

On a Motion by Mr. Jones, seconded by Ms. Wisdom, with all in favor, the Board approved the minutes (as amended) of the Board of Supervisors' meeting on May 16, 2006 for Harbor Bay Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for June 2006**

Ms. Wells stated that the next item on the agenda is the consideration of the Operation and Maintenance Expenditures for June 2006. She explained that the expenditures were for the period of May 1st – May 31st, 2006 totaling \$130,058.28. Ms. Wells asked if there were any questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Jones, seconded by Ms. McFolling, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2006 (\$130,058.28) for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2002 Construction
Requisition #406**

Ms. Wells stated that the next item on the agenda is the consideration of Series 2002 Construction Requisition #406, totaling \$24,235.00. She asked if there were any questions. Hearing none, Ms. Wells asked for a motion to approve.

On a Motion by Mr. Jones, seconded by Ms. McFolling, with all in favor, the Board approved the Series 2002 Construction Requisition #406 (\$24,235.00) for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2006/2007
Proposed Budget**

Ms. Wells explained that adopting the proposed budget merely begins the budget process. The Board will adopt the proposed budget by way of resolution and it would then be forwarded to the County by the District Office.

Ms. Wells stated that as required by statute, the proposed budget must be submitted to the County for a minimum of 60 days prior to the holding of the public hearing on the final budget. During this time, the District would hold its workshop, which is tentatively scheduled for July 18th. She explained that the Board will adopt the final budget during the August meeting. Ms. Wells also explained that since August 19th was the 60 day mark, she recommended the Board change its regularly scheduled meeting from August 15th to August 22nd to allow for the 60 days.

Ms. Wells briefly explained the budget. She asked if there were any questions. There was one. An audience member inquired about the TECO lights billing agreement. Mr. Jones responded that the District pays TECO an amortized bill that includes the installation, maintenance and electricity for the street lights. Mr. Jones also stated that the capital improvement project funds were not used to install the lights. He explained that TECO initially installs the lights and the residents pay for them over time. Mr. Scarola stated that the costs are billed at a flat rate, according to the TECO lighting agreement.

An audience member inquired about the cost of the street sweeping services. He asked why the builders do not pay for this service. Ms. Wells stated she would inquire with the Builders regarding this matter. A brief discussion ensued regarding the billing for the street sweeping services.

Another audience member inquired about police powers. A brief discussion ensued regarding the expectations of security within the District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2006-03,
Approving Fiscal Year 2006/2007
Proposed Budget**

Ms. Wells stated that the next item on the agenda is the consideration of Resolution 2006-03, Approving Fiscal Year 2006/2007 Proposed Budget. She stated that Resolution 2006-03, setting the date, time and location for the public hearing on Tuesday, August 22, 2006 at 9:00 a.m. at the Mira Bay Clubhouse, the Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.

On a Motion by Ms. McFolling, seconded by Mr. Jones, with all in favor, the Board approved the Fiscal Year 2006/2007 Proposed Budget (\$2,431,189.00) and setting the public hearing to be held on Tuesday, August 22, 2006 at 9:00 a.m. at the Mira Bay Clubhouse, the Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572 for Harbor Bay Community Development District.

The Board requested a recess at 9:45 a.m.

Ms. Wells re-convened the meeting at 9:50 a.m. with everyone listed at the onset of the meeting still in attendance.

EIGHTH ORDER OF BUSINESS

Consideration of bids from All American Painting and Munyan Painting

Ms. Wells stated that the next item on the agenda is the consideration of the bids from All American Painting and Munyan Painting, which was tabled from the last meeting. She stated that both contractors were given the scope of work. Ms. Wells asked if Ms. Harp would like to discuss any items. Ms. Harp noted the main items that need immediate attention.

On a Motion by Mr. Jones, seconded by Ms. Wisdom, with all in favor, the Board approved the construction bid from Munyan Painting, provided and subject to verification of insurance, warranty information, and a maximum of one month for completion, pending weather conditions for Harbor Bay Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
Mr. Scarola stated that he is providing the Board with pricing estimates for the sea wall reinforcement techniques, as requested from the last meeting. He stated that he received information from two contractors. Mr. Scarola provided the information to the Board for further consideration.

Ms. Wells stated Hecker Construction Company and Lee Te Kim Landscape & Lawn Care submitted construction bids. She asked if there were any questions for the District Engineer.

Mr. Scarola requested the Board to provide feedback on the pricing schedule and further direction at the next meeting.

C. District Manager

Ms. Wells stated that the next regularly scheduled meeting is Tuesday, July 18, 2006. She stated that the meeting will begin at 6:30 p.m. Ms. Wells stated that the budget workshop would immediately follow the meeting for resident comments and suggestions regarding the Fiscal Year 2006/2007 budget.

Ms. Wells read a letter from the Supervisor of Elections which stated that there are a total of 424 registered voters within the Harbor Bay Community Development District.

Ms. Wells stated that two Board Supervisor seats will be open on the Board during the general election in November.

D. HOA Manager

No report.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Wells stated that the next item on the agenda is Supervisor Requests and audience comments. She asked if there were any Supervisor requests at this time. There were none. She asked if there were any audience comments.

An audience member stated his concerns on behalf of thirty other residents' request of establishing a resident advisory sub-committee for the Community Development District. A brief discussion ensued. Mr. Jones stated that authorization of an established sub-committee must be discussed with District Counsel prior to granting the request. Ms. Wells requested that the resident provide any questions or concerns to her directly for further research and consideration.

Ms. Wells asked if there were any other questions or comments. There were none.

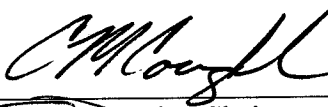
ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Wells stated that there were no further agenda items to come before the Board and asked for a motion to adjourn at 10:30 a.m.

On a Motion by Ms. McFolling, seconded by Mr. Jones, with all in favor, the Board adjourned the meeting for Harbor Bay Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman