

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, December 19, 2006 at 9:02 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:

Chris Coughlin	Board Supervisor, Chairman
Scott Jones	Board Supervisor, Vice Chairman
Julie Wisdom	Board Supervisor, Assistant Secretary
Lisa Wrenn	Board Supervisor, Assistant Secretary
Laura Ackerman	Board Supervisor, Assistant Secretary

Also present were:

Tina Wells	District Manager, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Bricklemyer, Smolker & Bolves, P.A.
Jamie Scarola	District Engineer, Scarola & Associates
Aida Johnson	Clubhouse Manager
Tracy Lose	Community Resident Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wells called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on November
21, 2006**

Ms. Wells stated that the first order of business was the consideration of the minutes of the Board of Supervisors' meeting held on November 21, 2006. She asked if there were any additions, deletions or corrections. There were none. Ms. Wells asked for a motion to approve the minutes as presented.

On a Motion by Mr. Coughlin, seconded by Mr. Jones, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on November 21, 2006 for Harbor Bay Community Development District.

THIRD ORDER OF BUSINESS

Presentation of Landowners' Meeting held on November 21, 2006

Ms. Wells stated that the next order of business was the presentation of the Landowners' meeting held on November 21, 2006 .She stated that the minutes are for informational purposes only and that a motion is not required. Ms. Wells asked if there were any questions. There were none.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2006

Ms. Wells stated that the next order of business was the consideration of the Operation and Maintenance Expenditures for December 2006. She stated that the expenditures cover the period of November 1st through November 30th, 2006, totaling \$59,679.54. Ms. Wells asked if there were any questions. There was a question regarding the water citations. Ms. Wells stated that she would research the charges and provide additional information to the Board. She asked if there were any additional questions. There were none. Ms. Wells asked for a motion to approve the expenditures.

On a Motion by Mr. Jones, seconded by Ms. Wrenn, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2006 (\$59,679.54) for Harbor Bay Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2002 Construction Requisitions #427 - #433

Ms. Wells stated that the next order of business was the consideration of the Series 2002 Construction Requisitions #427 through #433. She stated that the Construction Requisitions have been approved by the Chairman and District Engineer. Ms. Wells asked if there were any questions. There were none. She asked for a motion to approve.

On a Motion by Mr. Coughlin, seconded by Ms. Wisdom, with all in favor, the Board approved the Series 2002 Construction Requisitions #427 through #433 for Harbor Bay Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Mr. Scarola updated the Board regarding the whaler installation. He stated that he and the Chairman have inspected the work. Mr. Scarola stated that the completed work has been 1500 feet of installation and that the project is progressing according to schedule.

Mr. Scarola stated that the swale is missing. He stated that he is attempting to work with SWFWMD to perform its certification as missing swales are installed.

C. Club Manager
Ms. Johnson stated that there has been an increase in resident participation with activities. She stated that the maintenance crew is on staff seven days per week.

Ms. Johnson stated that Café Denali has a new owner.

D. HOA Manager
No report.

E. District Manager
Ms. Wells provided the Board with an update on the radar guns. She stated that two radar guns have been purchased for the District and should arrive within the next week.

Mr. Coughlin stated that the deposit has been paid for the gates and the cameras installation. He stated that the rover service has started. Mr. Coughlin stated that he is working with the Homeowners' Association to allow an overlapping of the rover service, to help with the transition. He stated that one 12-hour shift, with three days on and three days off, has been created. Mr. Coughlin stated that the rover service will operate seven days per week and will increase its vigilance once the cameras and gates are installed.

Ms. Wells stated that she would contact Jim Powell to provide a 30-day notice to the off-duty officers.

Mr. Coughlin requested a motion to authorize District Staff to prepare and convey the deeds, which are consistent with the plat, contingent upon District Counsel's review and approval.

On a Motion by Mr. Jones, seconded by Mr. Coughlin, with all in favor, the Board authorized District Staff to prepare and convey the deeds, which are consistent with the plat, contingent upon District Counsel's review and approval for Harbor Bay Community Development District.

Ms. Wells stated that the next regularly scheduled meeting is Tuesday, January 16, 2007 at 9:00 a.m.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Wells stated that the next order of business was Supervisor requests and audience comments. She asked if there were any Supervisor requests at this time. There was a question regarding the warranty of Le Te Kim's Landscaping.

Mr. Coughlin stated that he would review the area to determine the condition of the trees.

Ms. Wells asked if there were any audience comments. There were none.

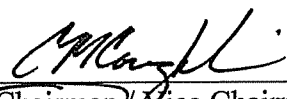
EIGHTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Coughlin, seconded by Ms. Wisdom, with all in favor, the Board adjourned the meeting at 9:17 a.m. for Harbor Bay Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman