

**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.

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**HARBOR BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Harbor Bay Community Development District was held on **Thursday, August 30, 2007 at 9:00 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	<b>Board Supervisor, Chairman</b>
Ben Gelston	<b>Board Supervisor, Assistant Secretary</b>
Laura Ackerman	<b>Board Supervisor, Assistant Secretary</b>
Diana Hilton	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Tina Wells	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Chris Coughlin	<b>Project Manager</b>
Tracy Lose	<b>HOA Manager</b>

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 Board of Supervisor  
Replacement**

Ms. Wells stated that the next item on the agenda was the consideration of the Board of Supervisor replacement. She reviewed each member's expiration dates for the Board. Ms. Ackerman nominated Mr. Hawkins as a replacement Board Supervisor.

Ms. Wells, a Notary Public in the State of Florida, administered the oath of office to Don Hawkins. Mr. Hawkins swore or affirmed to the oath and executed the oath.

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On a Motion by Ms. Ackerman, seconded by Ms. Hilton, with all in favor, the Board appointed Don Hawkins as Board Supervisor, for the Harbor Bay Community Development District.

**THIRD ORDER OF BUSINESS**

**Public Hearing Regarding the Fiscal Year  
2007/2008 Final Budget**

Ms. Wells stated that the next item on the agenda was the Public Hearing regarding the Fiscal Year 2007/2008 Final Budget. She asked for a motion to open the Public Hearing.

On a Motion by Mr. Jones, seconded by Ms. Ackerman, with all in favor, the Board opened the Public Hearing regarding the Fiscal Year 2007/2008 Final Budget, for the Harbor Bay Community Development District.

Ms. Wells reviewed the final budget for the Board. She stated the proposed budget adopted in June had decreased by \$29,500.

General discussion ensued regarding the landscape and storm water replacement reserves. Ms. Wells suggested the Board start building a reserve fund next year. The Board expressed concern with a landscape maintenance incident regarding the trimming of a large tree and inquired if they could receive half of the expenditure back. Ms. Wells stated she would perform further research.

The Board had a question regarding landscape maintenance and annual replacement jobs taking place two times a year instead of the current four. General discussion ensued regarding the contract with landscape maintenance.

There was a question regarding the Verizon long distance telephone bill and why it was so high. Ms. Wells stated she would perform further research.

General discussion ensued regarding the security officers expenditure increasing by \$10,000 for the fiscal year. The Board agreed to decrease the Landscape Maintenance line item by \$10,000, and increase the off-duty sheriff line item by \$10,000, for a total expenditure of \$80,000 for the off-duty sheriff.

Ms. Wells asked if there was any public comment or testimony. There was none.

On a Motion by Mr. Jones, seconded by Ms. Hilton, with all in favor, the Board closed the Public Hearing on the Fiscal Year 2007/2008 Final Budget, for the Harbor Bay Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2007-09,  
Adoption of Fiscal Year 2007/2008 Final  
Budget**

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Ms. Wells stated that the next item on the agenda was the consideration of Resolution 2007-09, Adoption of the Fiscal Year 2007/2008 Final Budget. Ms. Wells asked if there were any questions. Hearing none, she asked for a motion.

On a Motion by Mr. Gelston, seconded by Ms. Hilton with all in favor, the Board approved Resolution 2007-09, Adoption of the Fiscal Year 2007/2008 Final Budget (\$2,577,998.00), for the Harbor Bay Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
Not present.

B. District Engineer  
Not present.

C. District Manager  
Ms. Wells stated that the next scheduled meeting of the Board of Supervisor's is September 20<sup>th</sup>, 2007 at 6:00 p.m. She stated that this is the continued Public Hearing regarding the reduction of the speed limit, as well as the regularly scheduled meeting.

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**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Wells stated that the next item on the agenda was Supervisor requests and audience comments. Ms. Wells asked if there were any Supervisor requests. Ms. Ackerman stated she would like to discuss the issue of the placement and existence of the newspaper boxes. She stated the residents were not happy with the boxes. The Board stated that they would like to explore other options.

Ms. Johnson stated that the purchase price and rental price for electronic fitness equipment is the same. She stated the purchase price includes a warranty of 3 years. General discussion ensued. The Board agreed to perform further research and include proposals in a future agenda for further discussion. Ms. Wells asked if there were any further Supervisor requests. There were none.

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Ms. Wells asked if there were any audience comments.

Mr. Powell and Mr. Irwin expressed concern regarding the tennis court lighting. Ms. Wells stated that it was necessary for the Engineer to comment on this item and will make it an agenda item.

Mr. Terrell stated concern regarding the palm trees on Sea Crest.

Mr. McDonald stated he would like there to be more mulching around the monuments for protection from landscape maintenance damage.

Mr. Powell expressed concern regarding the old gates.

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

**SEVENTH ORDER OF BUSINESS**

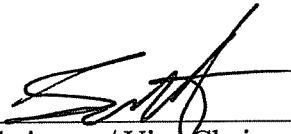
**Adjournment**

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. Jones, seconded by Ms. Hilton, with all in favor, the Board adjourned the meeting, for the Harbor Bay Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman