District: HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, November 19, 2020
Time: 6:00 PM
Location: 107 Manns Harbor Drive
Apollo Beach, FL 33572 &
Zoom – Conference Call

Dial-in Number: +1 253 215 8782
Meeting ID: 835 8177 6312

Revised Agenda

For the full agenda package, please contact jleger@dpfgmc.com

I. Call to Order/Roll Call
II. Pledge of Allegiance
III. Audience Comments on New Agenda Items
IV. Newly Elected Supervisors & Form 1
   A. Seat 4 – Supervisor Nargi
      (received before meeting)
   B. Seat 5 – Supervisor Goldstone
      (received before meeting)
   C. New Supervisor Information Sheet
   D. Acceptance or Waiver of Compensation
   E. Form 1
   F. Review of Sunshine Law and Supervisor Duties
V. Consideration & Adoption of Resolution 2021-01, Designating Officers
VI. Presentation of Audience Comment Follow-Up Sheet
VII. Closed Session – 7:00 PM
VIII. Open Session – Discussion of Security Vision
IX. Business Items
   A. Landscape Professionals – Douglas Ivester
      ➢ Landscape Grade Sheet
      ➢ Consideration of CLM ASO 2-1 Annual Plant Rotation Proposal - $30,400.00
   B. Major Project Updates and Facilities Report
      ➢ Cardno Project Tracker
X. Staff Reports

A. District Counsel
   - Discussion Regarding Potential Settlement of Pending Litigation
   - Discussion of Request for December Shade Session
   - Consideration of Seawall Minor Repairs Protocol Exhibit 9
   - Consideration & Adoption of Resolution 2021-02, Providing for the Defense of a Board Member Exhibit 10

B. District Engineer

C. District Manager
   - Discussion of Spending Thresholds & Presentation of Current Thresholds Exhibit 11
   - Presentation of Reserve Study Exhibit 12

D. General Manager & Field Operations Manager
   - General Manager Report Exhibit 13
   - Discussion of Outfitters Renovations Updates Exhibit 14
   - Consideration of Telephone Proposal - $180.50/ Monthly Exhibit 15
   - Discussion of Childcare Upgrade Exhibit 16
   - Discussion of Security RFP Exhibit 17
   - Field Operations Report Exhibit 18
   - Discussion of Pool Heater Update Exhibit 19

XI. Consent Agenda Items / Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting Held on October 15, 2020 Exhibit 20

B. Consideration of Operations & Maintenance Expenditures Check Register for October 2020 – General Fund Exhibit 21

C. Consideration of Operations & Maintenance Expenditures Check Register for October 2020 – Reserve Fund Exhibit 22

D. Consideration of Operations & Maintenance Expenditures Check Register for October 2020 – MiraBay Amenity Center Exhibit 23
XI. Consent Agenda Items/ Business Administration – continued

E. Consideration of Operations & Maintenance Expenditures Check Register for October 2020 – Evergreen Fund
F. Consideration of Operations & Maintenance Expenditures Check Register for October 2020 – Seawall Fund

G. Dock and Boat Lift Approvals
   ➢ 713 Manns Harbor Dr.
   ➢ 5329 Loon Nest Ct.

H. Information Purposes Only
   ➢ Ratification of Site Masters Agreement
   ➢ Ratification of Bay Breeze Gate RFID Reader Replacement - $2,938.00
   ➢ Ratification of Solitude Contract
   ➢ Ratification of CLM ASO 31

XII. Supervisor Requests

A. Discussion of Safety and Security – Supervisor Maurer
B. Discussion of Board Meeting Management

XIII. Audience Comments – New Business Items

XIV. Adjournment