District: HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, December 17, 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: 875 4135 6636

Agenda

Note: For the full agenda package, please contact ileger@dpfgmc.com

I. Call to Order/Roll Call

II. Pledge of Allegiance

III. Audience Comments on New Agenda Items

IV. Presentation of Audience Comment Follow-Up Sheet – pg. 8

V. Closed Session – 7:00 PM

VI. Open Session – Security Discussion

VII. Business Items
   A. Landscape Professionals Report – Douglas Ivester – pg. 10
      ➢ Landscape Grade Sheet – pg. 12
      Exhibit 3
   B. Major Project Updates
      ➢ Cardno Project Tracker – pg. 14
      Exhibit 4
   C. Consideration & Adoption of Resolution 2021-03, Amended & Restated Resolution Authorizing the Disbursement of Funds – pg. 16-18
   D. Presentation of Annual Arbitrage Report – pg. 20-30
   E. Consideration of International Consulting Group Utility Audit Agreement – pg. 32

VIII. Staff Reports
   A. District Counsel
      ➢ Consideration of Rulemaking for Gate Strike Fee – pg. 34-35
      Exhibit 8
      ➢ Discussion of TECO Agreements – pg. 37-44
      Exhibit 9
   B. District Engineer
VIII. Staff Reports – continued

C. District Manager

➢ Discussion of Direct Billings Off-Roll – pg. 46

D. General Manager & Field Operations Manager

➢ General Manager Report – pg. 48
➢ Discussion of Outfitters Renovations Updates – previously discussed – pg. 50-54
➢ Consideration of WCP Construction Mezzanine Proposal - $4,800.00 – pg. 56
➢ Field Operations Report – pg. 58
➢ Amenity Manager Report – pg. 60
➢ Consideration of YMCA Youth Programs Proposal – pg. 62-64

IX. Consent Agenda Items / Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting Held on November 19, 2020 – pg. 66-82

B. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – General Fund – pg. 84-85

C. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Reserve Fund – pg. 87

D. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – MiraBay Amenity Center – pg. 89

E. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Evergreen Fund – pg. 91

F. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Seawall Fund – pg. 93

G. Dock and Boat Lift Approvals

➢ 5314 Fishersound Lane – pg. 95-107
➢ 421 Islebay Dr. – pg. 109-137

H. Information Purposes Only

➢ Ratification of Change Order No. 6 – Third Direct Materials Purchase – pg. 139-153
➢ Ratification of CLM ASOs 2-2 & 2-23 – pg. 155-160
X. **Supervisor Requests & Chairman Closing Remarks**

A. Discussion of Publication of Seawall Inspection and Maintenance Program Document – Supervisor Maurer – pg. 162-164

B. Discussion of Street Tree Removal and Replacement – Supervisor Goldstone – pg. 166-168

C. Discussion of Lagoon Shoreline Rock Restoration – Supervisor Nargi – pg. 170-171

D. Discussion of Security Patrol – Supervisor Nargi – pg. 173-176

XI. **Audience Comments – New Business Items**

XII. **Adjournment**