

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 [jleger@dpfgmc.com](mailto:jleger@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** Exhibit 1
- V. Closed Session – 7:00 PM**
- VI. Open Session – Security Discussion**
- VII. Business Items**
  - A. Landscape Professionals Report – Douglas Ivester – pg. 10 Exhibit 2
    - 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 Exhibit 5
  - D. Presentation of Annual Arbitrage Report – pg. 20-30 Exhibit 6
  - E. Consideration of International Consulting Group Utility Audit Agreement – pg. 32 Exhibit 7
- 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 Exhibit 10

### **D. General Manager & Field Operations Manager**

- General Manager Report – pg. 48 Exhibit 11
- Discussion of Outfitters Renovations Updates – *previously discussed* – pg. 50-54 Exhibit 12
- Consideration of WCP Construction Mezzanine Proposal - \$4,800.00 – pg. 56 Exhibit 13
- Field Operations Report – pg. 58 Exhibit 14
- Amenity Manager Report – pg. 60 Exhibit 15
- Consideration of YMCA Youth Programs Proposal – pg. 62-64 Exhibit 16

## **IX. Consent Agenda Items / Business Administration**

- A. Consideration of Minutes of the Board of Supervisors Meeting Held on November 19, 2020 – pg. 66-82 Exhibit 17
- B. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – General Fund – pg. 84-85 Exhibit 18
- C. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Reserve Fund – pg. 87 Exhibit 19
- D. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – MiraBay Amenity Center – pg. 89 Exhibit 20
- E. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Evergreen Fund – pg. 91 Exhibit 21
- F. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Seawall Fund – pg. 93 Exhibit 22
- G. Dock and Boat Lift Approvals
  - 5314 Fishersound Lane – pg. 95-107 Exhibit 23
  - 421 Islebay Dr. – pg. 109-137 Exhibit 24
- H. Information Purposes Only
  - Ratification of Change Order No. 6 – Third Direct Materials Purchase – pg. 139-153 Exhibit 25
  - Ratification of CLM ASOs 2-2 & 2-23 – pg. 155-160 Exhibit 26

**X. Supervisor Requests & Chairman Closing Remarks**

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|---|------------|
| A. Discussion of Publication of Seawall Inspection and Maintenance Program Document – Supervisor Maurer – pg. 162-164 | Exhibit 27 |
| B. Discussion of Street Tree Removal and Replacement – Supervisor Goldstone – pg. 166-168                             | Exhibit 28 |
| C. Discussion of Lagoon Shoreline Rock Restoration – Supervisor Nargi – pg. 170-171                                   | Exhibit 29 |
| D. Discussion of Security Patrol – Supervisor Nargi – pg. 173-176   | Exhibit 30 |

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

**XII. Adjournment**