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

Revised 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 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
      ➢ Consideration of Easement Agreement – pg. 46-54 Exhibit 10
   B. District Engineer
VIII. Staff Reports – continued

C. District Manager

➢ Discussion of Direct Billings Off-Roll – pg. 56
Exhibit 11

D. General Manager & Field Operations Manager

➢ General Manager Report – pg. 58
Exhibit 12
➢ Discussion of Outfitters Renovations Updates – previously discussed – pg. 60-64
Exhibit 13
➢ Consideration of WCP Construction Mezzanine Proposal - $4,800.00 – pg. 66
Exhibit 14
➢ Field Operations Report – pg. 68
Exhibit 15
➢ Amenity Manager Report – pg. 70
Exhibit 16
➢ Consideration of YMCA Youth Programs Proposal – pg. 71-74
Exhibit 17

IX. Consent Agenda Items / Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting Held on November 19, 2020 – pg. 76-92
Exhibit 18

B. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – General Fund – pg. 94-95
Exhibit 19

C. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Reserve Fund – pg. 97
Exhibit 20

D. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – MiraBay Amenity Center – pg. 99
Exhibit 21

E. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Evergreen Fund – pg. 101
Exhibit 22

F. Consideration of Operations & Maintenance Expenditures Check Register for November 2020 – Seawall Fund – pg. 103
Exhibit 23

G. Dock and Boat Lift Approvals

➢ 5314 Fishersound Lane – pg. 105-117
Exhibit 24
➢ 421 Islebay Dr. – pg. 119-147
Exhibit 25

H. Information Purposes Only

➢ Ratification of Change Order No. 6 – Third Direct Materials Purchase – pg. 149-163
Exhibit 26
➢ Ratification of CLM ASOs 2-2 & 2-23 – pg. 165-170
Exhibit 27
X. Supervisor Requests & Chairman Closing Remarks

A. Discussion of Publication of Seawall Inspection and Maintenance Program Document – Supervisor Maurer – pg. 172-174

B. Discussion of Street Tree Removal and Replacement – Supervisor Goldstone – pg. 176-178

C. Discussion of Lagoon Shoreline Rock Restoration – Supervisor Nargi – pg. 180-181

D. Discussion of Security Patrol – Supervisor Nargi – pg. 183-185

XI. Audience Comments – New Business Items

XII. Adjournment