

District: **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, January 21, 2021

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: 884 5490 3163

Revised Agenda

Note: 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. Presentation of Audience Comment Follow-Up Sheet – pg. 8 **Exhibit 1**

V. Closed Session – Security Discussion -7:00 PM

VI. Open Session – Security Discussion

A. Consideration of Security Proposals (under separate cover)

VII. Business Items

A. Landscape Professionals – Douglas Ivester – pg. 11 **Exhibit 2**

➤ Landscape Grade Sheet – pg. 13 **Exhibit 3**

B. Solitude Lake Management Report – pg. 15-28 **Exhibit 4**

C. Major Project Updates and Facilities Report

➤ Cardno Project Tracker – pg. 30 **Exhibit 5**

➤ Harbor Bay Basketball & Pavilion Improvements 60% Plans–
pg. 32-43 **Exhibit 6**

➤ Seawall Inspection Recommendation – pg. 45-47 **Exhibit 7**

➤ Seawall Resident Claim Tracking Sheet – pg. 49 **Exhibit 8**

D. Consideration of Upland Claim Issues

➤ 5617 Seagrass Place– pg. 51 **Exhibit 9**

➤ 536 Islebay DR & 534 Islebay DR– pg. 53 **Exhibit 10**

VIII. Staff Reports

A. District Counsel

- Presentation of E-Verify Memo – pg. 55-56 Exhibit 11
- Presentation & Consideration of E-Verify Memorandum of Understanding for Employers – pg. 58-70 Exhibit 12
- Update on Driscoll/Erickson Litigation

B. District Engineer

C. District Manager

D. General Manager & Field Operations Manager

- General Manager Report – pg. 72-73 Exhibit 13
- Consideration of Pool Furniture Replacement Proposal – NTE \$16,000.00 – pg. 75 Exhibit 14
- Field Operations Report – pg. 77 Exhibit 15
- Consideration of Seawall Repair Proposal - \$4,900.00 – pg. 79-81 Exhibit 16
- Amenity Manager Report – pg. 83 Exhibit 17
- Discussion of Street Tree Agreement – pg. 84 Exhibit 18
 - Discussion of Street Tree Options Assessment – pg. 86-92 Exhibit A
 - Status of County Wide Permit
 - Discussion of Specific Street Tree Types
 - Discussion of Coordination with Residents & HOA

IX. Consent Agenda Items / Business Administration

- A. Consideration of Minutes of the Board of Supervisors Meeting Held on December 17, 2020 – pg. 94-106 Exhibit 19
- B. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – General Fund – pg. 108-109 Exhibit 20
- C. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – Reserve Fund – pg. 111 Exhibit 21
- D. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – MiraBay Amenity Center – pg. 113 Exhibit 22

IX. Consent Agenda Items / Business Administration – continued

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| E. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – Evergreen Fund – pg. 115 | Exhibit 23 |
| F. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – Seawall Fund – pg. 117 | Exhibit 24 |
| G. Dock and Boat Lift Approvals | |
| ➤ 5703 Tybee Island DR. – pg. 119-135 | Exhibit 25 |
| ➤ 717 Pinckney Dr– pg. 137-160 | Exhibit 26 |
| H. Information Purposes Only | |
| ➤ Ratification of Storage Mezzanine Proposal - \$2,950.00 – pg. 162-163 | Exhibit 27 |
| ➤ Ratification of CLMO ASOs 2-4 & 2-5 – pg. 165-170 | Exhibit 28 |
| ➤ Ratification of Change Order No. 7 – Fourth Direct Materials Purchase for Seawall Repair – pg. 172-182 | Exhibit 29 |
| ➤ Ratification of Sidewalk Repair Proposal - \$3,168.00– pg. 184-185 | Exhibit 30 |
| ➤ Ratification of Construction, Access, Use, & Maintenance Easement Agreement with Park Square Enterprises, LLC – <i>exhibit under separate cover</i> – pg. 187-197 | Exhibit 31 |

X. Supervisor Requests & Chairman Closing Remarks

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| A. Discussion on Voids – Supervisor Maurer – pg. 199 | Exhibit 32 |
| B. Discussion of Seawall Maintenance Processes and Procedures – Supervisor Maurer– pg. 201 | Exhibit 33 |
| C. Discussion of Emergency Repaired Seawall Inspection – Supervisor Maurer– pg. 203 | Exhibit 34 |

XI. Audience Comments – New Business Items

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| A. Park Square | |
| ➤ Consideration of 5609 Tybee Island DR Easement Agreement | Exhibit 35 |

XII. Adjournment