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 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 – 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
- Presentation & Consideration of E-Verify Memorandum of Understanding for Employers – pg. 58-70
- Update on Driscoll/Erickson Litigation

B. District Engineer

C. District Manager

D. General Manager & Field Operations Manager

- General Manager Report – pg. 72-73
- Consideration of Pool Furniture Replacement Proposal – NTE $16,000.00 – pg. 75
- Field Operations Report – pg. 77
- Consideration of Seawall Repair Proposal - $4,900.00 – pg. 79-81
- Amenity Manager Report – pg. 83
- Discussion of Street Tree Agreement – pg. 84
- Discussion of Street Tree Options Assessment – pg. 86-92
- 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


C. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – Reserve Fund – pg. 111

D. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – MiraBay Amenity Center – pg. 113
IX. Consent Agenda Items / Business Administration – continued

E. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – Evergreen Fund – pg. 115

F. Consideration of Operations & Maintenance Expenditures Check Register for December 2020 – Seawall Fund – pg. 117

G. Dock and Boat Lift Approvals
   ➢ 5703 Tybee Island DR. – pg. 119-135
   ➢ 717 Pinckney Dr – pg. 137-160

H. Information Purposes Only
   ➢ Ratification of Storage Mezzanine Proposal - $2,950.00 – pg. 162-163
   ➢ Ratification of CLMO ASOs 2-4 & 2-5 – pg. 165-170
   ➢ Ratification of Change Order No. 7 – Fourth Direct Materials Purchase for Seawall Repair – pg. 172-182
   ➢ Ratification of Sidewalk Repair Proposal - $3,168.00 - pg. 184-185
   ➢ Ratification of Construction, Access, Use, & Maintenance Easement Agreement with Park Square Enterprises, LLC – exhibit under separate cover – pg. 187-197

X. Supervisor Requests & Chairman Closing Remarks

A. Discussion on Voids – Supervisor Maurer – pg. 199

B. Discussion of Seawall Maintenance Processes and Procedures – Supervisor Maurer – pg. 201

C. Discussion of Emergency Repaired Seawall Inspection – Supervisor Maurer – pg. 203

XI. Audience Comments – New Business Items

A. Park Square
   ➢ Consideration of 5609 Tybee Island DR Easement Agreement – Exhibit 35

XII. Adjournment