District: **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, February 18, 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: 833 3460 9310  
Passcode: 629205

**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**

V. **Business Items**

A. Landscape Professionals – Douglas Ivester  
   ➢ Landscape Grade Sheet

B. Major Project Updates and Facilities Report  
   ➢ Cardno Project Tracker

C. Presentation & Consideration of Supervisor Goldstone’s Resignation

D. Consideration & Adoption of **Resolution 2021-04**, FY 2021 Budget Amendment

E. Discussion of Natural Resources Tree Removal Permit and Related License Agreement

F. Discussion of Upland Claims Damage at 5726 Tortoise PL & 601 Islebay DR

VI. **Staff Reports**

A. District Counsel  
   ➢ Update on Easement for Geothermal Well

B. District Engineer

C. District Manager
VI. Staff Reports – continued

D. General Manager & Field Operations Manager

- General Manager Report
  Exhibit 9
- Field Operations Report
  Exhibit 10
- Amenity Manager Report
  Exhibit 11
- Consideration of Solitude Lake Management Pond Management Addendum - $260.00/ month
  Exhibit 12
- Consideration of Landscaping Replacement Around Bay Estates Entrance Proposal - $2,603.63
  Exhibit 13
- Consideration of Bay Brick Pavers Repair Proposal - $3,005.00
  Exhibit 14
- Consideration to Reimburse 308 Manns Harbor DR for Pressure Washing Costs - $715.00
  Exhibit 15

VII. Consent Agenda Items / Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting Held on January 21, 2021
  Exhibit 16

B. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – General Fund
  Exhibit 17

C. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – Reserve Fund
  Exhibit 18

D. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – MiraBay Amenity Center
  Exhibit 19

E. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – Evergreen Fund
  Exhibit 20

F. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – Seawall Fund
  Exhibit 21

G. Dock and Boat Lift Approvals

- 5301 Wishing Arche Ln
  Exhibit 22
- 718 Pinckney Dr
  Exhibit 23
- 715 Manns Harbor Dr
  Exhibit 24
- 431 Mirabay Blvd
  Exhibit 25
- 5314 Fishersound Ln – previously presented
  Exhibit 26
- 5353 Wishing Arch Dr
  Exhibit 27
- 5712 Tybee Island Dr
  Exhibit 28
- 605 Pinckney Dr
  Exhibit 29
VII. Consent Agenda Items / Business Administration – continued

H. Information Purposes Only

- Ratification of Sidewalk Repair Proposal - $3,168.00  Exhibit 30
- Ratification of Clubhouse Gym Ceiling Repair Proposal - $4,306.60  Exhibit 31
- Ratification of Work Out Room Mirrors Replacement Proposal - $3,200.00  Exhibit 32
- Ratification of CLM ASO 2-1  Exhibit 33

VIII. Supervisor Requests

A. Discussion of Right of Way Maintenance – Supervisor Maurer  Exhibit 34
B. Discussion of Admiral Pointe/SLAM School Phase 2 – Supervisor Nargi  Exhibit 35

IX. Closed Session – 7:30 PM (estimated)

X. Open Session – Security Discussion and Potential Consideration of Contract with Security Provider

XI. Audience Comments – New Business Items

XII. Adjournment