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

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. 8-9 Exhibit 1
V. Business Items
   A. Landscape Professionals – Douglas Ivester – pg. 11 Exhibit 2
      ➢ Landscape Grade Sheet – pg. 13 Exhibit 3
   B. Major Project Updates and Facilities Report
      ➢ Cardno Project Tracker – pg. 15 Exhibit 4
      ➢ Presentation of Sports Courts Cost Estimates – pg. 17-23 Exhibit 5
      ➢ Discussion of Pinckney Rip Rap
   C. Presentation & Consideration of Supervisor Goldstone’s Resignation – pg. 23
   D. Consideration & Adoption of Resolution 2021-04, FY 2021 Budget Amendment – pg. 25-29 Exhibit 7
   E. Discussion of Natural Resources Tree Removal Permit and Related License Agreement – pg. 31-33 Exhibit 8
   F. Discussion of Upland Claims Damage at 5726 Tortoise PL & 601 Islebay DR – pg. 35-57 Exhibit 9
   G. Discussion of Upland Claims for 5617 Seagrass PL, 536 Islebay DR, & 534 Islebay DR – pg. 59-60 Exhibit 10
VI. **Staff Reports**

A. District Counsel
   - Update on Easement for Geothermal Well

B. District Engineer

C. District Manager

D. General Manager & Field Operations Manager
   - General Manager Report – pg. 62-63
   - Field Operations Report – pg. 65
   - Amenity Manager Report – pg. 67-68
   - Consideration of Solitude Lake Management Pond Management Addendum - $260.00/ month – pg. 70-76
   - Consideration of Landscaping Replacement Around Bay Estates Entrance Proposal - $2,603.63 – pg. 78-81
   - Consideration of Bay Brick Pavers Repair Proposal - $3,005.00 – pg. 83-85
   - Consideration to Reimburse 308 Manns Harbor DR for Pressure Washing Costs - $822.25 – pg. 88-89

VII. **Consent Agenda Items / Business Administration**

A. Consideration of Minutes of the Board of Supervisors Meeting Held on January 21, 2021 – pg. 91-105

B. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – General Fund – pg. 107-109

C. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – Reserve Fund – pg. 111

D. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – MiraBay Amenity Center – pg. 113

E. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – Evergreen Fund – pg. 115

F. Consideration of Operations & Maintenance Expenditures Check Register for January 2021 – Seawall Fund – pg. 117
VII. Consent Agenda Items / Business Administration – continued

G. Dock and Boat Lift Approvals
   ➢ 5301 Wishing Arche Ln – pg. 119-135 Exhibit 24
   ➢ 718 Pinckney Dr – pg. 137-151 Exhibit 25
   ➢ 715 Manns Harbor Dr – pg. 153-166 Exhibit 26
   ➢ 431 Mirabay Blvd – pg. 168-178 Exhibit 27
   ➢ 5314 Fishersound Ln – previously presented – pg. 180-186 Exhibit 28
   ➢ 5353 Wishing Arch Dr – pg. 188-205 Exhibit 29
   ➢ 718 Pinckney Dr – pg. 137-151
   ➢ 715 Manns Harbor Dr – pg. 153-166
   ➢ 431 Mirabay Blvd – pg. 168-178
   ➢ 5314 Fishersound Ln – previously presented – pg. 180-186
   ➢ 5353 Wishing Arch Dr – pg. 188-205

H. Information Purposes Only
   ➢ Ratification of Sidewalk Repair Proposal - $3,168.00 – pg. 244-245 Exhibit 32
   ➢ Ratification of Clubhouse Gym Ceiling Repair Proposal - $4,306.60 – pg. 247-250 Exhibit 33
   ➢ Ratification of Work Out Room Mirrors Replacement Proposal - $3,200.00 – pg. 252-253 Exhibit 34
   ➢ Ratification of CLM ASO 2-1 – pg. 255-257 Exhibit 35

VIII. Supervisor Requests

A. Discussion of Right of Way Maintenance – Supervisor Maurer – pg. 255-277 Exhibit 36

B. Discussion of Admiral Pointe/SLAM School Phase 2 – Supervisor Nargi – pg. 279-284 Exhibit 37

C. Discussion of Crepe Myrtle Tree Option – Supervisor Leventry – pg. 286-287 Exhibit 38

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