

District: **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, October 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: 885 7914 9558

Passcode: 905866

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** Exhibit 1
- V. Security Shade Session – 8:00 PM**
- VI. Presentation of Landscape Maintenance Proposals – *please be advised that the following proposals are presented as they were submitted***
 - A. Brightview - \$446,00.00/ 1st Year Exhibit 2
 - B. Capital Land Management - \$441,700.00/ 1st Year Exhibit 3
 - C. Landscape Maintenance Professionals - \$483,930.00/ 1st Year Exhibit 4
 - D. RedTree Landscape Systems - \$470,700.00/ 1st Year Exhibit 5
 - E. Presentation of Cost Summary Analysis Exhibit 6
 - F. Presentation of Proposal Evaluation Criteria Exhibit 7
- VII. Business Items**
 - A. **Landscape Professionals Monthly Report** **Exhibit 8**
 - Landscape Grade Sheet Exhibit 9
 - Landscape Quarterly Report Exhibit 10
 - B. **Street Tree Removal & Replacement Fee Public Hearing**
 - Open Public Hearing
 - Street Tree Removal & Replacement Fee Exhibit 11
 - Public Comments
 - Close Public Hearing
 - C. Consideration & Adoption of **Resolution 2022-01**, Amending Street Tree Application Fee Exhibit 12
 - D. Consideration & Adoption of **Resolution 2022-02**, Appointing Assistant Treasurer Exhibit 13

VII. Business Items – continued

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| E. Consideration of JAH Architects Master Planner Proposal | Exhibit 14 |
| F. Presentation & Consideration of LLS Tax Solutions Annual Arbitrage Report | Exhibit 15 |
| G. Presentation of District Current Contracts Listing | Exhibit 16 |

VIII. Staff Reports

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| A. District Counsel | |
| ➤ Discussion of Resident Notice of Suspension | Exhibit 17 |
| ➤ Consideration of Transition of HGS to Kutak Rock LLP | Exhibit 18 |
| B. District Engineer | |
| ➤ Presentation of Cardno Project Schedules | Exhibit 19 |
| ➤ Consideration of Evaluation at 703 Islebay DR., 720 Islebay DR., & 811 Islebay DR. | Exhibit 20 |
| ➤ Consideration of Additional Fill & Grading at Restrictor Walls to Address Ponding | Exhibit 21 |
| ➤ Consideration of Replacement Rotten Restrictor Wall Piles Proposal | Exhibit 22 |
| C. District Manager | |
| ➤ Presentation of Action Tracker | Exhibit 23 |
| D. General Manager & Field Operations Manager | |
| ➤ General Manager Report | Exhibit 24 |
| ➤ Amenity Manager Report | Exhibit 25 |
| ➤ Field Operations Manager Report | Exhibit 26 |
| ➤ Consideration of GEM Cart Replacement | Exhibit 27 |

IX. Consent Agenda Items / Business Administration

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| A. Consideration of Minutes of the Board of Supervisors Meeting Held on August 25, 2021 | Exhibit 28 |
| B. Consideration of Minutes of the Board of Supervisors Meeting Held on September 16, 2021 | Exhibit 29 |
| C. Consideration of Operations & Maintenance Expenditures Check Register for September 2021 – General Fund | Exhibit 30 |
| D. Consideration of Operations & Maintenance Expenditures Check Register for September 2021 – Reserve Fund | Exhibit 31 |
| E. Consideration of Operations & Maintenance Expenditures Check Register for September 2021 – MiraBay Amenity Center | Exhibit 32 |

IX. Consent Agenda Items / Business Administration – continued

- F. Consideration of Operations & Maintenance Expenditures Check Register for September 2021 – Evergreen Fund Exhibit 33
- G. Consideration of Operations & Maintenance Expenditures Check Register for September 2021 – Seawall Fund Exhibit 34
- H. Dock and Boat Lift Approvals
 - 501 Mirabay Blvd. Exhibit 35
 - 5311 Wishing Arch Dr. Exhibit 36
- I. Information Purposes Only
 - Ratification of Earth Tech Seawall Change Order No. 9 Exhibit 37
 - Ratification of Second Addendum to Acquisition Agreement Exhibit 38

X. Supervisor Requests

- A. Discussion of District Contracts – Supervisor Wick Exhibit 39
- B. Discussion of Budget Outlook Working Session & Addition to Monthly Visual Graphic – Supervisor Nesse-Wyssbrod Exhibit 40

XI. Audience Comments – New Business Items

XII. Adjournment