

District: **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, November 18, 2021

Time: 6:00 PM

Location: 107 Manns Harbor Drive
Apollo Beach, FL 33572 &
Zoom – Conference Call

Dial-in Number: +1 (312) 626-6799

Meeting ID: 899 0830 6506

Passcode: 155671

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. Guest Presentation – Howard “Mac” McGaffney – Vice President of District Management Services – Vesta**
- V. Presentation of Audience Comment Follow-Up Sheet** Exhibit 1
- VI. Security Shade Session – 7:00 PM**
 - A. Discussion & Consideration of Envera Proposal Exhibit 2
Remaining Amount of \$4,575.59
- VII. Business Items**
 - A. Upland Counsel – Matt Davis
 - Discussion of Update on Litigation Regarding Concrete Spalling Issue with Hecker & Langan Exhibit 3
 - B. Landscape Monthly Report – Doug Ivester Exhibit 4
 - **Landscape Inspection** Exhibit 5
 - C. Consideration of Greenworks CA Palm Injection Proposal - \$24,112.00 Exhibit 6
 - D. **Consideration of Vesta Agreement** Exhibit 7
- VIII. Staff Reports**
 - A. District Counsel
 - Discussion & Consideration of 5226 Admiral Pointe Dr. Suspension Letter Exhibit 8
 - B. District Engineer
 - Presentation of Project Schedule Exhibit 9
 - Consideration of Direct Material Purchases Exhibit 10
 - Consideration of Evaluation of 801 Islebay Dr. Exhibit 11

VIII. Staff Reports – continued

C. District Manager

- Discussion & Consideration of Utilization of FMX for Action Tracker Exhibit 12
- Presentation of Action Tracker Exhibit 13
- Presentation of Status of MiraBay Development Plan Exhibit 14
- Development Plan – Consideration of One Page Mailer to All Residents Proposal - \$1,503.43 Exhibit 15
- Discussion & Consideration of FY 2022 Town Hall Meeting Schedule Exhibit 16

D. General Manager & Field Operations Manager

- General Manager Report Exhibit 17
- Discussion & Consideration of Group X Fitness Pricing Exhibit 18
- Discussion of Vesta Passport Program
- Field Operations Manager Exhibit 19

IX. Consent Agenda Items / Business Administration

- A. Consideration of Minutes of the Board of Supervisors Meeting Held on October 21, 2021 Exhibit 20
- B. Consideration of Operations & Maintenance Expenditures Check Register for October 2021 – General Fund Exhibit 21
- C. Consideration of Operations & Maintenance Expenditures Check Register for October 2021 – Reserve Fund Exhibit 22
- D. Consideration of Operations & Maintenance Expenditures Check Register for October 2021 – MiraBay Amenity Center Exhibit 23
- E. Consideration of Operations & Maintenance Expenditures Check Register for October 2021 – Evergreen Fund Exhibit 24
- F. Consideration of Operations & Maintenance Expenditures Check Register for October 2021 – Seawall Fund Exhibit 25
- G. Dock and Boat Lift Approvals
 - 617 Pinckney Dr. Exhibit 26
 - 711 Pinckney Dr. Exhibit 27
 - 716 Pinckney Dr. Exhibit 28
 - 725 Manns Harbor Dr. Exhibit 29
- H. Information Purposes Only
 - Ratification of Seawall Change Order No. 10 Exhibit 30
 - Ratification of CLM ASOs 2-33 & 3-01 Exhibit 31
 - Presentation of Contract Listing Exhibit 32

X. Supervisor Requests

XI. Audience Comments – New Business Items

XII. Adjournment