

District: **HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, February 17, 2022

Time: 6:00 PM

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

Dial-in Number: +1 929 205 6099

Meeting ID: 846 3438 7013

Passcode: 962280

***Revised Agenda***

***Note: For the full agenda package, please contact [jleger@dpfgmc.com](mailto:jleger@dpfgmc.com)***

**I. Call to Order/Roll Call**

**II. Pledge of Allegiance**

**III. Audience Comments on Agenda Items**

**IV. Presentation of Audience Comment Follow-Up Sheet** Exhibit 1

**V. Business Items**

A. Upland Claims – Matt Davis

1. Consideration of Settlement Decision Regarding Langan Engineering Exhibit 2

B. Red Tree Landscape Monthly Report Exhibit 3

C. Consideration of Red Tree Hardwood Tree Pruning Proposal Exhibit 4

D. Consideration of Red Tree Sod & Tree Proposal Exhibit 5

E. Consideration of Solitude Aeration Installation Services Contract Exhibit 6

F. Consideration of District Management Contract with GMS Exhibit 7

G. Consideration & Adoption of Resolution 2022-05, Appointing & Removing Officers Exhibit 8

H. Consideration of Approval of Notice of Termination of DPFG Agreement Exhibit 9

**VI. Staff Reports**

A. District Counsel

1. Discussion of Encroachments into CDD Easements  
2. Consideration of Proposal from Independent Auditor – *To Be Distributed*

## **VI. Staff Reports – continued**

### **B. District Engineer**

- |   |            |
|---|------------|
| 1. Presentation of Cardno Project Schedules                         | Exhibit 10 |
| 2. Consider of Fence Encroachment Agreement – 5214 Point Harbor Ln. | Exhibit 11 |
| 3. Consideration of Islebay Drainage Improvements                   | Exhibit 12 |

### **C. District Manager**

### **D. General Manager & Field Operations Manager**

- |  |            |
|--|------------|
| 1. General Manager Report                    | Exhibit 13 |
| 2. Field Operations Manager Report           | Exhibit 14 |
| 3. Amenity Manager Report                    | Exhibit 15 |
| 4. Consideration of Sidewalk Repair Proposal | Exhibit 16 |

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

- |  |            |
|--|------------|
| A. Consideration of Minutes of the Board of Supervisors Meeting Held on January 20, 2022                           | Exhibit 17 |
| B. Consideration of Operations & Maintenance Expenditures Check Register for January 2022 – General Fund           | Exhibit 18 |
| C. Consideration of Operations & Maintenance Expenditures Check Register for January 2022 – MiraBay Amenity Center | Exhibit 19 |
| D. Consideration of Operations & Maintenance Expenditures Check Register for January 2022 – Reserve Fund           | Exhibit 20 |
| E. Consideration of Operations & Maintenance Expenditures Check Register for January 2022 – Seawall Fund           | Exhibit 21 |
| F. Consideration of Operations & Maintenance Expenditures Check Register for January 2022 – Evergreen Fund         | Exhibit 22 |
| G. Dock and Boat Lift Approvals  |            |
| 1. 5214 Point Harbor   | Exhibit 23 |
| 2. 5229 Wishing Arch Dr.   | Exhibit 24 |
| 3. 5233 Wishing Arch Dr.   | Exhibit 25 |
| 4. 5237 Wishing Arch Dr.   | Exhibit 26 |

## **VIII. Security Shade Session**

**IX. Supervisor Requests**

A. Discussion of Request on Maintenance – Supervisor Leventry

B. Supervisor Nargi

1. Discussion of Landscape Replacement(s) Exhibit 27

2. Discussion of Pool Lighting & Speakers Exhibit 28

3. Discussion of Harbor Bay CDD District Staff Access Exhibit 29

**X. Audience Comments – New Business Items**

**XI. Adjournment**