

# ***Harbor Bay Community Development District***

## ***Meeting Agenda***

Thursday  
August 21, 2025  
6:00 p.m.

MiraBay Clubhouse Lagoon Room  
107 Manns Harbor Drive  
Apollo Beach, FL 33572  
Zoom Link: <https://zoom.us/j/91993427543>  
Meeting ID: 919 9342 7543  
Passcode: 129708  
Phone: 929-205-6099

Seat 2: Daniel Leventry - C	
Seat 4: Tim Nargi - VC	
Seat 5: Steve Finley - AS	
Seat 1: Michael Rodriguez - AS	
Seat 3: Dean Walters - AS	

### Board of Supervisors Meeting

- I. **Call to Order/Roll Call**
- II. **Pledge of Allegiance**
- III. **Audience Comments on Agenda Items**
- IV. **Business Items**
  - A. LT Kim Weekly Reports
  - B. Mirabay Visual Inspection Report
  - C. Update from Sang Lee, Lighthouse, and Counsel on Park Square Turnover
  - D. Blue Water Aquatic Reports
  - E. Public Hearing on Adoption of the Fiscal Year 2026 Budget
    1. Consideration of Resolution 2025-07 Adopting the Budget for Fiscal Year 2026
    2. Consideration of Resolution 2025-08 Imposing Special Assessments & Certifying an Assessment Roll
  - F. Discussion of RFP for Amenity Management Services
  - G. Ratification of Paychex Services for District Employees
  - H. Ratification of Liquor License Transfer
  - I. Consideration of Proposal from Kim's Landscape & Lawncare for Mirabay Entryway
  - J. Authorization to Release Payment to GMS-Tampa for Certifying the Assessment Roll
  - K. Ratification of Engagement Letter with Persson, Cohen, Mooney, Fernandez & Jackson to Provide District Counsel Services

- L. Ratification of Agreement with Rizzetta & Company to Provide District Management Services
- M. Consideration of Resolutions for District Management Services
  - 1. Resolution 2025-09 Redesignating Certain Officers of the District
  - 2. Resolution 2025-10 Appointing & Fixing the Compensation of the District Manager, Assessment Consultant & Dissemination Agent
  - 3. Resolution 2025-11 Designating a Registered Agent & Registered Office of the District
  - 4. Resolution 2025-12 Redesignating a Public Depository for Funds of the District
  - 5. Resolution 2025-13 Redesignating the Primary Administrative Office & Principal Headquarters & Designating a Local Records Office
- N. Consideration of Resolution 2025-14 Adopting the Annual Meeting Schedule for Fiscal Year 2026
- O. Approval of Insurance Policy for Fiscal Year 2026
- P. Acceptance of Audit Engagement Letter for Fiscal Year 2025
- Q. Discussion Items:
  - 1. Status of Roofing Bids
  - 2. Recommendation on Investigator for Hurricane Claim Issues
  - 3. Status of Best Price Roofing Deposit
  - 4. Childcare License Renewal
  - 5. Status of Insurance Claim

**V. Staff Reports**

- A. **District Counsel**
- B. **District Engineer**
- C. **District Manager**
- D. **Onsite Managers Reports**
  - 1. Lifestyle Associate Report
  - 2. Field Operations Manager Report

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

- A. Minutes of July 24, 2025 Meeting
- B. Minutes of July 29, 2025 Meeting
- C. July 2025 Check Registers
- D. July 2025 Financial Statements
- E. Discussion of Dock Applications
  - 1. 1046 Signet

**VII. Supervisor Requests & Audience Comments**

**VIII. Next Board Meeting is Scheduled for September 18, 2025 at 6:00 p.m.**

**IX. Adjournment**