

Harbor Bay Community Development District

Meeting Agenda

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	

Thursday
July 24, 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

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 to Adopt the Amended & Restated Amenity Rules, Resolution 2025-05
 1. Consideration of Revised Amenity Rules & Regulations – Staff
 2. Consideration of Amenity Rules & Regulations & Court Rules – Rocky Newman
 - F. Recommendation: Responsible Path Forward on Clubhouse Roof Repairs
 1. Commission an Independent Engineering Assessment
 2. Suspend All Further Work or Payments
 3. Initiate a Transparent & Competitive Procurement Process
 - G. Establishing Emergency Recovery Protocols & Identifying an Independent Engineer for Disaster Oversight
 1. Identify and Pre-Qualify an Independent Engineer for Emergency Use
 - H. Authorization to Release Attorney-Client Privileged Material to Law Enforcement & Ethics Authorities for Independent Investigation

- I. Adopt a Policy that no Future Full-time Employees of the Harbor Bay Community Development District can a fulltime resident of the District be Residents of the District
- J. Analysis of Roofing Proposals
- K. Rightway Restoration
 - 1. Approval of Rightway Restoration Final Invoice
 - 2. Concrete Demo Invoice
 - 3. Discussion of Rightway Restoration Proposal for Clubhouse Interior Restoration
- L. Acceptance of Resignation Letter from GMS-Tampa
- M. Discussion of RFP for Management Services & District Counsel Services
- N. Discussion of District Liquor License
- O. Discussion of Tennis Court Maintenance
- P. Consideration of Proposal from Kim's Landscape & Lawncare to Provide Hurricane Restoration (Area #5)
- Q. Consideration of Proposal from Kim's Landscape & Lawncare for Mirabay Entryway
- V. **Staff Reports**
 - A. **District Counsel**
 - B. **District Engineer**
 - 1. Discussion of Dock & Lift Applications
 - a. 815 Manns Harbor Drive
 - 2. Consideration of Proposal from Suncoast Land Surveying, Inc. for Survey - \$8,250
 - C. **District Manager**
 - D. **Onsite Managers Reports**
 - 1. Director of Operations Report
 - 2. Youth Coordinator Report
 - 3. Lifestyle Associate Report
 - 4. Field Operations Manager Report
 - a. Amendment to the Aquatic Management Agreement with Blue Water Aquatics, Inc. for Bimonthly Fountain Inspection & Cleaning Services
 - b. Consideration of Special Service Agreement with Blue Water Aquatics for One-Time Service for Pond #33 (New Pond)
 - c. Consideration of Proposal from Angelic Air Services, Inc.

VI. Consent Agenda Items / Business Administration

A. Minutes of June 19, 2025 Meeting

B. June 2025 Check Registers

C. June 2025 Financial Statements

D. Discussion of Dock Applications

1. 1018 Signet Drive

2. 1078 Signet Drive

VII. Supervisor Requests & Audience Comments

VIII. Next Board Meeting is Scheduled for August 21, 2025 at 6:00 p.m.

IX. Adjournment