

# 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  
February 20, 2025  
6:00 p.m.

MiraBay Clubhouse Lagoon Room  
107 Manns Harbor Drive  
Apollo Beach, FL 33572

Zoom Link: <https://us06web.zoom.us/j/2098354607>

Meeting ID: 209 835 4607

Passcode: q8H0Vc

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. Ratification of Changing Resolution 2025-01 to Resolution 2025-03 Renaming Landings Park to Lee Te Kim Park
  - F. Consideration of Invoice from Mor Sports #3203 for \$25,083
  - G. Consideration of Invoice #3258 from Mor Sports Group Invoice - \$29,214.87
  - H. Consideration of Consent Order from the State of Florida Department of Business & Professional Regulation Division of Alcoholic Beverages & Tobacco
- V. **Staff Reports**
  - A. **District Counsel**
    1. Consideration of Agreement with HOA for Admiral Pointe Clubhouse Monthly Usage
  - B. **District Engineer**
    1. Discussion of Dock & Lift Applications
      - a. 1088 Signet
      - b. 1058 Signet

2. Seawall Repair Revised Quote

**C. District Manager**

1. Consideration of Proposals for Youth Clubhouse Remediation

2. Insurance Update

**D. Onsite Managers Reports**

1. Director of Operations Report

2. Youth Coordinator Report (**Hannah Hale**)

3. Lifestyle Associate Report (**Jen Ashley**)

4. Resident Services Report (**Mario DiStefano**)

5. Field Operations Manager Report

a. Envera Services Agreement Change Order for Barrier Arm

b. Consideration of Revised Contract for Pond and Fountain Maintenance from Blue Water Aquatics

c. Consideration of Proposal from Blue Water Aquatics for Erosion Control SOX Project

d. Consideration of Proposal from LT Kim for Hurricane Cleanup

e. Consideration of Poop Station Proposals

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

A. Minutes of the January 16, 2025 Meeting

B. January 2025 Check Register

C. January 2025 Financial Statements

D. Discussion of Dock Applications

1. 5975 Blakeney Loop

2. 1022 Signet

**VII. Supervisor Requests**

A. Supervisor Leventry: Rezoning of CDD Property

**VIII. General Audience Comments**

**IX. Attorney-Client Session**

**X. Next Board Meeting is Scheduled for March 20, 2025 at 6:00 p.m.**

**XI. Adjournment**