



Coral Bay  
Community Development District

[www.coralbaycdd.com](http://www.coralbaycdd.com)

Tony Spavento, Chairman

Daniel Dean, Vice Chairman

John Hall, Assistant Secretary

Tina Hagen, Treasurer

Ronald Gallucci, Assistant Secretary

February 9, 2017



# Coral Bay

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

February 2, 2017

Board of Supervisors  
Coral Bay  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Coral Bay Community Development District** will be held on **February 9, 2017** at 7:00 p.m. at the **Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida 33063**. Following is the agenda:

1. Roll Call and Pledge of Allegiance
2. Audience Comments/ Supervisors Responses
3. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Treasurer
    - 1) Approval of Check Run Summary and Invoices
    - 2) Combined Balance Sheet, Statement of Revenues and Expenditures
  - D. Field Manager
    - 1) Monthly Report
    - 2) Lake Report
    - 3) Gate Report
  - E. CDD Manager - Approval of the Minutes of the January 12, 2017 Meeting
4. New Business – Buzz Discussion
5. Old Business
  - A. Lighting Plan Update
  - B. Consideration of First Amendment to Small Project Agreement between Coral Bay CDD and RC Electrical Solutions, LLC
6. Adjournment

The third order of business is staff reports. Enclosed under the treasurer's report are copies of the check run summary and invoices, the combined balance sheet, and statement of revenues and expenditures. Enclosed under the field manager's report is the monthly report. Enclosed under the manager's report are the minutes from the January 12, 2017 meeting. Please note that revisions were made to the minutes regarding length and discussion on budget.

The fifth order of business is old business. Correspondence regarding the lighting plan is included for your review, as well as the first amendment to small project agreement between Coral Bay CDD and RC Electrical Solutions, LLC,

The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other documentation will be provided under separate cover as soon as it is available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Rich Hans

cc: Michael Pawelczyk

Jake Ozyman

**Coral Bay**  
**Community Development District**

**Summary of Invoices**  
**February 9, 2017**

<i>Fund</i>	<i>Date</i>	<i>Check No.'s</i>		<i>Amount</i>
<i>General</i>	<i>2/9/17</i>	<i>13141-13158</i>	<i>\$</i>	<i>84,427.06</i>
<i>Payroll</i>	<i>1/17/17</i>	<i>50421-50425</i>	<i>\$</i>	<i>922.67</i>
<i>Total Invoices for Approval</i>			<i>\$</i>	<i>85,349.73</i>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #	
2/09/17	00009	12/31/16 138890	201612 310-51300-31500	LEGAL FEES THRU 12/31/16	*	1,826.20		
							BILLING, COCHRAN, LYLES, MAURO &	1,826.20 013141
2/09/17	00117	1/31/17 10605	201701 320-53800-34502	JAN 17 PARKING PATROL	*	666.70		
							CAPITOL SECURITY AND PARKING	666.70 013142
2/09/17	00013	1/20/17 230058-0	201701 320-53800-43100	6532 BUENA VISTA DRIVE	*	150.66		
		1/20/17 230060-0	201701 320-53800-43100	3135 CAPE CIRCLE	*	86.91		
		1/20/17 230064-0	201701 320-53800-43100	3101 S BAY DRIVE	*	251.13		
		1/20/17 239260-0	201701 320-53800-43100	3101 N BAY DR FNT	*	12.74		
							CITY OF MARGATE-UTILITIES	501.44 013143
2/09/17	00034	1/11/17 0605787-	201702 320-53800-41000	SERVICE THRU 02/20/2017	*	135.25		
							COMCAST	135.25 013144
2/09/17	00110	2/09/17 020917	201702 300-20700-10000	TXFER-DSF 2012-ASSESSMENT	*	1,138.17		
							CORAL BAY CDD	1,138.17 013145
2/09/17	00032	1/03/17 3878	201701 320-53800-46408	JAN 2017 POOL MAINTENANCE	*	1,925.00		
		1/03/17 3878	201701 320-53800-46408	REPLACED PUMP LID	*	185.00		
		1/03/17 3878	201701 320-53800-46408	INSTALLED LAP BELT	*	105.00		
		1/03/17 3878	201701 320-53800-46408	REPLACED SAFETY HOOK	*	70.00		
		2/01/17 149876	201702 320-53800-46408	FEB 2017 POOL MAINTENANCE	*	1,925.00		
		2/01/17 149876	201702 320-53800-46408	INSTALLED BULB	*	115.00		
							EAST RIVER POOLS AND SPAS, INC.	4,325.00 013146
2/09/17	00017	12/01/16 656538	201701 320-53800-34500	GATE ACCESS MONITORING	*	10,473.00		
		12/01/16 656538	201701 320-53800-46508	PLATINUM SERVICE PLAN	*	1,600.52		
		1/01/17 657557	201702 320-53800-34500	GATE ACCESS MONITORING	*	10,473.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/17	657557	201702	320	53800	46508			*	1,600.52		
			PLATINUM SERVICE PLAN										
		1/05/17	INV00000	201701	320	53800	46508			*	2,756.00		
			REPAIR OF SWING GATE										
			ENVERA SYSTEMS										
												26,903.04	013147
2/09/17	00056	1/09/17	33992	201701	320	53800	46408			*	700.00		
			INSTALL 2 NET POST CRANKS										
			FAST DRY COURTS, INC.										
												700.00	013148
2/09/17	00019	1/02/17	4872	201701	320	53800	41000			*	65.00		
			PAY PHONE S BAY DRIVE										
			FIRST AMERICAN TELECOMMUNICATIONS, I										
												65.00	013149
2/09/17	00086	1/18/17	106246	201701	320	53800	46408			*	140.00		
			PET WASTE BAGS										
			FIRST SIGN CORP.										
												140.00	013150
2/09/17	00020	1/24/17	JANUARY-	201701	320	53800	43000			*	7,147.36		
			SERVICE THRU 01/24/2017										
			FPL										
												7,147.36	013151
2/09/17	00001	2/01/17	189	201702	310	51300	34000			*	5,273.75		
			FEB 2017 MGMT FEES										
		2/01/17	189	201702	310	51300	35100			*	83.33		
			FEB 2017 COMPUTER TIME										
		2/01/17	189	201702	310	51300	35101			*	41.67		
			FEB 2017 WEBSITE ADMIN										
		2/01/17	189	201702	310	51300	51000			*	23.40		
			FEB 2017 OFFICE SUPPLIES										
		2/01/17	189	201702	310	51300	42000			*	132.52		
			FEB 2017 POSTAGE										
		2/01/17	189	201702	310	51300	42500			*	242.30		
			FEB 2017 COPIES										
		2/01/17	189	201702	310	51300	51000			*	91.25		
			NETGEAR ROUTER										
		2/01/17	190	201702	320	53800	34000			*	1,791.08		
			FEB 2017 FIELD SERVICES										
			GMS-SO FLORIDA, LLC										
												7,679.30	013152
2/09/17	00021	2/01/17	20801	201702	320	53800	46202			*	19,322.00		
			FEB 2017 GROUNDS MAINT.										
		2/01/17	20824	201701	320	53800	46408			*	540.00		
			JAN 2017 ADDL MAINTENANC										
		2/01/17	20824	201701	320	53800	46408			*	289.93		
			COST OF SUPPLIES										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/17	20824	201701	320-53800-46504		CLEAN/PAINT E MALLORY SGN INNOVATIVE GROUNDS MANAGEMENT, LLC	*	450.00		
										20,601.93	013153
2/09/17	00128	1/30/17	11732	201701	320-53800-46501		FABRICATE 2 FISH GRATES	*	5,500.00		
		1/30/17	11732	201701	320-53800-46501		INSTALL FISH GRATES	*	3,250.00		
										8,750.00	013154
										INDUSTRIAL DIVERS CORPORATION	
2/09/17	00089	1/16/17	0081446	201612	310-51300-31100		SERVICE THRU 12/31/2016	*	525.00		
										525.00	013155
										KEITH AND SCHNARS, P.A.	
2/09/17	00158	1/12/17	3490	201701	320-53800-46407		CATTAIL REMOVAL ALONG LKE	*	1,518.00		
		1/12/17	3491	201701	320-53800-46407		ONE TIME LITTORAL CLEANUP	*	578.00		
		2/01/17	3536	201702	320-53800-46407		FEB 2017 LAKE MGMT FEES	*	913.00		
										3,009.00	013156
										LAKE AND WETLAND MANAGEMENT	
2/09/17	00095	1/26/17	895117	201702	320-53800-41000		PAYPHONE FAYS COVE	*	76.50		
		1/26/17	895117	201702	320-53800-41000		PAYPHONE PENINSULA PARK	*	76.50		
										153.00	013157
										PACIFIC TELEMAGNMENT SERVICES	
2/09/17	00052	1/18/17	518357	201701	320-53800-46408		2 PLASTIC BLUE TOPS	*	160.67		
										160.67	013158
										WAUSAU TILE	
									TOTAL FOR BANK A	84,427.06	
									TOTAL FOR REGISTER	84,427.06	

**CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT  
INNOVATIVE GROUNDS MANAGEMENT, LLC  
CHECK #13153**

<u>CHECK DATE</u>	<u>INVOICE DATE</u>	<u>INV#</u>	<u>YR/MO</u>	<u>GL ACCOUNT #</u>	<u>INVOICE DESCRIPTION</u>	<u>AMOUNT</u>
2/9/2017	2/01/17	20801	201702	320-53800-46202	FEB 2017 GROUNDS MAINT. MAINTENANCE - COMMUNITY	\$19,322.00
	2/01/17	20824	201701	320-53800-46408	JAN 2017 ADDL MAINTENANCE MAINTENANCE - PARK/POOL	\$540.00
	2/01/17	20824	201701	320-53800-46408	COST OF SUPPLIES MAINTENANCE - PARK/POOL	\$289.93
	2/01/17	20824	201701	320-53800-46504	CLEAN/PAINT E MALLORY SGN MAINTENANCE - SIGN REPAIR	\$450.00
						\$20,601.93

001.320.53800.46202	MAINTENANCE - COMMUNITY	\$19,322.00
001.320.53800.46408	MAINTENANCE - PARK/POOL	\$829.93
001.320.53800.46504	MAINTENANCE - SIGN REPAIR	\$450.00
	<b>TOTAL CHECK</b>	<b>\$20,601.93</b>

## 001 CORAL BAY CDD

Employee	Fed. M	State. Dp	Chk Cd	Pay M Dp	Chk Cod	Desc	Hours	Rate	Earnings	Fn-Dp	--Account--	-----Taxes----- Desc	Amount	-----Misc Ded----- Desc	Amount	Check Amount	Check Number /Date
ANTONIO D. SPAVENTO	1	S	1	FL	S	1 R REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx St TX FICA CITY	.00 .00 15.30 .00			184.70	50425 1/17/2017 1/12/2017	
DANIEL WILLIAM DEAN	2	S	2	FL	S	2 R REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx St TX FICA CITY	.00 .00 15.30 .00			184.70	50421 1/17/2017 1/12/2017	
JOHN W. HALL III	3	S		FL	S	R REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx St TX FICA CITY	.83 .00 15.30 .00			183.87	50424 1/17/2017 1/12/2017	
RONALD P. GALLUCCI	4	S	1	FL	S	1 R REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx St TX FICA CITY	.00 .00 15.30 .00			184.70	50422 1/17/2017 1/12/2017	
TINA HAGEN	5	S	1	FL	S	1 R REGPAY	1.00	200.0000	200.00	001-310-51300-11000	--Fd Tx St TX FICA CITY	.00 .00 15.30 .00			184.70	50423 1/17/2017 1/12/2017	



**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2017

ASSESSMENTS - TAX COLLECTOR

\$1,224,234.75	\$91,994.68	\$1,316,229.43
FY 2017	FY 2017	TOTAL
.36300.10000	.36300.10000	
93.01%	6.99%	100.00%
O&M Portion	DSF Portion	Total

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/17/2016	11/01/16-11/14/16	\$220,898.83	\$8,920.70	\$2,119.79	\$0.00	\$209,858.34	\$195,190.80	\$14,667.54	\$209,858.34
12/8/2016	11/01/16-11/30/16	\$868,617.87	\$34,705.90	\$8,339.11	\$0.00	\$825,572.86	\$767,871.44	\$57,701.42	\$825,572.86
12/12/2016	12/01/16-12/05/16	\$21,123.04	\$831.75	\$202.91	\$0.00	\$20,088.38	\$18,684.35	\$1,404.03	\$20,088.38
12/30/2016	12/06/16-12/19/16	\$78,484.30	\$3,006.74	\$754.78	\$0.00	\$74,722.78	\$69,500.21	\$5,222.57	\$74,722.78
1/13/2017	12/01/16-12/31/16	\$16,971.33	\$522.35	\$164.49	\$0.00	\$16,284.49	\$15,146.32	\$1,138.17	\$16,284.49
1/25/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$186.63	\$186.63	\$173.59	\$13.04	\$186.63
<b>TOTAL</b>		<b>\$1,206,095.37</b>	<b>\$47,987.44</b>	<b>\$11,581.08</b>	<b>\$186.63</b>	<b>\$1,146,713.48</b>	<b>\$1,066,566.71</b>	<b>\$80,146.77</b>	<b>\$1,146,713.48</b>

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$1,224,234.75	93.0107%	\$1,066,566.71	(\$1,066,566.71)	(\$1,066,566.71)	\$0.00
2012 DEBT SERVICE	\$91,994.68	6.9893%	\$80,146.77	(\$80,146.77)	(\$78,995.56)	<b>\$1,151.21</b>
<b>TOTAL</b>	<b>\$1,316,229.43</b>	<b>100.00%</b>	<b>\$1,146,713.48</b>	<b>(\$1,146,713.48)</b>	<b>(\$1,145,562.27)</b>	<b>\$1,151.21</b>

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/8/2016	13110	\$14,667.54
1/12/2017	13129	\$64,328.02
<b>TOTAL</b>		<b>\$78,995.56</b>
Amount due:		<u>\$1,151.21</u>

91.63% Gross Collected
\$110,134.06 Gross Balance

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2017

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	
<b>ASSETS:</b>			
Cash-BOA	\$33,930	---	\$33,930
Cash-BOA	\$1,640	---	\$1,640
Due from Other Funds	---	\$1,151	\$1,151
Investments:			
Investment - BOA Savings	\$1,299,993	---	\$1,299,993
Investment - BOA Savings	\$234,076	---	\$234,076
Investment - State Board	\$33,169	---	\$33,169
<b>SERIES 2012 BONDS</b>			
Investment - 2012 Reserve	---	\$45,409	\$45,409
Investment - 2012 Revenue	---	\$79,341	\$79,341
Investment - 2012 Interest	---	\$1	\$1
Investment - 2012 Principal	---	\$415	\$415
Electric Deposits	\$218	---	\$218
<b>Total assets</b>	<u>\$1,603,026</u>	<u>\$126,318</u>	<u>\$1,729,344</u>
<b>LIABILITIES:</b>			
Accounts Payable	\$41,977	---	\$41,977
Due to other Funds	\$1,151	---	\$1,151
Deposits - Dock	\$460	---	\$460
<b>Total liabilities</b>	<u>\$43,588</u>	<u>\$0</u>	<u>\$43,588</u>
<b>FUND BALANCES:</b>			
Nonspendable:			
Deposits and prepaid items	\$218	---	\$218
Restricted for:			
Debt Service	---	\$126,318	\$126,318
Assigned to:			
Capital Reserve - Wall Painting <sup>(1)</sup>	\$38,000	---	\$38,000
Unassigned	\$1,521,220	---	\$1,521,220
<b>Total fund balances</b>	<u>\$1,559,438</u>	<u>\$126,318</u>	<u>\$1,685,756</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$1,603,026</u>	<u>\$126,318</u>	<u>\$1,729,344</u>

<sup>(1)</sup> Includes FY 2011, FY 2012, FY 2013, FY 2014, 2015, 2016 and FY 2017 Prorated Budget amounts.

**CORAL BAY**

COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	ACTUAL VARIANCE	PROJECTED NEXT 8 MONTHS	FY 2017 TOTAL PROJECTED	PROJECTED VARIANCE
<b>REVENUES:</b>							
Maintenance Assessments - Levy	\$1,172,418	\$1,078,148	\$1,078,148	\$0	\$94,270	\$1,172,418	\$0
Interest Income	\$750	\$250	\$293	\$43	\$663	\$956	\$206
Gate Damage Proceeds	\$0	\$0	\$3,881	\$3,881	\$0	\$3,881	\$3,881
Miscellaneous Income	\$500	\$167	\$16	(\$150)	\$0	\$16	(\$484)
<b>TOTAL REVENUES</b>	<b>\$1,173,668</b>	<b>\$1,078,564</b>	<b>\$1,082,338</b>	<b>\$3,774</b>	<b>\$94,933</b>	<b>\$1,177,271</b>	<b>\$3,604</b>
<b>EXPENDITURES:</b>							
<b>ADMINISTRATIVE:</b>							
Supervisor's Fees	\$13,000	\$4,333	\$3,600	\$733	\$8,000	\$11,600	\$1,400
FICA Expense	\$995	\$332	\$275	\$56	\$612	\$887	\$107
Attorney's Fees	\$35,000	\$5,833	\$8,645	(\$2,811)	\$25,933.80	\$34,578	\$422
Engineering Fees	\$17,000	\$5,667	\$1,780	\$3,887	\$5,340	\$7,120	\$9,880
Annual Audit	\$3,500	\$1,167	\$23	\$1,144	\$3,600	\$3,623	(\$123)
Trustee Fees	\$7,218	\$3,717	\$3,717	\$0	\$3,500	\$7,217	\$1
Management Services	\$63,285	\$21,095	\$21,095	(\$0)	\$42,190	\$63,285	(\$0)
Computer Time	\$1,000	\$333	\$333	\$0	\$667	\$1,000	\$0
Commissions/Tax Collector	\$14,775	\$13,575	\$13,575	\$0	\$943	\$14,518	\$257
Postage and Delivery	\$1,100	\$367	\$143	\$223	\$286.52	\$430	\$670
Printing and Binding	\$1,500	\$500	\$678	(\$178)	\$1,355.40	\$2,033	(\$533)
Insurance	\$50,000	\$31,344	\$24,903	\$6,441	\$23,519	\$48,422	\$1,578
Legal Advertising & Other	\$1,000	\$333	\$265	\$68	\$577	\$842	\$158
Office Supplies	\$500	\$167	\$90	\$77	\$180	\$270	\$230
Dues, Licenses, Subs	\$1,000	\$175	\$175	\$0	\$975	\$1,150	(\$150)
Website Compliance	\$500	\$167	\$167	(\$0)	\$333	\$500	(\$0)
Bond Interest	\$27,028	\$0	\$0	\$0	\$27,028	\$27,028	\$0
Bond Principal	\$145,915	\$0	\$0	\$0	\$145,915	\$145,915	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$384,316</b>	<b>\$89,105</b>	<b>\$79,465</b>	<b>\$9,640</b>	<b>\$290,955</b>	<b>\$370,419</b>	<b>\$13,896</b>
<b>FIELD:</b>							
Field Management Fees	\$21,493	\$7,164	\$7,164	(\$0)	\$14,329	\$21,493	(\$0)
Contractual-Security	\$158,929	\$58,518	\$58,518	\$0	\$100,410	\$158,929	\$0
Security Patrols	\$30,000	\$10,000	\$3,304	\$6,696	\$26,696	\$30,000	\$0
Security System Lease	\$400	\$100	\$99	\$1	\$297	\$395	\$5
Telephone	\$30,912	\$10,304	\$10,464	(\$160)	\$20,928.72	\$31,393	(\$481)
Water & Sewer	\$10,500	\$3,500	\$1,840	\$1,660	\$3,680.12	\$5,520	\$4,980
Electric	\$90,000	\$30,000	\$26,412	\$3,588	\$52,824.04	\$79,236	\$10,764
Pest Control	\$3,500	\$1,167	\$833	\$334	\$2,040	\$2,873	\$627
Community Maintenance	\$231,868	\$77,289	\$77,288	\$1	\$154,576	\$231,864	\$4
Other Maintenance	\$1,000	\$333	\$0	\$333	\$1,000	\$1,000	\$0
Irrigation Pumps Maintenance & Repair	\$5,000	\$1,667	\$134	\$1,533	\$4,866	\$5,000	\$0
Wall Maintenance & Repair	\$3,000	\$1,000	\$0	\$1,000	\$3,000	\$3,000	\$0
Park & Pool Maintenance/Repair	\$60,000	\$20,000	\$21,247	(\$1,247)	\$38,753	\$60,000	\$0
Landscape Repairs & Improvement	\$55,000	\$18,333	\$3,350	\$14,984	\$51,651	\$55,000	\$0
Lake Maintenance	\$15,000	\$5,000	\$5,748	(\$748)	\$7,304	\$13,052	\$1,948
Fountain Maintenance/Repair	\$4,000	\$1,333	\$312	\$1,021	\$624	\$936	\$3,064
Drainage Maintenance	\$20,000	\$20,000	\$19,190	\$810	\$0	\$19,190	\$810
Road & Sidewalk Maintenance/Repair	\$7,000	\$2,333	\$0	\$2,333	\$7,000	\$7,000	\$0
Sign Maintenance/Repair	\$2,000	\$667	\$1,155	(\$488)	\$845	\$2,000	\$0
Pressure Cleaning	\$13,500	\$12,400	\$12,400	\$0	\$1,100	\$13,500	\$0
Electrical Repair & Replacement	\$26,000	\$8,667	\$1,545	\$7,122	\$24,455	\$26,000	\$0
Holiday Decorations	\$36,224	\$36,224	\$36,224	\$0	\$0	\$36,224	\$0
Gate Repair & Replacement	\$27,000	\$9,000	\$6,958	\$2,042	\$13,916.16	\$20,874	\$6,126
Major Projects	\$65,552	\$12,600	\$12,600	\$0	\$162,775	\$175,375	(\$109,823)
<b>TOTAL FIELD</b>	<b>\$917,878</b>	<b>\$347,600</b>	<b>\$306,785</b>	<b>\$40,815</b>	<b>\$693,070</b>	<b>\$999,855</b>	<b>(\$81,977)</b>
<b>Capital Reserves</b>							
Wall Repainting	\$6,000	\$2,000	\$2,000	\$0	\$4,000	\$6,000	\$0
<b>TOTAL CAPITAL RESERVES</b>	<b>\$6,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$0</b>	<b>\$4,000</b>	<b>\$6,000</b>	<b>\$0</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,308,193</b>	<b>\$438,705</b>	<b>\$388,250</b>	<b>\$50,455</b>	<b>\$988,024</b>	<b>\$1,376,274</b>	<b>(\$68,081)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$134,526)</b>		<b>\$694,089</b>			<b>(\$199,003)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$749,200</b>		<b>\$863,349</b>			<b>\$863,349</b>	
<b>FUND BALANCE - Ending</b>	<b>\$614,675</b>		<b>\$1,557,438</b>			<b>\$664,346</b>	

**CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT**

*Schedule of Major Projects  
FY 2017*

<b>Project Description</b>	<b>Budgeted/Approved</b>	<b>ACTUALS THRU 1/31/17</b>	<b>PROJECTED 8 MONTHS</b>	<b>TOTAL PROJECTED at 9/30/2017</b>
Lighting Design <sup>(1)</sup>	\$24,400	\$0	\$12,200	\$12,200
Pool Heater <sup>(2)</sup>	\$6,860	\$0	\$0	\$0
Irrigation Upgrade <sup>(3)</sup>	\$74,390	\$0	\$61,223	\$61,223
Perimeter Wall/Other Areas Painting <sup>(4)</sup>	\$0	\$0	\$89,352	\$89,352
Tennis Courts Lighting <sup>(4)</sup>	\$12,600	\$12,600	\$0	\$12,600
	<b>\$118,250</b>	<b>\$12,600</b>	<b>\$162,775</b>	<b>\$175,375</b>

<sup>(1)</sup> Balance of contract is \$12,200. There is a possible additional cost of \$10,600 for additional work that may be required, but must be approved by the board. It is not presently anticipated by the Field Manager that the design will be completed before year end, therefore it has been added to the FY 2017 Budget.

<sup>(2)</sup> Project has been put on hold. Total Spent to date is \$7,860 (\$1,000 during FY 2015) If the board decides to start project, the projected costs are as follows:

Pro Power Electrical Services	\$14,500.00
2nd Panel from FPL	\$15,000.00
Pool Heaters (3)	\$17,500.00
Engineering Fees	\$4,300.00
Contingency (5%)	\$2,565.00
	<u>\$53,865.00</u>

<sup>(3)</sup> Total projected cost is \$74,389.96. The balance of the project will be completed during FY 2017.

<sup>(4)</sup> The deposit for this Project was processed on October 4, 2016 and will be reflected in FY 2017.

**CORAL BAY GENERAL FUND FORECAST COMMENTS**

For The Period Ending January 31, 2017

REVENUES	PROJECTION METHOD	COMMENTS
Maintenance Assessments - Levy	Budget to Actual	Collections begin in November
Miscellaneous Income	Anticipated	Vending Machine Income
Interest Income	Current Interest Earnings	Based on current interest rates

**ADMINISTRATIVE:**

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Budget to Actual	Invoice for January has not been received.
Engineering Fees	Budget to Actual	No Comments
Field Management Services	Straight Line Budget	No Comments
Annual Audit	Based on Contracts	Engagement Letter for FY 2016 is \$3600; \$23 charged by Grau for US Bank Confirmations
Trustee Fees	Actual Spent	Series 2004 Paid
Management Services	Based on Contracts	No Comments
Property Appraiser	Budget to Actual	\$2 per lot and 1% commissions for gross assessment roll. (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal, Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses, Subs	Budget to Actual	Used for DCA & Pool Permits.
Bond Interest	Budget to Actual	Due date 5/1/2017
Bond Principal	Budget to Actual	Due Date 5/1/2017

**FIELD:**

Contractual-Security	Based on Contracts	Quarterly Pool Monitoring \$8313.21 per Quarter. Monthly Gate Monitoring \$10,473.00.
Security Patrols	Budget to Actual	Parking Patrol \$800 per month and City Police Detail (\$31/Hour @ 40 Hours per month) -September not received
Security System Lease	Based on Contracts	1st Quarter Monitoring Paid.
Telephone	Actual Spent Averaged	Includes current At&t bill, Comcast DSL, and 3 Payphones.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	No Comments
Pest Control	Budget to Actual	No Comments
Community Maintenance	Actual Contract	Landscape Maintenance/Tree Trimming/Mulch
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Straight Line Budget	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake Maintenance	Straight Line Budget	No Comments
Fountain Maintenance/Repair	Straight Line Budget	No Comments
Park & Pool Maintenance/Repair	Straight Line Budget	No Comments
Landscape Repairs & Improvement	Budget to Actual	No Comments
Drainage Maintenance	Straight Line Budget	No Comments
Road & Sidewalk Maintenance/Repair	Straight Line Budget	No Comments
Sign Maintenance/Repair	Straight Line Budget	No Comments
Pressure Cleaning	Straight Line Budget	No Comments
Electrical Repair & Replacement	Straight Line Budget	No Comments
Gate Repair & Replacement	Straight Line Budget	No Comments
Holiday Decorations	Actual Contract	No Comments
Major Projects		
Lighting Design	Projection from Field Manager	Balance of project not be completed.
Pool Heater	Project put on Hold	Project put on hold.
Irrigation Upgrade	Projection from Field Manager	Total projected cost is \$74,389.96. The balance of the project will be completed during FY 2017.
Perimeter Wall/Other Areas Painting	Projection from Field Manager	Project will commence once irrigation upgrades are completed and rainy season complete.
Tennis Courts Lighting	Projection from Field Manager	No Comments

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2012 DEBT SERVICE FUND**  
*Statement of Revenues, Expenditures, and Changes in Fund Balance*  
*For The Period Ending January 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - A Bonds	\$91,163	\$80,147	\$80,147	\$0
Interest Income	\$0	\$0	\$40	\$40
<b>TOTAL REVENUES</b>	<b>\$91,163</b>	<b>\$80,147</b>	<b>\$80,186</b>	<b>\$40</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2012</u></b>				
Interest - 11/01	\$18,838	\$18,838	\$18,838	\$0
Interest - 5/01	\$18,838	\$0	\$0	\$0
Principal - 5/01	\$55,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$92,675</b>	<b>\$18,838</b>	<b>\$18,838</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,513)</b>		<b>\$61,349</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$19,568</b>		<b>\$64,969</b>	
<b>FUND BALANCE - Ending</b>	<b>\$18,056</b>		<b>\$126,318</b>	

**CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2017**

<i>Series 2004, Special Assessment Bonds</i>		
<i>Interest Rate;</i>	<i>4.34%</i>	
<i>Maturity Date:</i>	<i>5/1/2020</i>	
<i>Reserve Fund Requirement:</i>	<i>None</i>	
<i>Bonds outstanding - 9/30/2016</i>		<i>\$622,767.99</i>
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	<i>\$0.00</i>
<b><i>Current Bonds Outstanding</i></b>		<b><i>\$622,767.99</i></b>

<i>Series 2012, Special Assessment Bonds</i>		
<i>Interest Rate;</i>	<i>5.50%</i>	
<i>Maturity Date:</i>	<i>5/1/2026</i>	
<i>Reserve Fund Requirement:</i>	<i>\$45,637.50</i>	
<i>Bonds outstanding - 9/30/2016</i>		<i>\$685,000.00</i>
<i>Less:</i>	<i>May 1, 2017 (Mandatory)</i>	<i>\$0.00</i>
<b><i>Current Bonds Outstanding</i></b>		<b><i>\$685,000.00</i></b>

<b><i>Total Current Bonds Outstanding</i></b>	<b><i>\$1,307,767.99</i></b>
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**Coral Bay**  
**Community Development District**  
 General Fund  
 Statement of Revenues and Expenditures (Month by Month)  
 FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
<b>Revenues</b>													
Maintenance Assessments - Levy	\$0	\$197,311	\$865,353	\$15,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,078,148
Miscellaneous Income	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Gate Damage Proceeds	\$0	\$125	\$250	\$3,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,881
Interest Income	\$62	\$54	\$83	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
<b>Total Revenues</b>	<b>\$79</b>	<b>\$197,490</b>	<b>\$865,686</b>	<b>\$19,084</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,082,338</b>
<b>ADMINISTRATIVE:</b>													
Supervisor's Fees	\$1,000	\$600	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
FICA Expense	\$77	\$46	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
Attorney's Fees	\$3,353	\$3,466	\$1,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,645
Engineering Fees	\$900	\$355	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,780
Annual Audit	\$0	\$0	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Management Services	\$5,274	\$5,274	\$5,274	\$5,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,095
Computer Time	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Commissions/Tax Collector	\$0	\$4,114	\$9,297	\$164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,575
Postage and Delivery	\$28	\$37	\$11	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143
Printing and Binding	\$218	\$169	\$149	\$142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$678
Insurance	\$17,800	\$0	(\$4,816)	\$11,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,903
Legal Advertising & Other	\$58	\$74	\$65	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265
Office Supplies	\$23	\$23	\$23	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90
Dues, Licenses, Subs	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$42	\$42	\$42	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Bond Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$32,746</b>	<b>\$14,281</b>	<b>\$13,554</b>	<b>\$18,883</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$79,465</b>



**Coral Bay  
Community Development District**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
<b>FIELD:</b>													
Field Management Fees	\$1,791	\$1,791	\$1,791	\$1,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,164
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,518
Security Patrols	\$667	\$600	\$1,371	\$667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,304
Security System Lease	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99
Telephone	\$2,769	\$2,398	\$2,681	\$2,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,464
Water & Sewer	\$247	\$275	\$816	\$501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,840
Electric	\$6,153	\$6,396	\$6,716	\$7,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,412
Pest Control	\$204	\$629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Community Maintenance	\$19,322	\$19,322	\$19,322	\$19,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,288
Other Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Pumps Maintenance & Repair	\$0	\$0	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134
Landscape Repairs & Improvement	\$700	\$2,297	\$353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,350
Wall Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Park & Pool Maintenance/Repair	\$6,187	\$5,142	\$5,802	\$4,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,247
Lake Maintenance	\$913	\$913	\$913	\$3,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,748
Fountain Maintenance/Repair	\$156	\$0	\$156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
Drainage Maintenance	\$0	\$10,440	\$0	\$8,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,190
Road & Sidewalk Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sign Maintenance/Repair	\$0	\$0	\$705	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,155
Pressure Cleaning	\$0	\$12,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,400
Electrical Repair & Replacement	\$0	\$525	\$1,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,545
Holiday Decorations	\$18,112	\$0	\$18,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,224
Gate Repair & Replacement	\$1,171	\$1,601	(\$169)	\$4,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,958
Major Projects	\$12,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,600
<b>Total Field Expenditures</b>	<b>\$89,876</b>	<b>\$75,203</b>	<b>\$70,194</b>	<b>\$71,512</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$306,785</b>
<b>Capital Reserves</b>													
Road Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Repainting	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
<b>Total Capital Reserve</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,000</b>
<b>Subtotal Operating Expenditures</b>	<b>\$123,122</b>	<b>\$89,984</b>	<b>\$84,248</b>	<b>\$90,895</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$388,250</b>
<b>Other Sources and Uses</b>													
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$123,044)	\$107,506	\$781,437	(\$71,811)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$694,089

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL RESERVE SCHEDULE**

	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>9/30/2017</u>
<b>Wall Repainting</b>	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$2,000.00	<b>TOTAL</b> \$38,000.00

**CORAL BAY CDD**  
**Field Manager Report**  
**Thursday, February 9, 2017**

<b>Item #</b>	<b>Meeting Date Assigned</b>	<b>Item</b>	<b>Comments</b>
<b>Updates</b>			
1	Jan-17	CDI Holiday Decorations Removal	Completed
2	Dec-16	Tennis Court Nets/Anchors Replacement	Completed
3	Dec-16	Peninsula Park Littoral Cleanup	Completed
4	Dec-16	The Cape Doggie Station	Completed
5	Dec-16	Removal of Tall Lake Cattail	Completed-Killing remaining root ball is in progress
6	Dec-16	30TH Street Swing Gate Vehicle Damage	Completed: Paid: Check Cleared
7	Feb-16	FY2016 Capital Projects Irrigation Pump Replacement	Pending: RC Electric Permit Hoover Pump: Production completed-pending FPL FPL: Current Phase: "Design Review & Approvals" Next Phase: "Material and Installation" Next Phase: "New Cable & Transformer Easement" Next Phase: "Construction" - 6 to 8 weeks Next Phase: "Inspection Appointment" 2 weeks Agreement in Progress: Pending FPL documentation after RC Electric Amendment is executed
8	Aug-16	Clubhouse Restroom Renovations/Repairs	In progress: "Shop Drawings Phase" 2 Weeks Shop Drawings delayed and obtained January 5th, 2017 and onsite measurements took place a couple of weeks after Current Phase: "Production" Three (3) Weeks by 2/17 Next Phase: "Installation"
9	Oct-16	Triploid Grass Carp	In progress: Requesting SFWM to amend existing permit: - On 11/30 the FL Fish & Wildlife Conservation Commission responded that approved fish barriers are required at all outlets Divers Inc completed Fish Barriers installation at Weir Current Phase: FWC Barrier Inspection: Inspection is being schedule Next Phase: Carp Fish permit amendment Remaining Phase: "Ordering" & "Schedule Delivery"
10	Dec-16	Rusted Electric Panel Replacement at North Bay Drive	In Progress: Disconnecting Service on 1/6 by FPL - City of Margate to check connections for permit 4-5 days after - FPL to schedule reconnect 4-5 days after
11	Jan-17	Lake Maintenance Easement / Encroachment	Mailed
12	Dec-16	Tot Lot Preserve Maintenance	To be schedule
13	Nov-16	SBD Accident Damage to District Property	Payment is being review before release
14	Dec-16	NBD Wall Vehicle Damage	More information to be provided at Board Meeting
15	Dec-16	NBD Coach Light Post Vehicle Damage	More information to be provided at Board Meeting
16	Dec-16	Sunset Circle: Mountable Curve	Agreement was executed and the work is being schedule
17	Feb-17	Fay's Cove Pool Deck Repairs	Obtaining proposals

**CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING**

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Thursday, January 12, 2017  
7:00 p.m.

Coral Bay Recreation Center  
3101 South Bay Drive, Margate, Florida

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**Call to Order**

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Tony Spavento	Chairman	Present
Daniel Dean	Vice Chairman	Present
John Hall	Supervisor	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Jake Ozyman, District Engineer, Dennis Baldis, GMS, Julio Padilla GMS, Robert Daniels, Brilliant Lighting and Armando Fernandez, Brilliant Lighting.

**1. Roll Call and Pledge of Allegiance**

Mr. Spavento called the meeting to order and led the pledge of allegiance.

**2. Audience Comments/Supervisors Responses**

Ms. Hagen: You have a copy of the draft of the Buzz that I put together. I went around to get signatures to change my village's HOA documents, and these articles address questions that the majority of the people asked about. Almost all of it is repeated articles, very little is new. We can handle this under new business rather than doing it now.

Mr. Spavento: Without objection we will move the Brilliant Lighting presentation to the front of the class, and then you don't have to sit here for an hour listening to some other things.

**Lighting Plan Update**

*Mr. Daniels did not have a means of projecting his presentation via a projector, and so made his presentation using the hard copy from the package.*

Mr. Daniels: Starting with the section called lighting design analysis, the first page inside of the cover should be lighting design guide. We did a presentation earlier that basically summarized all of this as to what works and doesn't work. This is on the matrix format that I presented when I initially hired on with you. It has wall packs and bollards and pole lights both 15 feet and 12 feet. We did eliminate all the poles that were wall mounted because after analysis of the precast walls and columns in Coral Bay, I felt that it was creating too much possible stress on the wall, and liability I don't think anybody wants to assume. For example, if a wind came and hit the pole and knocked the wall down or anything happened to the wall, then it could be attributed to attachment ... and that is quite a liability. That, in turn, would create doubt for the whole mounting system that would be attached to the wall.

So, with that in mind, there are several alternatives that do work, but basically it came down to wall packs that would work in all situations. However, there are a lot of knockoffs of all wall packs, and having susceptibility to vandalism (if it isn't an anti-vandal fixture) would be one of the elements to consider when choosing the pack to use. One thing you can't get away from is the glare as you walk by; with each wall pack there is considerable glare. That is the nature of the beast.

The best option was found to be a free standing pole of 12 feet, but since the rules of the City of Margate are that poles have to be between 15 feet and 40 feet, the 15 foot one is what we end up recommending. Price wise, going with that system, we have a very good spread with the fixture that was selected, which is a Lithonia fixture. Lithonia is like the Chevrolet of all lighting; it is not high priced but it is the most popular ... and the fixture that we chose has the best light distribution for a sidewalk. It gets down to 35 watts per fixture for every 70 feet. It is extremely efficient, which allows for (1) initial low cost because you are putting less fixtures in and (2) ongoing energy efficiency on the total electric consumption. The only problem with pole lights

is that there are areas where you don't have a grassy swale. So in those cases, it is our recommendation to go with the wall packs that are anti-vandal. It will look nice on the wall, but it gets a little glary as you walk by it.

The next pages in here are computer rendered images of what the wall lights would look like. We also have some actual pictures that show some of these situations. Bollards are low; wall packs have lower vulnerabilities to vandalism than wall packs. The light from wall packs provides a pretty good distribution on the wall or walkway, but getting the light up higher is not a major design of wall packs; they are mostly shooting down. So that is why we are showing the facial areas as being very limited.

The next picture is a free standing pole light that is showing spacing at 20 feet, but we can now go out to 60 feet. This is an acorn fixture that gives you a 360° spread, so what happens is this is wasting electricity by lighting the grass area when you don't need to. But you will notice that there is very little shadowing on the walls, and facial features are very well delineated.

The next one is a picture from a wall mounted wall light and that actually has some problems to it: there is shadowing on the wall and shadowing on people on the far side.

The best is a pole light mounted on the grass that overhangs the sidewalk area and lights the person's face. It is anti-vandal, it is energy efficient, and we can go out to 60 feet with no problem; they actually can go out to 70 feet with no problem. We are gaining over 3 foot candles of light on the sidewalk with this fixture and the minimum requirement for Margate is 2 foot candles. That is the page titled 12 foot on low light located in grass.

That is basically what you are going to get. It can be drawn up a little bit higher because we are looking at a minimum of 15 feet high.

The next one is a gooseneck mounted on a 12 foot pole. Again it has basically the same problems as the acorn in that there is very little light control on it, so you end up with a 360° pattern and over half of the light is being wasted at that point. If you don't have as good a light spread, you are using more fixtures and more electricity.

The last picture of our rendering series is wall packs. We are showing these at 10 feet on center. You will notice that the wall pack has a hot spot around it and then it dies off. That is the wall appearance but the appearance on the sidewalk itself as far as safety goes it is very smooth. It does produce a safe walkability, it has some glare, and in identifying people it's got some shadowing in there so it is not the most ideal. But where you don't have grass, it is about the only thing left that can be mounted.

The next picture on here is one of myself with a 12 foot pole light and that was a light source that you mount up there and was 35 watts of compact fluorescent. What this shows, by having a light meter with me, is that we ended up with over 2 foot candles of light on me. So, this is basically even low compared to what the new fixture will do. The next fixture will get you over 3 foot candles.

The picture after this is the pole lighting mockup and it shows that you have a light up high that you are walking into but it lights the wall pretty smoothly as indicated with a follow-up picture afterwards. In other words you will get die off in between with the 60 foot pole spacing, but it gives you a pretty smooth lighting.

Here is the situation: 35 watts is a small pole light, and if you put them any closer than 60 feet it starts getting quite bright. I mean you can easily get 6 or 8 foot candles, which is as bright as being directly underneath an overhead parking lot light. The other problem is that appearance-wise. I looked at this situation about having poles every column of the wall or every other column of the wall and it still has a feeling like we are selling too much of this, and that the poles at 3 columns apart really seem like not as much of an imposition into the environment. It blends in a little better because it is just not hitting you all the time.

The following picture is a wall pack where we just basically held the light right up at the wall to show what it's going to look like. You will notice it is bright right in front of you, right on your face but the opposite side of your face is dark. That can't be helped because that is the way wall packs project ambient light. The only good thing about a wall pack is that it mounts fairly easy when it comes to running a power line on the outside of the wall or just going through the wall (they call that a line mount right

into the fixture). So our plan is not going into the column but rather putting two fixtures 10 feet apart and 5 feet from each end on each relevant 20 foot length of wall. So that would allow for easy mounting, and would also allow it to be put out on an area next to the sidewalk that doesn't have grass.

This last picture is of me with a bollard type of light that would be coming from out at the edge of the sidewalk looking up. That is superior, but you have to have grass to make it work. It doesn't work in about 10% of the total wall area.

The next picture is about tree lighting on the South Bay Drive. The best situation on the tree lighting is to light the tree from both sides. This was done with a 50 watt flood, but I found a very good commercial light (again from Lithonia) that has a 100,000 hour rating to it, and this will be pretty close to what this lighting demonstration was. The nice thing about it is that when you light both sides, you are seeing the lighted tree from both directions of the roadway. Also you get a blend of light when you are right at the perpendicular; like this picture, you get a blend of the light on the tree itself with a little shadowing in between as it hits the apex there. So it is an attractive light to light these trees.

The next picture shows continuous lighting of the trees and in this case here we were one-sided. If you light every other tree, you have a savings of light and it also reduces the impact of having a lighted forest there. In other words, it is a little more delicate and gives you a little more artistic sense. There is an energy savings and initial cost savings and yet when you light every other tree you don't really miss having that alternate tree not lit because you are getting the whole row of trees lit. When you turn in the other direction, we were doing a test of what kind of an angle the light should be, and how the glare is on it. The first tree is lighting straight up and down. What happens is that you will get a little bit of unlit area at the base of the tree, but basically you get no glare in people's eyes.

The next one is a 4 foot position and the third light there is an 8 foot position and it's going over to hit the tree. So again our recommendation on this is straight up and down.



This is a picture of a tree with one side lit, and as I said, it has a kind of an imbalance to it compared to the first picture of the tree lighting.

Again, we are talking here about the 8 foot tilt away from the tree and it gets real glary. There is a street (actually it is Coral Way in Miami, over in the approach to Coconut Grove from the City of Miami) that put hundreds of these lights in, without doing this kind of a test, and then they had to come back and put glare control on it all because they didn't place the fixture close enough to have it positioned right ... and then they turned around and bought a whole new set of lights when LEDs came in. So basically, the guy that sold all of the lights on this got a lot of sales and ultimately, on the third time around, the City of Miami got a good lighting job.

The last picture in this group is our typical sign lighting design. What we have done is that we've created soft lighting and highlighting and high throw lights where the same fixtures can be used in most every situation of lighting all the signs. So there is a uniformity about it. These really don't have much maintenance/repair, except lighting for the tall palms has a screw-in LED bulb. You have something like that right now but everything needs to be changed out. Basically our concept was to light the sign, the name, and get a nice wide throw with this, light any large plantings of ground shrubbery, and then highlight any of the palm trees. We are showing the column that there is currently a post light on top of, and I was told by Julio that you didn't want that, but I didn't have that in writing.

So what we are doing is we've completed the design work, all the specifications, all the drawings. They have been turned in, and over the next 30 days we would like you to review this. If you have any changes that you want, any additions, and/or deletions, make a list of them by the drawing name, and we will be glad to change that for you. But, basically the project is done as far as our work goes on this, other than any changes that you want to have. We can go over the drawings if you want that is in the next group.

*As a result of the presentation, considerable discussion ensued regarding:*

- *Providing a clear description of the estimates including assumptions and statements of what was and was not included*
- *Concern about what lines, etc are already under the ground in that area and could cause problems with the installation*

Mr. Daniels: \$318,000 should basically include everything but the only variable on it is the labor that the contractor is going to charge.

Mr. Spavento: One thing that is not, is permitting.

Mr. Hall: So if we chose the first alternative, and put it out for bid we should anticipate bids in the \$318,000 range.

Mr. Daniels: I don't know how much they are going to charge to hand dig. If I was a contractor doing this, I would do a sample digging somewhere just to see how much stuff I was dealing with (e.g., you have fire water lines in there, you have telephone, you have electric).

Mr. Spavento: 1-800-Dig-It or whatever is the number that should be called to do that. We already know that we have cable and things going around our perimeter, and that is what has concerned me. I have brought up the following types of issues multiple times: how do you know you can put these poles in? Have you called? do you know what is in our swale? It might be a waste of time for whoever does this, because we could have cable, phone lines, electricity that might already be in the swale but you don't know that.

Mr. Daniels: See here is the thing, you have anywhere from a 3 to an 8 foot swale right there. So actually, to look at conflicts, you would probably want to look at the 3 foot, which is more over on the north side. It is pretty narrow through there. However, one of the beauties of direct burial is, you can auger a very small hole; we are talking about putting a 4" square tube in there.

Mr. Pawelczyk: The contractor calls, and they mark it for the contractor so he doesn't hit anything. If it turns out that there is stuff in there and he can't dig there, then you have to come up with a solution to try to figure out how to fix it. Most of the

time they are going to find a way to fit it in there somewhere because these don't go down that deep, do they?

Mr. Daniels: You have to go down about 5 feet.

Mr. Ozyman: Also, you put in the contract documents that the contractor is supposed to verify exact location of utilities. You can put a line item for example, asphalt is \$300 or \$400, swales are a lot cheaper.

Mr. Spavento: This isn't called Coral Bay for a joke, there is coral around this entire place.

Mr. Ozyman: You could clearly identify, the contractor responsibility to verify the exact location, and if they do damage to your lines, they are to repair it and all that.

Mr. Baldis: I was wondering do we have a sample of the lights we are actually purchasing?

Mr. Daniels: They were here at the meeting at the park.

Mr. Baldis: So, we have seen that?

Mr. Spavento: We have. The light that he is talking about that is in this packet, the pole lights. We were not brought the prison wall pack lights.

Mr. Hall: They were fairly vandal proof.

Mr. Daniels: In fact they're guaranteed. If you can break it they will replace it. This company catalog makes prison lights, they wouldn't be in business if they built an easily damaged fixture. I'm glad I found them. In regards to the installation there is a spec that I left out here that didn't get into this package that has just this thing, there is several sentences in there in regards to the contractor calling 611 the No Cut company, having that inspected and approved. So, that is in there and I will get that spec to you.

Mr. Spavento: I happen to be doing a spec right now for a city and for it to go out to bid we didn't put products like this, what we have to do is what you spoke of earlier talking about how many watts you are using, how many foot candles you are going to put on the ground, not a particular pole because somebody else can achieve the same thing with a 25 watt and get us more watts per lumen than your 35 watt. So are you giving us a bid to go out to with only one manufacturer listed as the spec I don't see

a spec I see a manufacturer. I want to be able to go because I just sold something today for \$30 less than I sold it for six months ago. The prices are dropping, so I think that the spec should have included wattage and foot candles, as opposed to a specific item. Do you have it broken down that way anywhere?

Mr. Daniels: Okay, Tony you know a little about the LED industry, what is a good lumen efficacy?

Mr. Spavento: When you refer to that, are you talking about the guide book?

Mr. Daniels: Lumens per watt.

Mr. Spavento: I'm getting up to 105 on some.

Mr. Daniels: These fixtures are 135, and they are aimed so that every bit of the light goes on the surface that we need to light.

Mr. Spavento: Right but that is something that should be in our specs so that other people don't have waste more.

Mr. Dean: Tony, there is a solution to this, if that is how we wish to construct our bid packet when we go for it. Do we have the specifications; I assume you have the specifications for this.

Mr. Spavento: Yes it is on these cut sheets.

Mr. Dean: Then we have that information and we can build it into the bid packet.

Mr. Daniels: I personally examined 10 major manufacturers. I say major manufacturers because they are going to be around to support this ten years down the line if you need something for the fixture. Lithonia has been here something like 60 years. If you go with somebody that is a quick startup on this, it is really not a good idea even if they have a great fixture. Have them made in this territory in this market so that there is longevity for repair and replacement parts. Believe me, I looked at all of this I was up at the 50 watt range and when I got down finally to this Lithonia unit it just blew everybody out. It was like a one-horse race out there with a big distance between the first and second. Now I can put all of that back together. You guys had that report as far as I gave you like eight or nine fixtures and all the specs on it and that

was last year. I can dig all of that up and I will get you the fixture specs generalized on that. However, I was told we don't want to see anything, just make the decisions and give it to us. I will put it into a format that was in December of last year with the construction of the fixture itself, with full specification, and if somebody can come up with another product that is equal, I will glance at it and look at it and tell you whether that is equal. But basically you hired me to get you the best, and that is what I have done. Even like on the signs, it is very easy to find a little LED flood that has what is called a yoke mount not a U with a wire coming off the back that you connect into a junction box that is not safe. The fixture that we have listed there has a slip knuckle to it and the wires are entirely hidden, and they go into the junction box because I consider that a much safer installation.

So, I think that you need to make a list of what you want to see, and I will gladly add or subtract anything. If you don't want the post stoplights on the columns on the wall, we'll take those off. But I need everything in writing. I'll give you a list of everything that would go into the pole light as far as an itemized list.

Ms. Hagen: I just don't want to be blindsided by having somebody come back with double the estimates that you've given me because they say, well this wasn't included this wasn't included, this wasn't included, so I would like to see something I don't need to know the price of every little screw and nut and everything that goes into it.

Mr. Daniels: Can I get a review from you guys within say two weeks and then I will take two weeks to incorporate it, and we will meet at your February meeting and go from there?

Mr. Spavento: Without objection? (everyone agreed)

Mr. Spavento: Julio, make a note to maybe in a week to send out an email to tell everybody they have one more week.

Mr. Padilla: Okay.

Mr. Daniels and Mr. Fernandez left the meeting at this time.

**3. Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer – Update on Approved Gate Repair Negotiations with Stanford**

**C. Treasurer**

**1) Approval of Check Run Summary and Invoices**

**2) Combined Balance Sheet, Statement of Revenues and Expenditures**

<b>ACTION:</b>	Approve check run summary
<b>RESULT:</b>	Check run summary approved
<b>MOVER:</b>	Tina Hagen
<b>SECONDER:</b>	Dan Dean
<b>AYES:</b>	All in favor
Tape time: 47:55	

A copy of the combined balance sheet was enclosed.

**D. Field Manager**

**1) Monthly Report**

**2) Lake Report**

**3) Gate Reports**

Mr. Padilla reviewed with the board the items listed on the field manager’s report, a copy of which is attached and made a part hereof.

**E. Manager – Approval of the Minutes of the December 8, 2016 Meeting**

<b>ACTION:</b>	Approve minutes of December 8, 2016 meeting
<b>RESULT:</b>	December 8, 2016 meeting minutes approved
<b>MOVER:</b>	Tina Hagen

SECONDER:	Dan Dean
AYES:	All in favor

Tape time: 1:03:15

**4. New Business**

Ms. Hagen: The articles in this draft of the Buzz (previously sent to you) address questions that were brought up during my door-to-door rounds for my HOA. There are one or two articles that I would like to discuss.

First, a lot of people said they saw the sign for the website, but they hadn't actually accessed it. I pointed them towards the HOA tab so they could find the documents my HOA was talking about modifying. I therefore thought that the article describing what was on the website was worthwhile.

Second, parking is an issue. Our HOA had people complaining about a number of things. One thing I noticed is we have only one diagram in the last version of the parking article, and it said no parking on the sidewalk and swale from 2AM - 6AM, which implies it is okay to park on the swale and sidewalk during the day. The article says, parking is never permitted on non-paved district property including but not limited to landscaped areas and that the sidewalk must remain open. So I thought this version of the article and diagrams would be clearer.

Third, the maintenance of the sidewalk and swales turned out to be an issue. According to what I understand, the homeowners are responsible for maintaining the swale in front of their property and from what I gather pressure cleaning the sidewalk periodically to keep it clean. The only thing we are doing with regard to the sidewalks is that if there is lifting or there is a trip hazard, we repair them to avoid a liability to us

Next, the article on Envera Gate entry services is about the fact that the gate sometimes opens automatically. Residents were complaining to me that people/guests are just coming through the gates and nobody is stopping them, the gates just open. We made a change to how the gates work and we haven't advertised it.

*Considerable conversation arose among the various Board members regarding the various articles that were included in the draft.*

Ms. Hagen: Again, I created this draft based on having gone door-to-door for the HOA trying to get signatures for our proposed amendment and spending half an hour with one person, going to the next one, spending half an hour up to an hour with the next one . When they started asking the same question over and over again, it was my feeling that we should publish something whether it repeats previous articles or not. Many people who are relatively new resident owners had never seen any of these articles before, had never seen the parking laws, or the web site.

I believe at one point Dan was talking about trying to put together a welcome packet for new people, and this may be stuff that should go into a welcome packet, and then we don't have to keep sending it out. The welcome packet could give people the places to look for things and the rules and regulations.

At this point I have no pride of authorship and I am not the official Coral Bay Buzz editor, so I did this and I rest my case and what you choose to do now is your own business.

*Considerable discussion was then had regarding the timing of getting the Buzz published, whether any or all of the articles were appropriate to be in this issue in full or whether the details should be placed on the web site and referenced in the Buzz, and whether any other articles should be included in addition/instead.*

Mr. Spavento: To move this along does someone want to make a motion if that is what it is going to come to, that we put out a Buzz in the next 30 days and put it to a vote?

Mr. Baldis: I was wondering if you thought it was a good idea to mention the lake maintenance easement, what is going on with that and also it may be a good idea to put something positive in there saying all of the things we have done over the years, the new tot lot.



Mr. Pawelczyk: This is not legal in nature. However, I'm thinking to myself objectively as someone who doesn't live here if I just moved in. If I saw this page and a half article on parking, I'm not going to read it; but if I am interested in knowing about the parking rule, then tell me where I have to go find it. Maybe that's what you do because as Dennis said: put the good stuff in there, but let's say parking rules can be found here for the parking in Coral Bay.

Mr. Spavento: Let's get back to the Buzz. Are we going to put out a Buzz generally with a few corrections as is or are we going to wait for the Buzz to be revised into a different kind of Buzz?

Mr. Dean: I would like to see it revised and put it back through our process, we all know what that is' We can come out with something in the next 30 days, which I think was your initial suggestion.

Mr. Spavento: I have no problem with that, but I don't want to wait more than 30 days.

Mr. Dean: I will make a motion to publish a Buzz within the next 30 calendar days from today.

Mr. Spavento: Make it 45 days then it is after our next meeting.

Mr. Dean: Then 45 days.

Mr. Spavento: I don't think there is a motion necessary I would like everybody to present Mr. Dean with positive articles including Mr. Baldis. I would like to give a rundown from the management on some of the actual expenditures/improvements over the last year. Also under new business I want to bring back two things. One, I was called today about the bees by the public works director. They were curious about who might have to pay for this service.

Mr. Dean: Where were the bees specifically?

Mr. Spavento: They were on a person's property on Saltaire.

Mr. Dean: Were they in a wall?

Mr. Spavento: I don't know that. I want to find out the details because four or six people I have heard two different things were sent to the hospital. Was somebody

up there trimming a tree and somebody, we don't have the information yet. What we do want to know is I can't see in any way shape or form if it is on private property how Coral Bay would have to pay the expense. The City of Margate would be just as culpable it happened in Margate just as it happened here. Since we don't know anything since it just happened a few days ago.

Mr. Hall: It just happened today.

Mr. Dean: It happened today, the code red went out at 11:50 a.m.

Mr. Spavento: Will you send us the information you get from the city along the lines of what happened, how many people really got stung? Last year we removed a beehive on Coral Bay property and that was not a problem. It is a private property that is a problem. Along with the old business of the lighting, have these been turned over and examined as legitimate expenses by anyone?

Mr. Hall: Look at the contract and if they are not legitimate expenses then we will not pay them.

Mr. Padilla: As I recall any of the charges are supposed to be sent to this board and have them approved prior to any work being done.

Mr. Spavento: Travel times and meeting times and stuff like that we need to know if this is legit within the contract.

Mr. Pawelczyk: The contract says that such additional expenses for travel need to be approved in advance by the district manager.

Mr. Spavento: \$125 an hour for driving.

Mr. Pawelczyk: The \$125 an hour is the rates in the contract for his time.

Mr. Spavento: All I'm asking is management make sure we are not paying anything we are not supposed to be paying.

Mr. Pawelczyk: I don't think anything is going to get paid at this time until they have a chance to look at it and then I'm sure they will call, maybe they have sent everything to me already. Once they have the chance to do their analysis then we will look at it with them.

5. **Old Business - Lighting Plan Update**  
This item taken earlier in the meeting.

The meeting adjourned at 8:54 p.m.

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Secretary/ Assistant Secretary

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Chairman/Vice Chairman

## Robin Ventura

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**From:** Julio Padilla  
**Sent:** Thursday, February 2, 2017 1:02 PM  
**To:** Robin Ventura  
**Cc:** Rich Hans; 'Michael J. Pawelczyk'; Dennis Baldis; Jennifer McConnell; Lyz Martin  
**Subject:** FW: BLD Invoices for Services Rendered  
**Attachments:** BLD Final Invoice for Lighting Design Service - Coral Bay C.D.D. - 1-9-17.pdf; BLD Invoice for Travel Expenses - Coral Bay C.D.D. - 1-9-17.pdf; BLD Invoice for Coordination Work with FP&L - Coral Bay C.D.D. - 1-9-17.pdf; BLD Invoice for Mock-up Demonstration .pdf; BLD Invoices and Additional Information.pdf

**Importance:** High

Robin,  
Please add the email below and the attachment to the Coral Bay CDD Agenda Package under Old Business - Lighting Plan Update.

Thank you,

Julio Padilla, *Field Manager*  
*Governmental Management Services South FL, LCC- GMS -SF, LLC*  
5385 N. Nob Hill Road | Sunrise, FL 33351  
direct 954-582-2873 | office: 954-721-8681 ext. 213 | mobile: 786-352-1110 | fax: 954-721-9202  
email: [jpadilla@gmssf.com](mailto:jpadilla@gmssf.com) | web: <http://www.govmgtsvc.com>

*Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws*

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**From:** Robert Daniels [mailto:[rdaniels@bellsouth.net](mailto:rdaniels@bellsouth.net)]  
**Sent:** Wednesday, January 11, 2017 10:18 AM  
**To:** Julio Padilla <[jpadilla@gmssf.com](mailto:jpadilla@gmssf.com)>  
**Cc:** 'David Kaufman' <[dsk435@yahoo.com](mailto:dsk435@yahoo.com)>  
**Subject:** BLD Invoices for Services Rendered

Julio

Please find the attached Invoices for Services. I am requesting payment for the following:

1. Final Lighting Design
2. Travel Expenses for 4 Meetings
3. Coordination of Work with FP&L
4. Mock-up Demonstration with Specified Equipment

Items 2 & 3 are due and payable immediately

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Item 1 is due within 30 days. The B.O.S. of CBCDD has the opportunity to review the work and make any comments such as revisions or additions in writing. We will in turn make all necessary changes to the documents to the satisfaction of the B.O.S. comments. At that time the final payment is due. Remember that you will need to contract the Electrical Engineering to effect the signed and sealed drawing with wire sizes, circuitry and connections to the FP&L supplied power location(s).

Item 4 is due prior to production of the Specified Equipment Mock-up. Upon approval of any minor changes in the demonstration and a agreed upon date, we will execute the Demonstration.

Thank you for the opportunity to work with you and the Coral Bay CDD.

Sincerely

Robert Daniels  
Brilliant Lighting Design

# ***Brilliant Lighting Design***

750 NE 61<sup>st</sup> St. Suite 201, Miami, FL 33137  
305-751-7200, rdaniels@bellsouth.net

## **FINAL INVOICE FOR EXTERIOR LIGHTING DESIGN- CORAL BAY C.D.D.**

Mr. Julio Padilla, Field Manager  
GOVERNMENT MGMT. SERVICES  
5385 N. Nob Hill Road  
Sunrise, FL 33351

January 9, 2017  
Acct. # G-031  
Invoice # 17-11

Julio

I am invoicing you for the Final Payment per the Contract Proposal on the Lighting Design Consultation for the Exterior Perimeter Wall, Tree Lighting & Wall Sign Lighting Design of the Coral Bay C.D.D., dated Sept. 1, 2015.

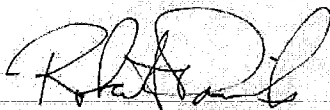
Contract Total	\$24,400.00
Retainer (Paid)	<u>\$12,200.00</u>
Balance Due later (see Contract)	\$12,200.00
Payment Now Due	\$12,200.00

Please make check of \$12,200.00, payable to:

Brilliant Lighting Design  
750 NE 61<sup>st</sup> St. # 201  
Miami, FL 33137

Thank you for the opportunity to serve you and your community

Sincerely



Robert Daniels, IALD  
Brilliant Lighting Design

# ***Brilliant Lighting Design***

750 NE 61<sup>st</sup> St. Suite 201, Miami, FL 33137  
305-751-7200, rdaniels@bellsouth.net

## **INVOICE FOR COORDINATION WORK WITH FP&L - CORAL BAY C.D.D.**

Mr. Julio Padilla, Field Manager  
GOVERNMENT MGMT. SERVICES  
5385 N. Nob Hill Road  
Sunrise, FL 33351

January 11, 2017  
Acct. # G-031  
Invoice # 17-04

Julio

I am invoicing you for Payment of services that extend beyond the scope of work contained within the Contract Proposal on the Lighting Design Consultation for the Exterior Perimeter Wall, Tree Lighting & Wall Sign Lighting Design of the Coral Bay C.D.D., dated Sept. 1, 2015. This consultation is for the coordination of power to new FP&L lines being brought in for the pumping units. This includes the following:

1. Telephone conversations with Mary Ann Fischera of FP&L to describe this lighting project, to focus on power requirements and to arrange a meeting.  
1.2 hrs @ \$125 = \$150.00
2. On-site meeting with Mary Ann Fischera on April 26 at 1:30PM to physically discuss lighting power requirements, entry points of power and areas of demand  
Drive time 1.2 hrs @ \$125.00/hr = \$150.00  
Mileage: 2x 45 miles @ \$0.55/mile = \$ 49.50  
Meeting Time: 1.1 hrs @ \$125/hr = \$137.50  
Total Time \$337.00
3. Analysis of Power Requirements as requested by Julio Padilla on email dated 6-23-16 45 min. @ \$125/hr = \$93.75

TOTAL BILLING EXPENSE FOR FP&L CONTACT WORK \$580.75

Please make check of \$580.75, payable to:

Brilliant Lighting Design  
750 NE 61<sup>st</sup> St. # 201  
Miami, FL 33137

Robert Daniels, IALD  
Brilliant Lighting Design

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## **Brilliant Lighting Design (BLD) Invoices and Additional Information**

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### **FINAL INVOICE FOR EXTERIOR LIGHTING DESIGN- CORAL BAY C.D.D.**

- The project is not completed, once completed, Board approval is needed for invoice to be paid

### **INVOICE FOR COORDINATION WORK WITH FP&L - CORAL BAY C.D.D.**

- BLD did not submit a written request prior to the invoice for Management or Board approval
- Agreement indicates in section 4.1, that additional cost would need to be accepted, only to prior approval
- Additional meetings like the one with FPL was not part of the current agreement and should have provided a request prior to meeting
- Telephone conversation should be part of the current agreement
- The "Analysis of Power Requirements" was requested from FPL for BLD to provide, to know if BLD recommendations would have sufficient power
- Email mentioned on invoice of June 23, 2016, requested to know how much electricity BLD required to provide information to FPL
- Board approval is needed for invoice to be paid

### **INVOICE FOR TRAVEL EXPENSES - CORAL BAY C.D.D.**

- BLD did not submit a written request prior to the invoice for Management or Board approval
- November 12, 2015 Board Meeting – BLD provided updates
  - BLD had not been ask to come to Nov meeting, only if he would be attending the meeting
  - BLD Prior attendance consist of August 2015 Meeting first presentation and September 2015 Meeting proposal discussion and approval
  - BLD indicated at the November Board meeting that BLD would be in attendance for the December meeting to do a presentation of a matrix, etcetera
- December 10, 2015 Board Meeting – BLD provided presentation
  - BLD had not been ask to come to Dec meeting, only if he would be attending the meeting
- January 14, 2016 Board Meeting – BLD Attended Meeting
  - BLD had not been ask to come to Jan meeting, only if he would be attending the meeting
- 4. Aug. 11, 2016 Board Meeting – BLD Attended Meeting
  - Prior to Aug 2016 meeting, BLD sent an email on 7/14 at 3:52 PM, that Robert Daniels was sick and could not make the July meeting
  - BLD had not been ask to come to Jul meeting, only if he would be attending the meeting
  - BLD indicated on the email mentioned above that BLD wanted to make a projected presentation for the Board to view many types of light poles to obtain direction from the Board
- Agreement indicates that one meeting and one visit is included
- Board approval is needed for invoice to be paid

Note. Section 4.1 of agreement also indicated that there is one visit and one meeting included with District Official/Staff

Article 5 in agreement does indicate that changes or additional work needed to be, via a written agreement



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## **Brilliant Lighting Design (BLD) Invoices and Additional Information**

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### **INVOICE FOR MOCK-UP DEMONSTRATION WITH SPECIFIED EQUIPMENT - CORAL BAY C.D.D.**

- BLD is presenting an invoice to do a future Mock-up Demonstration
  - Mock up demonstration included in the agreement per section 2.3 was completed, pictures and presentation was sent to the Board and presented at the January 2017 Board Meeting
- Board approval is needed

**Please review the above information with the invoices and provide direction.**

### **ADDITIONAL INFORMATION OF AGREEMENT**

- A copy of the agreement will be email to the Board prior to the meeting for review

### **OTHER INFORMATION**

- Future meetings will require approval from the Board and acceptance of cost per meeting relative to the invoice being presented for meeting time and travel expenses
- BLD has agreed to attend a meeting at no cost, via a conference call

# ***Brilliant Lighting Design***

750 NE 61<sup>st</sup> St. Suite 201, Miami, FL 33137  
305-751-7200, rdaniels@bellsouth.net

## **INVOICE FOR TRAVEL EXPENSES - CORAL BAY C.D.D.**

Mr. Julio Padilla, Field Manager  
GOVERNMENT MGMT. SERVICES  
5385 N. Nob Hill Road  
Sunrise, FL 33351

October 12, 2015  
Acct. # G-031  
Invoice # 17-05

Julio

I am invoicing you for the Travel Expenses to attend and present at the following meetings. We are requesting this payment per our Contract, dated Sept. 1, 2015.

Travel Expenses include: Drive time @ 1.2 hours x \$125/hr =	\$150.00
Meeting Time: .75 hours x \$125/hr =	\$ 93.75
Mileage: 2x 45 miles @ \$0.55/mile =	<u>\$ 49.50</u>
Total Cost per Meeting =	\$293.25

Meetings Attended:

1. November 12, 2015
2. December 10, 2015
3. January 14, 2016
4. Aug. 11, 2016

TOTAL COST FOR ATTENDING MEETINGS: 4 x \$293.25 = \$1,173.00

Payment Now Due

\$1,173.00

Please make check of \$1,173.00, payable to:

Brilliant Lighting Design  
750 NE 61<sup>st</sup> St. # 201  
Miami, FL 33137

Sincerely

Robert Daniels, IALD  
Brilliant Lighting Design

# ***Brilliant Lighting Design***

750 NE 61<sup>st</sup> St. Suite 201, Miami, FL 33137  
305-751-7200, rdaniels@bellsouth.net

## **INVOICE FOR MOCK-UP DEMONSTRATION WITH SPECIFIED EQUIPMENT - CORAL BAY C.D.D.**

Mr. Julio Padilla, Field Manager  
GOVERNMENT MGMT. SERVICES  
5385 N. Nob Hill Road  
Sunrise, FL 33351

January 10, 2017  
Acct. # G-031  
Invoice # 17-02

Julio

I am invoicing you for Payment of \$6,200 to produce a temporary Mock-up Demonstration of the specified lighting fixtures, as discussed on the following pages.

Demonstration Total \$6,200.00

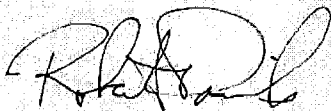
Payment Now Due \$6,200.00

Please make check of \$6,200.00, payable to:

Brilliant Lighting Design  
750 NE 61<sup>st</sup> St. # 201  
Miami, FL 33137

Thank you for the opportunity to serve you and your community

Sincerely



Robert Daniels, IALD  
Brilliant Lighting Design

# LIGHTING TEST DEMONSTRATION

## MOCK-UP DEMONSTRATION PERIMETER SIDEWALK

### CORAL BAY C.D.D., MARGATE, FL

Jan. 12, 2017

Given: One or two night temporary demonstration walkway/ wall test in an open area without trees nearby. I would suggest choosing a spot on west end where the road is going north and south. If residents can be found in easterly adjacent properties who will allow use of electricity, that would be helpful. Otherwise, a generator will need to be rented for a cost of \$80.00/day.

Test #1 – Pole Lights at 60' on center(measure light on wall & walkway)

Test #2 – Pole Lights at 40' on center (measure light on wall & walkway)

Test #3 – Wall Packs at 10' on center (measure light on wall & walkway)

Test #4 – Wall Packs at 20' on center (measure light on wall & walkway)

Test #5 – Two-sided tree lighting 50w uplight one side & 30w uplight other side

#### Equipment Needed:

3 – 20' long x 3" diameter aluminum pole (for pole light head)

3 – Lithonia DSXO 35 watt area lights

3 – Kenall 8 watt wall packs

6 – 1" x 1/8" "U" straps to fit over top of wall (for wall pack mounting)

6 – 50' long extension cords

3 - multi-head receptacles for extension cords

4" diameter, electric powered auger to drill 3' long diam. Holes (Rental)

1- 50w LED flood heads

1- 30w LED flood heads

Tape measure

Light Meter

Procedure

Auger Drill 3 holes x 3' deep; 3 holes at 60' apart & 2'-4' from edge of sidewalk in grassy swale area

Auger Drill two more holes that are 20' from center hole previously drilled at 2'-4' from edge of sidewalk

Verify these locations by calling "811" Sunshine No-Drill service to be sure there is no pipes or conduit directly underneath.

Mount DSXO head each of the 3 – 20' long light poles with extension cord connected to fixture head at 24" below the top of the pipe or 18' from the other end which will be buried..

Adjust heads after dark to have light evenly distributed on sidewalk

Measure light levels on the sidewalk

Measure light levels on peoples' face (approx. 5' above ground)

Make "U-Straps" to mount on Walk Packs, 2 per wall pack, total 6 straps

Place Wall Packs at 10' on center for one test measuring ground light, another facial light

Move walk packs to 20' centers and repeat measurements.

Take photos of all procedures

PURCHASE OF TEST EQUIPMENT

You may buy from Specialty Lighting & Bulbs, No. Miami Beach, 305-423-0017, Derek Hude, Owner

2 pcs Kenall # 612EL-PP-MW-BL-40K-DV	@ \$260/ea	\$520.00
1 pc Kenall #9500 Tamperproof Screwdriver	@ \$5/ea	\$5.00
3 pcs Lithonia #DSXO-LED-20C-530-40K-T1S-MVOLT-RPA-DWHXD	@ \$525/ea	\$1,575.00
6 pcs "U-Straps" to properly hang wall packs and allow for adjustment in spacing		\$600.00
3 pcs 3" diam x 20' long Schedule 40 6061-T6 aluminum pole		\$500.00
<hr/>		
Total for Test Fixtures		\$3,200.00

LABOR FOR TEST DEMONSTRATION

2 Electricians 2 days ( 8 hours x 2 x 2 days) = 32 hours x \$50/ hour =	\$1,600.00
<u>1 Lighting Engineer – Organize, Supervise &amp; engineering of brackets 10 hours x \$125/hour =</u>	<u>\$1,250.00</u>
Engineer Travel-Time	\$150.00
Total for Test Labor	\$3,000.00

**TOTAL ESTIMATE FOR DEMONSTRATION TEST \$6,200.00**

**FIRST AMENDMENT TO  
SMALL PROJECT AGREEMENT**

**THIS FIRST AMENDMENT TO SMALL PROJECT AGREEMENT** (the "First Amendment") is made and entered into this \_\_\_\_ day of February, 2017, by and between:

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Margate, Broward County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**RC ELECTRICAL SOLUTIONS LLC**, a Florida limited liability company, having as its principal business address 49 N. Federal Highway #371, Pompano Beach, Florida 33062 (the "Contractor").

**RECITALS**

**WHEREAS**, the District and the Contractor acknowledge and agree that they are parties to the Small Project Agreement (Irrigation Pump – Electrical), dated August 22, 2016 ("Original Agreement"); and

**WHEREAS**, the District and the Contractor have been informed that certain requirements for the Project imposed by Florida Power & light have been changed, subsequent to Contractor submitting its original Proposal, dated May 11, 2017; and

**WHEREAS**, the District and the Contractor desire to amend the Original Agreement by replacing the Proposal contained therein with Contractor's Proposal, dated January 20, 2017, which is attached hereto and made a part hereof as Exhibit A-1 ("Updated Proposal"); and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary labor, equipment and materials to perform those services and work identified in the Updated Proposal.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

**Section 2. Specifications for Project.** The Original Agreement is amended to replace Exhibit A in its entirety with the Updated Proposal, attached hereto and made a part hereof as Exhibit A-1. Upon execution of this First Amendment, any reference to "Proposal" in the Original Agreement shall mean the Updated Proposal attached to this First Amendment as Exhibit A-1.

**Section 3.** SECTION 3 of the Original Agreement, entitled "COMPENSATION" is hereby replaced with the following:

**SECTION 3. COMPENSATION.** District agrees to compensate the Contractor the total amount of **TWENTY-FOUR THOUSAND SIX HUNDRED SEVENTY-FIVE AND 00/100 (\$24,675.00) DOLLARS** ("Contract Amount") upon completion of the Project. Included within the Contract Amount is the \$5,000.00 deposit to be paid by District at the time of mobilization by the Contractor. Payment of the Final Payment will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any Additional Costs or Extra Work shall be made upon completion of such additional work, and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule and the Proposal.

**Section 4.** In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF,** the parties hereto have signed this First Amendment on the day and year first written above.

ATTEST:

**CORAL BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice-Chairman

\_\_\_\_\_ day of February, 2017

WITNESSES:

CONTRACTOR:

**RC ELECTRICAL SOLUTIONS LLC.**  
**Florida limited liability company**

\_\_\_\_\_  
\_\_\_\_\_  
[PRINT NAME OF WITNESS]

By: \_\_\_\_\_  
Ricardo Cuadra, Managing Member

\_\_\_\_\_  
\_\_\_\_\_  
[PRINT NAME OF WITNESS]

\_\_\_\_\_ day of February, 2017

STATE OF FLORIDA        )  
                                  ) ss:  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing Agreement was acknowledged before me by Ricardo Cuadra, as Managing Member of RC ELECTRICAL SOLUTIONS LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation. He/she is personally known to me \_\_\_\_\_ or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of February, 2017.

\_\_\_\_\_  
Notary Public



**EXHIBIT A-1**

**Updated Proposal**



## *Electrical Solutions LLC*

January 20, 2017

To: IGM/ Coral Bay

RE: Estimate for electrical installation / 30<sup>th</sup> street electrical service for new irrigation pump at Coral Bay, Margate, FL. This estimate is contingent upon approval by local Municipality

### QUALIFICATIONS:

#### Option #1

- Furnish and install 1 – new rack mounted 3 phase – 200 amp 208 volt service
- Furnish and install 1- 2" conduit(directional bore) and wiring from new fpl transformer location to new electrical service adjacent to irrigation equipment . ( approximately 200').
- Install 1- 6" conduit (supplied by FPL, approximately 400' directional bore)from utility pole to new transformer location ( wiring by others)
- Install FPL transformer pad (supplied by FPL)
- Connect 1- new Hoover pump control panel for new 20 hrsp pump

**TOTAL \$24,675.00 (\$5000.00 deposit required for mobilization)**

### EXCLUSIONS:

- Repairs to landscaping
- Repairs to existing conditions other than listed above
- Engineering / drawings if required
- Permit fees
- Alterations or additions to scope requested or required by owner/ local authority having jurisdiction.
- Additional costs due to unforeseen underground conditions (i.e. utility conduit location conflicts)
- FPL fees
- Ground penetrating radar if required
- Vacuum locating if required
- Rock Drilling If required

49 N FEDERAL HWY #371  
POMPANO BEACH FL.

PHONE 954-478-4830  
EMAIL: [RICKCUADRA@GMAIL.COM](mailto:RICKCUADRA@GMAIL.COM)

LICENSED AND INSURED  
ER # 13014813