

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
June 12, 2003

1. **ROLL CALL.** Chair Mindy Lee called the meeting to order at 7:36 p.m. Present for Roll Call were Vice Chair Lewis Horn, Treasurer Fred Bourdin, Secretary Barry Shore and Supervisor John Hall. Also in attendance were Co-District Managers Leigh Hoffman, Dr. Irving Rosenbaum, and Christopher Wallace, and District Attorney Dennis Lyles.
2. **PLEDGE OF ALLEGIANCE.**
3. **MINUTES APPROVAL.** Changes to the minutes of the May 8th meeting were made as follows:
 - a. Minutes Approval. It was noted that the second to the motion to approve the previous minutes was by Vice Chair Horn not Hall.

Motion to approve the May 8th minutes was made by Treasurer Bourdin, with a second by Vice Chair Horn. The motion to approve the minutes was passed with Chair Lee, Vice Chair Horn, and Treasurer Bourdin voting in favor and Secretary Shore and Supervisor Hall voting against (**Motion passed 3-2**).
4. **PRESENTATION.** Supervisor Hall, as senior elected representative, presented outgoing District Manager Lee Hoffman with a plaque for his years of service to the District.
5. **SPEAKERS COMMENTS.** The District's procedures for speakers comments was discussed. The issue of speaker cards was discussed and it was decided to implement the use of speaker cards at the next meeting.
6. **OLD BUSINESS.** There was no old business to discuss.
7. **COMMITTEE REPORTS.** Mr. Wallace discussed the agenda format and how it was derived from existing District policies and procedures. The adopted format suggested that certain standing or temporary committees be established. Discussion followed regarding certain committees such as Fencing, Safety, and Intergovernmental Affairs. The Board discussed favorably the use of committees and asked that information be put in the next Buzz.
8. **ATTORNEY'S REPORT. District Attorney's Report.** Mr. Lyles first briefed the Board on the status of the lawsuit brought against the District and Supervisor Shore. Discussion followed regarding the legal expenses associated with the lawsuit. Mr. Lyles gave an estimation of his firm's expenses to date and his belief that the insurance company would reimburse the District for any costs associated

with the defense of the District and its supervisors. Mr. Lyles then discussed the Board's rules of conduct and free speech issues. Discussion followed on conflicts of interests and other issues.

9. DISTRICT ENGINEER'S REPORT. Mr. Mullen was unable to attend the meeting. Dr. Rosenbaum read Mr. Mullen's prepared report for the record.

10. DISTRICT MANAGER'S REPORT. Dr. Rosenbaum read from the prepared manager's report and elaborated on landscaping and transponders.

11. SUPERVISOR'S REQUESTS AND COMMENTS. Supervisor's discussed their various items and issues.

Chair Lee passed the gavel to Vice Chair Horn and left the meeting at 9:10. Chair Lee returned to the meeting at 9:14 and resumed officiating the meeting.

Supervisor Hall made a motion to approve a PADI diving event to be sponsored by Coral Bay Friends and Neighbors, contingent upon the District Attorney's approval of the necessary contracts and other necessary instruments. The motion was seconded by Treasurer Bourdin and in a voice vote, the motion was unanimously adopted. **(Motion passed 5-0).**

Discussion followed on whether or not to have a separate Treasurer's report or to include that information as part of the Management report. It was generally agreed to include it as part of Management's discussion.

Secretary Shore left the meeting at 10:37.

Chair Lee called for a 5 minute recess at 10:42. The meeting was called back to order at 10:49.

12. INVOICE APPROVAL. Vice Chair Horn made a motion to approve the invoices and checks for the month. Treasurer Bourdin seconded the motion, and in a voice vote, with Chair Lee, Vice Chair Horn, and Treasurer Bourdin voting in favor, Supervisor Hall voting against, and Secretary Shore being absent, the motion passed. **(Motion passed 3-1).**

13. NEW BUSINESS.

- a. **Resolution Reinstating Jani King Janitorial Contract With Amendment To Use Coral Bay Services, Inc., As Authorized Sub-Contractor For Portions of Work Under Contract.** Discussion followed on whether this item should be approved or tabled until the contract issues with CBSI could be clarified. Treasurer Bourdin moved to table the item until the next meeting. Second by Vice Chair Horn. In a

voice vote with Chair Lee, Vice Chair Horn, and Treasurer Bourdin voting in favor, Supervisor Hall voting against, and Secretary Shore being absent, the item was tabled. **(Motion to Table passed 3-1).**

- b. **Notice of Variance Request To City of Margate: Medical Office Building to be located on 10.5 acres at State Road 7 and Coral Bay Drive.** Discussion was held about the impact of the proposed development on the community. Opportunities for influencing the development and its impact were discussed. At Treasurer Bourdin's suggestion and with unanimous agreement, it was decided that Supervisor Hall and District Manager Rosenbaum would work together in committee on this issue.
- c. **Request of Rene and Marguerite Serrano to be reimbursed \$6,351.72 for veterinary costs incurred to pets killed and injured February 3, 2003.** Discussion followed on the incident that led to the deaths of the petitioner's animals and the culpability of the District in the incident. The maintenance easement granted the District by the property owner's upon whose land landscaping had been placed was discussed. The Board directed the Managers to file a claim with the District's insurance company.
- d. **Conflict Resolution proposal.** In a motion by Treasurer Bourdin and seconded by Supervisor Hall, and with Secretary Shore being absent, it was unanimously agreed to table this item until the next meeting. **(Motion to Table item approved 4-0).**
- e. **Resolution Adopting Post Operating Procedures For Guardhouse Security Services provided by Metro Security Services.** Supervisor Hall moved to approve the resolution. Treasurer Bourdin seconded the motion, and in a voice vote with Secretary Shore being absent, the resolution was unanimously adopted. **(Resolution adopted 4-0).**
- f. **District Manager's Proposed Operating and Capital Budgets and Budget Hearing Dates.** The Board first discussed the meeting date of the budget hearing and set August 25th at 7:00pm as the date for the first public hearing on the budget.

During the discussion on meeting times and dates, it was agreed that future meetings would all begin at 7:00pm instead of 7:30pm. Treasurer Bourdin moved to move up all future meeting times to 7:00pm. Vice Chair Horn seconded the motion, and in a voice vote with Secretary Shore being absent, the motion was unanimously adopted. **(Motion to start future meetings at 7:00pm passed 4-0).**

Discussion followed on the different options proposed by the District Manager. Discussions were held regarding how the District could increase or decrease the proposed budget and how notices to owners would be given. Discussion followed regarding the added costs for guardhouse security and how to get residents to vote on this item. A straw ballot was decided upon in the mailings to be sent to residents.

Supervisor Hall moved to accept the higher District Manager's approved budget. Vice Chair Horn seconded the motion, and in a voice vote with Chair Lee and Supervisor Hall voting in favor, Vice Chair Horn and Treasurer Bourdin voting against, and Secretary Shore being absent, the motion failed. **(Motion to adopt higher District Manager's proposed budget failed 2-2).**

Treasurer Bourdin then moved to accept the District Manager's "24-hr Guardhouse" budget and include a straw ballot asking residents to vote yes or no on the added costs of a 24-hour guardhouse expense, with the ballot to be prepared by lot number. Vice Chair Horn seconded the motion and in a voice vote with Secretary Shore being absent, the motion passed. **(Motion to adopt 24-hour guardhouse budget and send straw ballot to lot owners approved 4-0).**

- g. **Recreational Activities on Coral Bay Lake.** The Board discussed the dangers of certain water sport activities on the Lake. Past instances of drownings and recent observances of seemingly unsafe conduct were noted.
- h. **Lakeshore Erosion and Irrigation.** Discussion followed on easement encroachments, notices to affected homeowners, and formalizing District policies regarding these practices as outlined in the District Manager's recommendation. Mr. Wallace noted that he and Mr. Mullen would be meeting to develop a formal package for the Board the adopt regarding permitting, approval, and inspection of these improvements which would then be adopted by resolution.
- i. **Parking Enforcement.** Discussion followed on the proposal for parking violations. Ticketing and towing and the hours of enforcement we discussed. It was decided that violations only between the hours of 2am and 6am would be ticketed and towed. One violation per car would result in a ticketed warning and the second violation would result in the vehicle being towed.

14. ADJOURNMENT. There being no further business, a motion was made by Vice Chair Horn, with a second by Treasurer Bourdin, to adjourn the meeting. In a unanimous voice vote with Secretary Shore being absent, motion was passed and the meeting was adjourned at 12:20am.