

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
April 8, 2004**

1. **Roll Call.** Vice-Chair Horn called the meeting to order at 7:02 p.m. Also present were Treasurer Fred Bourdin, Secretary Barry Shore, Supervisor John Hall, District Attorney Dennis Lyles, District Engineer Jim Mullen, and District Managers Dr. Irving Rosenbaum and Christopher Wallace. Absent was Chair Mindy Lee.
2. **Pledge of Allegiance.**
3. **Presentations and Speakers Comments.**

Chair Mindy Lee arrived at 7:15 p.m.

4. **Supervisor's Requests and Comments.** Responding to comments from the audience regarding landscaping and the appearance of the community, Treasurer Bourdin made a motion to terminate the Landscaping Contract with Superior Landscaping. Secretary Shore seconded the motion. After some discussion, it was decided that this matter would be discussed later in the meeting and both the motion and the second were withdrawn

Vice-Chair Horn made a motion to move Supervisors' Comments to before audience comments. Chair Lee seconded the motion. After some discussion, both the motion and the second were withdrawn.

Supervisor Hall moved to remove Chair Lee as Chair and install Vice Chair Horn as Chair. Secretary Shore seconded the motion. Discussion followed. Mr. Lyles advised that the Chair and Vice-Chair terms are defined in the Florida Statutes and that unless a vacancy occurred, the terms would have to be completed. The motion was ruled out of order and no further action was taken.

Discussion followed regarding false alarms that were triggered at the meeting room. The Board directed the Managers to send letters to each Homeowners' Association who created a fine for the District because of the false alarm. Secretary Shore made a motion, which was seconded by Chair Lee to send a bill to each Homeowners' Association for the costs incurred because of the false alarms. After some discussion, the motion and the second were withdrawn. Secretary Shore then moved to send, from this point on, bills to each Homeowners' Association for false alarm fines caused as a result of their failing to disarm the alarm system properly and to send a certified letter to each Association advising them of this policy. Supervisor Hall seconded the motion, and in a voice vote, the motion was unanimously adopted. **(Motion Passed 5-0).**

5. **Engineer's Report.** Mr. Mullen distributed a proposed fencing specification and discussed recent increases in steel prices and the impact that would have on the price for the concrete fencing system. Discussion followed and the Board directed that the bid specifications be revised with certain alternates and with a PVC fencing option so that all prices could be considered. Mr. Mullen and Mr. Wallace stated that they would work together and bring the specifications back to the Board at its May meeting and, once the specifications were approved by the Board, the formal bidding would begin and the District's options could then be better evaluated once prices came in from the bid. Treasurer Bourdin moved to put the fencing replacement out to bid. Secretary Shore seconded the motion and in a voice vote, the motion was unanimously adopted. **(Motion Passed 5-0).**
6. **Attorney's Report.** Mr. Lyles had nothing to report.
7. **District Manager's Report.** Mr. Wallace provided an update on the parking and towing enforcement. Mr. Wallace indicated that the property owner who had been given a previous compliance extension had contacted the Manager's office and advised them that he had all his approvals from his Homeowners' Association and the City of Margate, but would need another month to complete construction. Mr. Wallace also advised the Board that J&J towing had not been responsive to Metro Security. Secretary Shore moved to extend the parking rules for the property by another 90 days and that there be no further extensions past that point. Chair Lee seconded the motion and in a voice vote, the motion was unanimously adopted. **(Motion Passed 5-0).** Supervisor Hall moved to terminate the towing contract with J&J Towing and execute an agreement with Westway Towing. Secretary Shore seconded the motion and in a voice vote, the motion was unanimously adopted. **(Motion Passed 5-0).**
8. **Committee Reports**
 - a. **Intergovernmental Relations Committee.** Supervisor Hall reported that the Committee had nothing to report.

Supervisor Hall left the meeting at 9:15 p.m.
 - b. **Budget.** Treasurer Bourdin updated the Board on the Committee's actions and discussed the Bond Issue Projects and the Special Assessment Hearing. Chair Lee appointed Kevin Robinson to the Budget Committee. Treasurer Bourdin appointed Stanley Markiet to the Budget Committee. In a voice vote, with Supervisor Hall being absent, the appointments were approved. **(Appointments Confirmed 4-0).**
 - c. **Fencing.** Secretary Shore had nothing to report to the Board.

Supervisor Hall returned to the meeting at 9:20 p.m.

- d. **Security.** Vice-Chair Horn discussed the special details with the City of Margate Police Department and the effect the details were having on speeding, running of stop signs, and other infractions.

Vice Chair Horn left the meeting at 9:20 p.m.

Secretary Shore left the meeting at 9:21 p.m.

9. Old Business.

- a. **Landscape Pyramids and other obstructions.** Supervisor Hall discussed the problem of landowners placing traffic pyramids on District property and the problems and liability that would cause the District. Discussion followed and it was suggested that Management send letters to property owners when this occurred and that the owners be given two weeks to remove the items or the District would remove them and bill the owners.

Secretary Shore returned to the meeting at 9:25 p.m.

Vice-Chair Horn returned to the meeting at 9:27 p.m.

10. New Business

- a. **Consent Agenda.** Treasurer Bourdin asked that both consent agenda items be removed to be discussed separately.
 - i. **Minutes Approval**
 - 1. **Regular Meeting of March 11, 2004.** Treasurer Bourdin moved that the minutes of the meeting be changed to note that Item 4 was adopted with a 3-0 vote and not a 5-0 vote. Supervisor Hall seconded the motion and in a voice vote, the motion was unanimously adopted. **(Motion passed 5-0).**
 - ii. **Invoice Approval.** Treasurer Bourdin discussed the Superior Landscaping invoices. After some discussion [note: see the minutes regarding Superior Landscaping below], Treasurer Bourdin moved that all the invoices be approved. Secretary Shore seconded the motion and in a voice vote the motion unanimously approved. **(Motion Passed 5-0).**
- b. **Petition from Jonathan Elchirt to forgive costs of damage to gates.** Mr. Wallace discussed the incident and the reasons the resident gave for damaging the North Bay Drive Gates. After some discussion, Supervisor Hall, with a second from Chair Lee, moved to deny the petition to waive the costs of damages caused by Mr. Elchirt. In a voice vote, the motion was unanimously passed. **(Motion Passed 5-0)**

- c. **Proposal from Superior Landscaping to consider establishment of irrigation allowance.** Mr. Wallace discussed the issue of irrigation and the District's request of Superior to have a separate proposal for irrigation. A copy of the proposal was offered and in light of discussions already held during the meeting, Secretary Shore moved to table the item. Chair Lee seconded the motion. In a voice vote with Vice Chair Horn, Treasurer Bourdin, and Secretary Shore voting in favor and Chair Lee and Supervisor Hall voting against, the motion was adopted and the item tabled. **(Motion to Table Passed 3-2).**

Secretary Shore moved to adjourn the meeting at 9:52 p.m. Treasurer Bourdin seconded the motion. After some discussion, the motion and second were withdrawn.

Secretary Shore then moved to reconsider the prior motion to table the Superior Landscaping proposal. Treasurer Bourdin seconded the motion and in a voice vote, the motion to reconsider was passed. **(Motion to Reconsider Tabling Motion Passed 5-0).**

Supervisor Hall then moved to not approve the proposal for an irrigation allowance from Superior Landscaping but to give management discretion to either approve or deny irrigation bills as they occurred and to consider other quotes for irrigation repairs. With a second from Chair Lee, the motion was unanimously approved in a voice vote. **(Motion Passed 5-0).**

The following items were discussed earlier in the meeting after the discussion of concrete landscaping pyramids.

- d. **Proposal By Metro Security To Handle Gate Claims.** Mr. Wallace discussed a proposal Management had asked Metro to prepare to handle gate claim incidents. Metro Security would be paid \$25 for each gate claim incident they handled. Supervisor Hall moved to accept the proposal and Treasurer Bourdin seconded the motion. In a voice vote, the motion was unanimously adopted. **(Motion Passed 5-0)**
- e. **Proposal By Metro Security To Handle Meeting Room Reservations and Security.** Mr. Wallace discussed Metro Security's proposal to provide booking and security services to the District. The proposal would save residents money when they used the facility. Supervisor Hall moved to approve the proposal. Chair Lee seconded the motion and in voice vote, the motion was unanimously adopted. **(Motion Passed 5-0).**

11. **Adjournment.** There being no further business, Treasurer Bourdin moved to adjourn the meeting. Secretary Shore seconded the motion and by acknowledgement, the meeting was adjourned at 10:00 p.m.

