

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS  
December 9, 2004**

1. **Roll Call.** Chairman Fred Bourdin called the meeting to order at 7:06 p.m. In attendance were Supervisors John Hall, Mindy Lee, and Sandra McCormick. Also present were District Managers Dr. Irving Rosenbaum and Chris Wallace and District Engineer Jim Mullen. Hal Anderson acted as District Attorney in Mr. Dennis Lyles' absence. Vice-Chairman Fabian Minott was absent.
2. **Pledge of Allegiance**
3. **Presentations and Speakers**
4. **Supervisor's Requests and Comments**

Vice-Chair Fabian Minott arrived at 7:44 p.m.

5. **Engineer's Report**
6. **Attorney's Report**

Supervisor Lee moved to have agenda item 9.d, moved up to this part of the meeting so that the Mr. Rodriguez would not have to stay for the whole meeting. Vice-Chair Minott seconded the motion and in a voice vote without dissention, the item was moved to this point in the meeting. **(Motion passed, 5-0).**

**Item 9.d. Discussion on Payment to Audrey Rodriguez for Vehicle Window Damage Caused By Gate.** (Tabled from November 16, 2004, meeting). Discussion followed regarding the circumstances that led to the damage of the vehicle and the claim to the District. The vehicle owner explained what had happened. After evaluating the circumstances, the Board considered the claim. Supervisor Lee moved to approve the claim. Vice-Chair Minott seconded the motion, and in a voice vote, the motion was unanimously passed. **(Motion Passed 5-0).**

7. **District Manager's Report**
8. **Committee Reports**
  - a. Intergovernmental Relations Committee.
  - b. Budget
  - c. Fencing
  - d. Security
9. **Old Business**
  - a. **Acceptance of Treasurer position by Ms. Tina Hagen.** Having been assured that she would be covered by the District's insurance and after discussing other matters that may affect her appointment, Ms. Hagen accepted the position of Treasurer.
  - b. **A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORAL BAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING STANDING COMMITTEES FOR INTERGOVERNMENTAL RELATIONS, FENCING, BUDGET, AND SECURITY.** (Tabled from

November 16, 2004, meeting.) The Board discussed matters relating to keeping the various committees active. The history and nature of the committees were discussed. Supervisor Lee moved to dissolve all standing committees. Vice-Chair Minott seconded the motion, and in a voice vote with Supervisors Hall and McCormick being against, the motion passed. **(Motion passed, 3-2).**

- c. **Discussion on How To Process Gate Visitors Quicker.** (Supervisor Hall, tabled from November 16, 2004, meeting.)
- d. **Discussion on Payment to Audrey Rodriguez For Vehicle Window Damage caused by Gate.** (Tabled from November 16, 2004, meeting.) *This item was discussed above and approved*
- e. **Discussion on Outstanding Irrigation Invoices To Superior Landscaping.** The Board discussed the outstanding items related to the Superior Landscaping contract. Supervisor Hall moved to hold all outstanding Superior Invoices and their performance bond until the remaining items are cured. Supervisor Lee seconded the motion, and in a voice vote, the motion was unanimously passed. **(Motion passed 5-0).**

#### **10. New Business**

- a. **Consent Agenda.** Both Consent Agenda items were pulled for further discussion.
  - i. **Minutes Approval**
  - ii. Regular Meeting of November 16, 2004. Supervisor McCormick suggested changing the minutes under item 17(a) from "...reissued for..." to "...reissued at..." Supervisor Hall moved to approve the minutes as amended. Supervisor Lee seconded the motion, and in a voice vote, the minutes were unanimously adopted. **(Minutes adopted, 5-0).**
  - iii. **Invoice Approval.** Supervisor Lee moved to approve the invoices, except for checks number 9131 and 9122. Vice-Chair Minott seconded the motion, and in a voice vote, the invoices were unanimously approved as noted. **(Motion passed, 5-0).**
- b. **Management Company suggestion to hire maintenance employees.** Mr. Wallace discussed the benefits of the District hiring its own employees. He also noted that the Board was hesitant to hire employees as they had had a negative experience in the past doing so. Mr. Wallace noted that if the Board did not want to hire its own employees, then the next recommendation would be to have New Community Strategies hire employees to perform routine maintenance functions. Mr. Wallace noted that the District would not save money in either instance, but that the goal was to provide a more timely delivery of service. Management felt that the District could get more services for the money being spent. The Board asked Management to bring back to another meeting an analysis of the options. Supervisor Lee moved to table the item to the next meeting and Supervisor Hall seconded the motion, and in a unanimous and affirmative voice vote, the item was tabled. **(Item tabled to the January 13, 2005, meeting.)**

- c. **Newsletter.** Supervisor Hall suggested that the District's newsletter be prepared monthly and then hand delivered. Discussion followed.
  - d. **Voice Mail Boxes.** The Board discussed the voice mailboxes and the monthly expense associated with them. After some discussion, the Board decided to eliminate the monthly voice mailbox service with BellSouth. Supervisor Hall offered to prepare instructions for each Supervisor for using the machine in the Clubhouse Office.
  - e. **Seating Arrangements.** Supervisor McCormick suggested that for the next meeting, the Supervisors all sit at the front table instead of being separated. The Board agreed to try this arrangement.
  - f. **North Bay Drive Gates.** Vice-Chair Minott discussed the operation and types of gates at North Bay Drive and observed that the types of gates being used would always be damaged. The Board discussed the history of the gates and the different options available to the community. Mr. Mullen would look into deploying a rolling gate at North Bay Drive and try to report back at the next meeting.
11. **Adjournment.** There being no further business, Vice-Chair Minott moved to adjourn the meeting and without objection, the meeting was adjourned at 10:20 p.m.