

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
January 13, 2004**

1. **Roll Call.** Chairman Fred Bourdin called the meeting to order at 7:03 p.m. In attendance were Vice-Chair Fabian Minott and Supervisors John Hall and Sandra McCormick. Supervisor Mindy Lee had resigned prior to the meeting. Also in attendance were District Attorney Dennis Lyles and District Managers Dr. Irving Rosenbaum and Christopher Wallace. District Engineer Jim Mullen had noted at the last meeting that he would not be able to attend.
2. **Pledge of Allegiance**
3. **Presentations and Speakers.** Margate City Commissioner Joe Varsallone was introduced as a Candidate for the Margate City Commission. The District's landscape maintenance contractor, Green Horizon Services, gave a presentation to the Board and heard audience comments.

The Board moved item 10.c. up on the agenda.

Agenda Item 10.c., New Business, Resignation of Supervisor Mindy Lee and Discussion of Appointment for Vacancy.

Supervisor Hall moved to accept Mindy Lee's resignation. Supervisor McCormick seconded the motion and in a voice vote, the motion was unanimously adopted. **(Motion passed 4-0).**

Supervisor Hall moved to appoint Ms. Tina Hagen to fill the unexpired term of Mindy Lee. Supervisor McCormick seconded the motion, and in a voice vote with Supervisors Hall and McCormick for the appointment and Chair Bourdin and Vice-Chair Minott against the appointment, the motion failed. **(Motion failed 2-2).**

Supervisor McCormick moved to appoint Mr. Daniel Dean to fill the unexpired term of Mindy Lee. Supervisor Hall seconded the motion, and in a voice vote with Supervisors Hall and McCormick for the appointment and Chair Bourdin and Vice-Chair Minott against the appointment, the motion failed. **(Motion failed 2-2).**

Supervisor Hall moved to appoint Mr. Tony Spavento to fill the unexpired term of Mindy Lee. Supervisor McCormick seconded the motion, and in a voice vote with Supervisors Hall and McCormick for the appointment and Chair Bourdin and Vice-Chair Minott against the appointment, the motion failed. **(Motion failed 2-2).**

Supervisor Hall moved to adjourn the meeting and Supervisor McCormick seconded the motion. In a voice vote with Supervisors Hall and McCormick for

and Chair Bourdin and Vice-Chair Minott against adjournment, the motion failed. **(Motion to adjourn failed 2-2)**

Supervisor McCormick moved to appoint Ms. Glenda Bartholomew to fill the unexpired term of Mindy Lee. Supervisor Hall seconded the motion, and in a voice vote with Supervisors Hall and McCormick for the appointment and Chair Bourdin and Vice-Chair Minott against the appointment, the motion failed. **(Motion failed 2-2).**

Chair Bourdin passed the gavel to Vice-Chair Minott and then moved to appoint Ms. Carimbocus to fill the unexpired term of Mindy Lee. There was no second and the motion died. **(Motion failed for lack of second).**

Supervisor Hall moved to appoint Mr. Ron Galluci to fill the unexpired term of Mindy Lee. There was no second and the motion died. **(Motion failed for lack of second).**

Supervisor Hall moved to appoint Mr. Barry Shore to fill the unexpired term of Mindy Lee. There was no second and the motion died. **(Motion failed for lack of second).**

Chairman Bourdin recessed the meeting for 10 minutes at 8:35 p.m.

Chairman Bourdin reconvened the meeting at 8:50 p.m.

Chair Bourdin passed the gavel to Vice-Chair Minott and then moved to appoint Mr. Daniel Dean to fill the unexpired term of Mindy Lee. Supervisor McCormick seconded the motion and in a voice vote with Vice-Chair Minott being against, the motion passed and Mr. Daniel Dean was appointed Supervisor. **(Motion passed 3-1).**

4. Supervisor's Requests and Comments

5. Engineer's Report. In Mr. Mullen's absence, Mr. Wallace briefed the Board on the different options available to the District. Mr. Wallace showed the Board the design for a rolling gate installed on a redesigned median that constricted the entryway at North Bay Drive to one lane entering and one lane exiting. Mr. Wallace also presented the design work for swing gates that would be installed. The Board asked that the manufacturer give a presentation at the next meeting.

6. Attorney's Report

7. Treasurer's Report. Supervisor Hall moved to lower the District Treasurer's bond to \$75,000. Supervisor McCormick seconded the motion, and in a voice vote, the motion was unanimously adopted. **(Motion passed 4-0).**

8. District Manager's Report. Supervisor Hall moved to adopt a policy of prosecuting criminally anyone caught vandalizing the District's gating system. After some discussion, Supervisor Hall withdrew his motion and District Attorney Lyles and District Manager Rosenbaum were asked to get together with the

Margate Police Department in an attempt to develop a policy or practice regarding this activity.

9. Old Business

- a. **Management Company suggestion to hire maintenance employees. (Tabled from December 9, 2004, meeting. Management Requesting tabling of item to February meeting).** Management requested tabling this to the February meeting or until they could get workers' compensation rates for the District and their company.
- b. **Prioritizing Capital Projects (Supervisor Hall). This item was discussed and acted upon at the October 2004 meeting.** The Board was in agreement that the pools should not be closed during the summer season for repairs and that the repairs be undertaken either before the season or in September after the schools re-open.
- c. **Discussion on Damaged Drainage Control Structures.** Mr. Wallace advised the Board that Mr. Mullen's firm had inspected the District's drainage structures during the time when the lake had been lowered for approaching hurricanes. Mr. Wallace discussed that quotes were being secured and that they should be ready before the next meeting. Mr. Wallace advised that the repairs would likely have to be made soon. Mr. Mullen was directed to begin work on the Boat Ramp and to include the damaged drainage structure as part of that work.
- d. **Discussion on How To Process Gate Visitors Quicker.** (Supervisor Hall, tabled from November 16, 2004, meeting.)
- e. **Guardhouse Post Operating Procedures. (Supervisor McCormick). This item was discussed at the November 2004 meeting, but no action taken.** The Board discussed several issues and the recent survey results regarding the guardhouse. The Managers were directed to instruct Metro Security to have their guards leave the gates open whenever they left their post.
- f. **Easement Updates.** Mr. Wallace briefed the Board on the slowness of responses to the Easement Agreements required for the new wall construction. Mr. Wallace advised the Board that new the new agreements were mailed out and that he hoped response would be better, but that it looked likely that the District would have to go door-to-door to get many signed.

10. New Business

- a. **Consent Agenda.** Supervisor Hall moved to approve the consent agenda, excepting the invoice approval. Supervisor McCormick seconded the motion, and in a voice vote, the motion was unanimously adopted. **(Motion passed 4-0).**
 - i. **Minutes Approval**
 1. Regular Meeting of December 9, 2004.
 - ii. **Invoice Approval.** Supervisor Hall discussed the Janitorial Contract and asked that prior to giving the company their money, that some of the resident's comments be addressed. Supervisor Hall then moved to approve the invoices. Supervisor McCormick

seconded the motion, and in a voice vote, the invoices were unanimously approved. **(Motion passed 4-0).**

11. **Adjournment.** There being no further business, Supervisor McCormick moved to adjourn the meeting. Supervisor Hall seconded the motion, and in a unanimous voice vote, the meeting was adjourned at 10:40 p.m.