

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
February 10, 2005**

1. **Roll Call.** Chairman Fred Bourdin called the meeting to order at 7:10 p.m. Also present were Vice-Chair Fabian Minott, Supervisors John Hall and Sandra McCormick, District Managers Dr. Irving Rosenbaum and Christopher Wallace, and District Engineer Jim Mullen. District Attorney Dennis Lyles was unable to attend the meeting. In his absence was Mr. Hal Anderson.
2. **Oath of Office, Daniel Dean, Supervisor, (Replacing Mindy Lee).** Mr. Daniel Dean was given the Oath of Office by a notary public and became a Coral Bay Community Development District Supervisor.
3. **Pledge of Allegiance**

Supervisor McCormick moved for a point of order and asked the District Attorney if new officers should be elected since there was a new board member. Mr. Anderson advised that the Florida Statutes governing Community Development Districts allowed for new officers after a new board member takes office. After some further discussion, it was decided that new officers would be nominated and elected. Supervisor Hall nominated Sandra McCormick Chair. Ms. McCormick declined the nomination and Supervisor Hall withdrew his nomination. Supervisor McCormick nominated Supervisor Hall for Chair. Supervisor Minott nominated Supervisor Bourdin for Chair. Supervisor Hall nominated Sandra McCormick Vice-Chair. Supervisor Bourdin nominated Supervisor Dean as Vice-Chair. Supervisor Dean declined the nomination and Supervisor Bourdin withdrew his nomination. Supervisor Hall nominated Tina Hagen Treasurer. Sandra McCormick nominated Christopher Wallace Secretary. Having no further nominations for officers, a vote was taken for each office. John Hall was elected Chair by a vote of 3-2, with Supervisors Hall, McCormick and Dean for and Supervisors Bourdin and Minott against. Sandra McCormick was elected Vice-Chair by a vote of 4-1, with Supervisor Minott against. Tina Hagen was elected Treasurer by a vote of 4-1 with Supervisors Hall, McCormick, Bourdin, and Dean for and Supervisor Minott against. Christopher Wallace was elected Secretary by a vote of 4-1 with Supervisors Hall, McCormick, Bourdin, and Dean for and Supervisor Minott against.

Mr. Anderson advised that it would be customary and a good business practice to nominate and elect the remaining board members who did not already have an office as Assistant Secretaries. Sandra McCormick nominated Supervisors Bourdin, Minott, and Dean Assistant Secretaries and they were unanimously elected.

4. **Presentations and Speakers.** Coral Bay resident Ed McLean made a presentation on behalf of his son and his son's friend who were arrested by the Margate Police Department for vandalizing the District's property at Peninsula Park Pool. Mr. McLean pleaded with the District not to press charges and suggested that the two boys instead be given duties in the community to perform

as volunteers and that they make restitution for the damages. Each of the two boys apologized for their conduct and offered to do whatever the Board felt was best to make amends. After some discussion, Vice-Chair McCormick offered to supervise the boys if necessary for their volunteer work. The Board suggested distributing the Coral Bay Buzz newsletter and picking up garbage around the community. The Board asked Mr. Wallace what the District anticipated in expenses for the damages. Mr. Wallace indicated that it would be \$500 or less. The Board instructed Dr. Rosenbaum to work with the Margate Police Department and inform them that the District would not be pressing charges against the youths since they had publicly apologized and would be paying for the damages and working within the community.

Green Horizon Services, the District's landscape maintenance contractor, gave a presentation on their bid that the District received for landscaping improvements. Mr. Wallace informed the Board that they were the lowest bid and that the bid was within the budget for the work. After discussing the landscape improvement proposals, Supervisor Bourdin moved to accept the landscaping proposal. Supervisor Minott seconded the motion, and in a voice vote, the motion was unanimously passed. **(Motion passed 5-0).**

TEM Systems, Inc., gave a presentation on making the North Bay Drive gate a residents only entryway with swing gates. Mr. Mullen also discussed the gating situation. Discussion followed on the cost of the new gate, the savings from not having the current gates vandalized as frequently, the traffic that would be relocated to South Bay Drive, and other concerns. The Board directed Mr. Mullen to have traffic counts conducted at North Bay Drive, entrance and exit. Supervisor Bourdin moved to have Mr. Mullen and Mr. Wallace work with TEM to have them submit a concept to the City of Margate to see if the City would have any concerns or objections. Supervisor Dean seconded the motion, and in a voice vote, the motion was unanimously adopted. **(Motion Passed 5-0).**

Chair Hall recessed the meeting at 9:30 p.m.

Chair Hall reconvened the meeting at 9:47 p.m.

5. Supervisor's Requests and Comments.

6. Engineer's Report. Mr. Mullen discussed the history of his and his firm's contract with Coral Bay CDD. Mr. Mullen briefed the Board that he had been the District's engineer since inception. He indicated that because of the scale of the projects currently underway in Coral Bay and because of other concerns, he and his firm felt that a new contract was needed. However, the District's attorney had advised that Florida's Consultants Competitive Negotiation Act required a formal invitation be offered to other engineers. The Board directed the District Manager to begin the CCNA process.

7. Attorney's Report

8. Treasurer's Report.

9. District Manager's Report.

10. Old Business

- a. **Decision on North Bay Drive Gate and Metro Security (Chairman).**
Discussion was held on the effect of the wall construction and the fact that South Bay Drive would be closed off for many residents. Discussion followed on the impact to the guardhouse, both operationally and financially. Supervisor Bourdin moved to keep the gates open and the guardhouse closed during construction of the wall from the guardhouse to The Cape. The gate would be open, and the guardhouse closed, from 7:00 a.m. to 7:00 p.m. and then the guards would operate the guardhouse from 7:00 p.m. to 7:00 a.m. After the first two phases of wall construction are completed, the Board would evaluate whether or not to continue this operation. Supervisor Minott seconded the motion and in a voice vote, the motion was unanimously adopted. **(Motion Passed, 5-0).**
- b. **Management Company suggestion to hire maintenance employees.**
Mr. Wallace asked that this item be tabled to a future date.
- c. **Discussion on Damaged Drainage Control Structures, Repair Estimates.** Mr. Wallace discussed the estimates he had received to repair the many drainage structures that were currently in need of repair. Mr. Mullen discussed some of the particulars of the structures. After some discussion, the Board decided to see how these repairs could fit into the current budget and if some of them could be postponed until next year.
- d. **Easement Updates.** Mr. Wallace discussed the number of easement agreements that were still outstanding and advised the Board that all remaining easement agreements had already been mailed out. Mr. Wallace expressed concern over the lack of response.
- e. **North Bay Drive Gate Improvement.** This item had been discussed during the Presentation and Speakers Comments section of the meeting.

11. New Business

- a. **Consent Agenda.** Supervisor Bourdin moved to approve the Consent Agenda. Supervisor Dean seconded the motion, and in a voice vote, the Consent Agenda was unanimously approved. **(Motion Passed 5-0).**
 - i. **Minutes Approval**
 1. **Regular Meeting of January 13, 2004.**
 - ii. **Invoice Approval.**
- b. **Landscape Bid For North Bay Drive and District Traffic Islands** This item had been discussed during the Presentation and Speakers Comments section of the meeting.
- c. **FY04 Audit Work.** Mr. Wallace discussed the request for additional fees from the District's accounting firm. The increase in fees requested resulted from new accounting requirements and the District's bond issue. Mr. Wallace advised the Board that he felt the fee request was too high for this type of District and that a more reasonable fee would be in the \$8,000 to \$10,000 range, depending upon the timing of the work. The Board directed the District Manager to keep the fee to \$10,000 or less.

d. Temporary Closure of Fay's Cove Pool. Mr. Wallace asked the Board's permission to close the Fay's Cove pool in March and to keep it closed during the renovation period, which is expected to last about 3 months. The Board agreed to the closure and asked that it be reopened in time for the summer swim season.

12. Adjournment. There being no further business, Supervisor Bourdin moved to adjourn the meeting. Vice-Chair Sandra McCormick seconded the motion and in a voice vote, the meeting was unanimously adjourned at 11:45 p.m.