

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
August 11, 2005**

1. **Roll Call.** Chairman John Hall called the meeting to order at 7:05 p.m., by speakerphone. Also present were Vice-Chair Sandra McCormick, Supervisors Fred Bourdin, Fabian Minott, and Dan Dean, District Manager Dr. Irving Rosenbaum, Secretary Christopher Wallace, District Attorney Dennis Lyles, and District Engineer Jim Mullen. Treasurer Tina Hagen was absent. Not being physically present, Chair Hall passed the gavel to Supervisor Bourdin for the duration of the meeting.
2. **Pledge of Allegiance**
3. **Approval of Minutes.**
 - a. **May 12, 2005 minutes.**
 - b. **June 9, 2005 minutes.** Supervisor Bourdin moved to approve the minutes of the May and June meetings. Supervisor Dean seconded the motion, and in a roll call vote, the minutes were approved. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Minott-Yes, Dean-Yes).**

Vice-Chair McCormick moved to table the minutes of the July meeting. Supervisor Dean seconded the motion, and in a roll call vote, the minutes were tabled until the September meeting. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Minott-Yes, Dean-Yes).**

4. **Approval of Invoices.** Supervisor Dean moved to approve the invoices. Vice-Chair McCormick seconded the motion for discussion. After the Board discussed concerns with the landscaping, Supervisor Dean and Vice-Chair McCormick withdrew their motion and second, respectively. Supervisor Dean then moved to approve the invoices, excepting check #9373. Vice-Chair McCormick seconded the motion and in a roll call vote the motion was passed. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Minott-Yes, Dean-Yes).**
5. **Presentations**
 - a. **Chris Zimmerman, CPZ Architects, Inc., Color and Design Selection, Walls and Entryways.** Mr. Mullen introduced Mr. Zimmerman as the architect he had chosen for assisting the Board in choosing colors, sign styles, and lights at the various entryways in the community. Mr. Zimmerman displayed his color selections and lighting and signage concepts, as well as the gating design for the Peninsula Park entryway. After hearing comments and suggestions from the audience and the Board, the Board asked management to meeting with the homeowners' associations to solicit their input. They also directed management to spend up to \$8,500 for the entryway gate at Peninsula Park pool.
 - b. **Full Time Maintenance Crews.** Mr. Wallace distributed and discussed the various ways of maintaining maintenance personnel in the District for 6 days a week. After some discussion, the Board asked that management research the supply and tool costs that would be associated with the crews.

- c. **Green Horizons Services Landscape Maintenance.** The vendor discussed the concerns of the Board involving tree trimming, outstanding maintenance issues, delays in the Broward Beautiful Grant, and the other landscape improvements the District had paid to do. After some discussion, the Board informed the vendor that they were on notice that they would be terminated if the outstanding issues were not resolved. The vendor promised to remedy all outstanding items immediately. Supervisor Dean moved to terminate the contract with Green Horizons, with the right to rescind the termination at the next Board meeting. Vice-Chair McCormick seconded the motion, and in a voice vote, the motion passed. **(Motion passed, 4-1: Hall-Yes, McCormick –yes, Bourdin-Yes, Minott-No, Dean-Yes).**

6. **Audience Comments.**
7. **Supervisor’s Comments.**

Supervisor Minott left the meeting at 9:00 p.m.

8. **District Engineer’s Report.**
9. **District Attorney’s Report.**
10. **District Treasurer’s Report.**
11. **District Manager’s Report**
12. **Old Business.**

- a. **Benham Video Surveillance System Update.** Mr. Wallace informed the Board of his discussion with a Benham representative wherein Mr. Wallace had suggested that the District and Benham would probably both be better off if Benham’s equipment was returned and the contract terminated. The Benham representative thought that this would be acceptable and would try to get it approved by the owner when he returned. Supervisor Dean moved to give the District Manager and the District Attorney the ability to enter into an agreement to terminate the contract. Vice-Chair McCormick seconded the motion and in a roll call vote with Supervisor Minott being absent, the motion passed. **(Motion passed, 4-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes).**
- b. **Full Time Maintenance Crews.** Mr. Wallace distributed and discussed various alternatives to accomplish having maintenance personnel on-site six days a week. Mr. Wallace explained the current problems due to lack of dedicated maintenance and how many complaints arise because of the infrequent scheduled maintenance. The Board discussed the various options and asked Mr. Wallace to bring back to a future meeting an estimate of the cost of supplies and tools that could be expected to be incurred.

13. **New Business**

- a. **Landscaping Proposal.** Mr. Wallace informed the Board that he had been working with the number 2 ranked landscape maintenance vendor and had a tentative agreement ready to execute, but, since the Board might

reconsider its options at the next meeting, suggested that the proposal not be discussed until a future meeting.

- b. **FPL Decorative Street Lights For Main Entryways.** Mr. Wallace discussed the various options for replacing the lights at the main entryways. He reminded the Board of the tremendous cost of replacing the damaged lighting with some that complied with the current hurricane codes. Mr. Wallace described the Florida Power and Light program and how those costs would be paid back over 20 years as part of the District's light bill, but acknowledged that the FPL options were limited. The Board discussed the program and some possible alternatives and asked the architect to consider some different options at the entryways.

14. **Adjournment.** There being no further business, Supervisor Dean moved to adjourn the meeting. Vice-Chair McCormick seconded the motion, and in a roll call vote with Supervisor Minott being absent, the motion was unanimously approved and the meeting was adjourned (**Motion passed, 4-0: Hall-Yes, McCormick-Yes, Bourdin-Yes, Dean-Yes**).