

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
September 8, 2005**

1. **Roll Call.** Chairman John Hall called the meeting to order at 7:00 p.m. Also present were Vice-Chair Sandra McCormick, Supervisors Fred Bourdin, Fabian Minott, Dan Dean, District Manager Dr. Irving Rosenbaum, Acting Secretary Dennis Holste, District Attorney Hal Anderson, District Engineer Jim Mullen and Treasurer Tina Hagen.
2. **Pledge of Allegiance**
3. **Approval of Minutes.**
 - a. **July 14, 2005 minutes.**
 - b. **August 11, 2005 minutes.**
4. **Approval of Invoices.**
5. **Presentations**
 - a. **Chris Zimmerman, CPZ Architects, Inc., Color and Design Selection, Walls and Entryways.**

Secretary Christopher Wallace arrived at the meeting and relieved Acting Secretary Dennis Holste.

- b. **Green Horizon Services.** Representatives of Green Horizons Services gave a presentation of their efforts since the last meeting. All of their work had been caught up and the representatives made a promise to the Board to keep on top of their contractual obligations. After some discussion, Supervisor Dean moved to reinstate GHS and to give management the right to terminate the contract without Board further Board action if management believes that they are not maintaining the property to the standards expected by the community. Supervisor Bourdin seconded the motion and in a roll call vote, the motion was adopted. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Minott-Yes, Dean-Yes).**
- c. **Stiles Landscaping.** A representative from Stiles Landscaping gave the Board a presentation on the many irrigation problems they had been working on the last few weeks. The representative indicated that only 2 areas were still under repair and that many of the outstanding problems had been corrected at this time.
- d. **Benham Security Meeting. (This item was moved up from 12.d on the Agenda)**

Vice-Chair McCormick left the meeting at 9:53 p.m. and returned at 9:57 p.m.

Mr. Ken Rush discussed with the Board the many issues that had arisen out of the contract with the District. Mr. Rush discussed the efforts his company had made and gave a history of the presentations and efforts he

had had with this and prior Boards. Mr. Rush verbally made three different offers to settle the contract dispute. Supervisor Bourdin moved to make a good faith offer of \$5,000 to Benham Security. The motion died for lack of a second. The Board asked Mr. Rush to put the offers in writing and send them back to the District. The Board indicated to Mr. Rush that they would discuss the offer and any potential counter-offer at the Board's October meeting. Mr. Rush left the meeting so that the Board could further discuss the situation. The Board discussed having different options presented by the Board members at the October meeting.

6. Audience Comments.

7. Supervisor's Comments.

8. District Engineer's Report.

9. District Attorney's Report.

10. District Treasurer's Report.

11. District Manager's Report

12. Old Business.

- a. **Treasurer Reimbursement.** Mr. Wallace discussed with the Board a possible solution to compensating Treasurer Hagen for her efforts. Since the District did not want to hire her as an employee and since the insurance requirements would erode any money that she might be paid, Mr. Wallace and Dr. Rosenbaum offered to have Treasurer Hagen work as a contractor under the New Communities Strategies contract and pay her the \$200 per meeting fee as part of that contract. After some discussion, Vice-Chair McCormick moved to amend the NCS contract to provide for payment of Treasurer Hagen's efforts at the rate of \$200 per meeting. Supervisor Dean seconded the motion and in a roll call vote, the motion passed. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Minott-Yes, Dean-Yes).**
- b. **Peninsula Park Gate.** This item was discussed during the Presentations portion of the meeting under Chris Zimmerman, CPZ Architects,
- c. **FRDAP Grants.** Dr. Rosenbaum discussed delaying the District's application for Florida FRDAP grants until the next funding cycle for the North Bay Drive park. In the interim, the District should consider bringing the park land up to grade.
- d. **Benham Security Meeting.** This item was discussed under the Presentations portion of the meeting.

13. New Business

- a. **Janitorial Bid Specifications.** The Board discussed having more time to review the specifications.
- b. **Hurricane Plan.** The Board discussed the importance of having a hurricane plan and suggested several members of the community who might be interested in serving in an advisory capacity to come up with a plan that would involve the community in the event of a disaster such as a hurricane.
- c. **Supervisor Fabian Minott Resignation.** Supervisor Minott offered his resignation from his elected position since he was moving out of the

District. The Board accepted the resignation and thanked Supervisor Minott for his service to the community.

- d. **Appointment of Supervisor To Vacant Seat.** The Board moved to fill the vacancy created by the vacancy of the Seat held by Fabian Minott. Vice-Chair McCormick nominated Tony Spavento to the vacant Supervisor's Seat. Supervisor Dean seconded the motion, and in a voice vote, the motion passed. **(Motion passed, 4-0: Hall-Yes, McCormick – yes, Bourdin-Yes, Dean-Yes).** There being no further nominations, Supervisor Bourdin moved to appoint Tony Spavento to the vacant Supervisor's Seat. Supervisor Dean seconded the motion, and in a roll call vote, the motion was passed and Tony Spavento was appointed to the vacant Supervisor's Seat. **(Motion passed, 5-0: Hall-Yes, McCormick – yes, Bourdin-Yes, Dean-Yes).**

14. **Adjournment.** There being no further business, Supervisor Bourdin moved to adjourn the meeting. Supervisor Dean seconded the motion, and in a roll call vote, the motion was unanimously approved and the meeting was adjourned at 12:30 a.m. **(Motion passed, 4-0: Hall-Yes, McCormick-Yes, Bourdin-Yes, Dean-Yes).**