

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF SUPERVISORS  
June 22, 2006**

1. **Roll Call.** Chairman John Hall called the meeting to order at 7:05 p.m. Also present were Vice-Chair Sandra McCormick, Supervisors Fred Bourdin, Dan Dean. Supervisor Spavento arrived later in the meeting. District Manager Dr. Irving Rosenbaum, Secretary Christopher Wallace, District Attorney Michael Pawelczyk, and District Engineer Jim Mullen were also present.
2. **Pledge of Allegiance.**
3. **Old Business**
  - a. **Proposed FY2006 Budget.** Mr. Wallace discussed the proposed FY2007 budget proposal of management that had been discussed at the regular June meeting. The Board indicated that the one budget issue that had been left open was the ultimate amount of the assessment required to fund the loan that was proposed to complete repairs required after Hurricane Wilma. Mr. Wallace discussed the timing of the loan, the amount of the loan, the costs to close the loan, and the timing of the budget hearing. After additional Board discussion, it was agreed to go ahead and bid out the loan. Supervisor Dean moved to put the loan out to bid in an amount not to exceed \$500,000. Supervisor Spavento made the second, and in a roll call vote, the motion was unanimously approved. **(Motion Passed, 5-0: Hall-yes, McCormick-yes, Bourdin-yes, Dean-yes, Spavento-yes)**
  - b. **Irrigation Update.** Supervisor Bourdin presented the Board an update on the status of the irrigation repairs. Mr. Bourdin indicated that about 60%-70% of the repairs had been complete and presented specifics of the work that had been completed and the work that remained to be done. The board gave management direction to have the contractor complete the major work at the Northwest system and the Tot Lot area by June 30<sup>th</sup> and to have the remaining work done by the next Board meeting.
  - c. **Lighting Repairs.** Supervisor Dean asked the Board to consider giving management the ability to enter into a contract with electrical contractors in an amount not to exceed \$35,000 for the installation of the replacement lighting throughout the community, as this would hasten the repair. After some minor discussion, the Board agreed to allow management to enter into the repair agreement without exceeding the amount of \$35,000.
  - d. **Ticketing and Towing.** Supervisor McCormick asked that ticketing and towing of vehicles begin again as soon as possible as cars are starting to once again block many of the streets in the community.
4. **New Business**
  - a. **Lighthouse Tower Bid.** Mr. Mullen presented the results of the sole bid received for the repairs to the lighthouse tower. Supervisor Bourdin moved to have Chair Hall execute the contract documents for the repair, as presented by Mr. Mullen. Supervisor Dean seconded the motion and in a roll call vote, the motion was passed. **(Motion Passed 4-1: Hall-yes, McCormick-yes, Bourdin-yes, Dean-yes, Spavento-no)**

- b. **Boat Ramp and Wall Construction.** Mr. Mullen discussed the progress of the bids for the boat ramp and indicated that the wall construction was substantially complete with only minor items remaining to be addressed. Discussion followed on some of the items.
  - c. **Traffic Calming Update.** Mr. Mullen discussed various traffic calming techniques with the Board. He asked that the Board indicate which streets should be studied for review and then asked the Board if they wanted him to ask the City of Margate to proceed with the study. The Board asked Mr. Mullen to ask the City to begin the study of the identified streets.
  - d. **A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORAL BAY COMMUNITY DEVELOPMENT DISTRICT REQUESTING THE CITY OF MARGATE'S PLANNING, ZONING, AND BUILDING DEPARTMENTS TO REQUIRE DISTRICT APPROVAL BEFORE ALTERATIONS ARE MADE TO HOMES WITHIN CORAL BAY.** The Board discussed the proposed resolution that was offered in order to prevent the recurrence of variances issued by the City of Margate that had adversely affected the District's property. Discussion followed on why the City of Margate wanted some direction from the District. More discussion followed as to the appropriateness of having the District acting in a position of enforcement without having the statutory authority to do so. The Board further discussed other options and various opinions were offered as to handle future situations. No action was taken on the resolution.
5. **Adjournment.** There being no further business, Supervisor Dean moved to adjourn the meeting. Supervisor Bourdin seconded the motion, and in a roll call vote, the motion was unanimously approved and the meeting was adjourned at 10:35p.m. (**Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-Yes**).