

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
August 10, 2006**

1. **Roll Call.** Chair John Hall passed the gavel to Vice Chair Sandra McCormick to run the meeting. Vice Chair McCormick called the meeting to order at 7:00 p.m. Also present were Supervisors Fred Bourdin, Dan Dean, and Tony Spavento, and District Manager Irving Rosenbaum, Secretary Christopher Wallace, District Engineer Jim Mullen, and District Attorney Hal Anderson.
2. **Pledge of Allegiance**

Agenda Items 3 & 4 were moved without objection to after agenda item 6. Their actions will appear in the minutes in their original order.

3. **Approval of Minutes**
 - a. **May 25, 2006, Special Meeting minutes**
 - b. **June 8, 2006 minutes**
 - c. **July 14, 2006 minutes**

Supervisor Spavento moved to approve the minutes. There was no second. Chair Hall moved to approve the May 25th minutes, as amended, by changing “Regular Meeting” to “Special Meeting” and noting that the financial statements were delivered. Supervisor Bourdin seconded the motion, and in a roll call vote, the minutes of May 25, 2006, were approved. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-Yes).**

Supervisor Bourdin moved to approve the June 8th minutes, subject to changing the vote on Item 4 to “3-2” and Item 13 to “5-0”. Supervisor Dean seconded the motion and in a roll call vote, the June 8, 2006, minutes were approved. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-Yes).**

Supervisor Bourdin moved to approve the July 13th minutes, as amended, by changing the vote on item 4 to “4-1” and changing Item 9 wording from “lace” to “lack”. Chair Hall seconded the motion, and in a roll call vote, the minutes of July 13, 2006, were approved. **(Motion passed, 4-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-absent).**

Supervisor Bourdin moved to table the April 13th and May 11th minutes to the regular September meeting. Supervisor Dean seconded, and in a roll call vote, the minutes were tabled. **(Motion passed, 4-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-absent).**

4. **Approval of Invoices.** Chair Hall moved to approve the invoices. Supervisor Spavento seconded the motion, and in a roll call vote, the motion was approved.

(Motion passed, 4-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-absent, Spavento-Yes).

5. Presentations

- a. **Green Horizon Landscaping.** A representative of the landscaping company updated the Board on its efforts and heard and addressed complaints from the Board and the community.

6. Audience Comments.

During the audience comments, a Port Antigua resident, Mr. Crist, addressed the Board to ask that he be given an encroachment agreement on the District's lakeshore maintenance easement. After some discussion with the District's Engineer, Supervisor Bourdin moved to approve the agreement subject to a form of an agreement being drafted by the District's Attorney, payment of any and all District incurred expenses, and that the fence shown to the Board during the presentation is installed. Supervisor Dean seconded the motion, and in a roll call vote, the motion was adopted. **(Motion passed, 5-0: Hall-Yes, McCormick – yes, Bourdin-Yes, Dean-Yes, Spavento-yes).**

7. Supervisor Comments.

Vice-Chair McCormick moved to bid out the management company contract and to have the attorney prepare the bids and notifications. Supervisor Bourdin seconded the motion. After some discussion, Vice Chair McCormick withdrew her motion and Supervisor Bourdin his second. Vice Chair McCormick then moved to have the District Attorney draft a sample request for proposal and to have it ready for the Board's review at its September meeting. Supervisor Dean seconded the motion and after further discussion, the motion was passed. **(Motion passed, 3-2: Hall-Yes, McCormick –yes, Bourdin-no, Dean-Yes, Spavento-no).**

8. District Engineer's Report.

Mr. Mullen advised the Board the the wall construction was substantially complete and that only minor items remained to be completed. He further noted that the District was holding the last payments still to the contractor but advised that it would be fair to release the contractor's performance bond. Supervisor Bourdin moved to release the bond and Chair Hall seconded the motion. In a roll call vote, the motion was adopted. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-yes).**

9. District Attorney's Report.

District Attorney Anderson updated the Board on the ongoing Benham security camera litigation and the status of an encroachment agreement being prepared by his office.

10. District Treasurer's Report

The Chair called a 5 minute recess at 9:53 p.m. and the meeting reconvened at 9:58 p.m.

11. District Manager's Report.

Under the Manager's report, the discussion of lighting replacement was held. To speed up the installation of the lighting, it was suggested that the Management Company be given an upset amount to spend for the installation of the lighting ordered. Supervisor Bourdin moved to allow the Management Company the authority to spend up to \$25,000 for the installation of the light poles. Supervisor Dean seconded the motion, and in a roll call vote, the motion was adopted. **(Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-yes).**

Mr. Wallace discussed enclosing the dumpster with commercial PVC fencing and with the Board's concurrence asked that the District Engineer evaluate the costs of enclosing the dumpster.

12. Old Business.

- a. **Action Items (attached).** The item was not discussed.
- b. Supervisor Hall discussed the PVC fencing laid on the District's property on the North boundary and asked that the District Attorney send a letter to the property owner and the City of Margate's and City of Coral Springs' Code Enforcement departments complaining about the condition.
- c. **Action Items.** Supervisor Bourdin moved that action items be included in the agenda. After some discussion, the motion was withdrawn. Supervisor Spavento moved that action items be included on the agenda between the Treasurer's Report and the Manager's Report. 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, Dean-Yes, Spavento-yes).**
- d. **New Action Items.** Supervisor Dean moved to have new action items moved to the next-to-last item on the agendas. 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, Dean-Yes, Spavento-yes).**

13. New Business

- a. **Bulletin Board (Vice-Chair McCormick).** Vice Chair McCormick distributed samples of community bulletin boards that she would like to see installed at the entryway medians to Coral Bay. After some discussion and concerns, Mr. Mullen was directed to contact the City of Margate to see if such signs would be allowed.
- b. **Meet The Candidates Night (Supervisor Spavento).** Supervisor Spavento discussed holding a "Candidates Night" forum on Saturday, October 28, 2006, at noon in the Clubhouse meeting room. After some

discussion, Supervisor Spavento moved to have the event. Vice-Chair McCormick seconded the motion and in a roll call vote, the motion passed. (**Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-yes**).

- c. **Dumpster Enclosure.** The item was previously discussed under the Manager's Report.
- d. **Parking Permits.** The Board discussed resident's concerns that an unfair burden was placed on them during construction of their homes inasmuch as their cars might not be able to be parked in their driveways. Supervisor Dean moved to authorize management to issue temporary parking permits for construction-related hardships, not-to-exceed 30 days before they would have to be renewed. Supervisor Bourdin seconded the motion and in a roll call vote, the motion passed. (**Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-yes**).
- e. **Security Committee.** The Board discussed the Security Committee, its need and other issues. Supervisor Spavento moved to disband the Committee. Supervisor Bourdin seconded the motion and in a roll call vote, the motion passed. (**Motion passed, 5-0: Hall-no, McCormick –yes, Bourdin-Yes, Dean-no, Spavento-yes**).
- f. **Employee Leasing Company.** The Board asked the Management Company to see if they could bring back proposals from employee leasing companies for the janitorial employees the District wished to hire.

14. Action Items. The Board discussed the action items identified during the meeting.

15. Adjournment. There being no further business, Supervisor Bourdin moved to adjourn the meeting. Chair Hall seconded the motion, and in a roll call vote, the meeting was adjourned at 12:15 a.m. (**Motion passed, 5-0: Hall-Yes, McCormick –yes, Bourdin-Yes, Dean-Yes, Spavento-yes**).

Action Items From The August 10, 2006, Regular Meeting

1. Specifications for RFP for management contract to be done by District Attorney.
2. District Engineer to meet with Mr. Noon to award contract for Peninsular Park Building.
3. District Engineer to check with Coral Springs to see if integrity of PVC fence is up to code.
4. District Attorney to send letter to Margate code enforcement re: trailer park debris.
5. Check builder's original plans to see how far fencing was set back.
6. Action items part of Managers Report
7. Last item is action item.
8. Advertise that Supervisors may be in attendance for candidate's night.
9. Get proposals from employee leasing companies.