

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS  
January 11, 2007**

1. **Roll Call.** Chair Tony Spavento called the meeting to order at 7:00 p.m. Also present were Vice-Chair Sandra McCormick, Supervisor Ron Gallucci, District Manager Irving Rosenbaum, Secretary Christopher Wallace, Treasurer Tina Hagen, District Attorney Michael Pawelczyk, and District Engineer Jim Mullen. Chair John Hall arrived at the meeting at 8:10 p.m. Supervisor Dean did not attend the meeting.
2. **Pledge of Allegiance.**
3. **Approval of Minutes.**
  - a. **November 9, 2006 minutes.**
  - b. **December 12, 2006 minutes.**
  - c. **December 14, 2006 minutes.** Supervisor Gallucci noted that the December 12, 2006, minutes should be titled the “December 14, 2006, minutes. Vice-Chair McCormick also noted some changes to the minutes and moved to approve the minutes subject to the changes. Supervisor Gallucci seconded the motion, and in a voice vote with Supervisors Hall and Dean being absent, the motion passed and the minutes were approved. **(Motion Passed, 3-0).**
4. **Approval of Invoices.** *By mutual consent, this item was moved to 10(b) of the agenda so that the presentations could be heard. The results of the discussion appear here in the minutes.* Discussion on some invoices was heard. Supervisor Hall moved to approve the invoices. Vice-Chair McCormick seconded the motion, and in a voice vote with Supervisor Dean being absent, the motion passed and the invoices were approved. **(Motion passed, 4-0).**
5. **Presentations.**
  - a. **Fred Bourdin, Plaque For Community Service.** Chair Spavento presented Mr. Bourdin a plaque from the Board in appreciation for his service to the community both as an elected Supervisor and as a member of a committee. Mr. Bourdin thanked the Board and gave a brief speech to those present.
  - b. **Best Buy Development.** Ira Paige from the Prestige Group gave a presentation regarding the Best Buy project and the change he’s made since the last meeting with the Board. The Board and some audience members asked questions and gave suggestions to the Developer. The Developer offered to install landscaping on the District’s property to help buffer the community from the proposed development. The Board expressed more concerns with the project. Supervisor Hall moved to reduce to writing the Developer’s new proposal and his offer of a \$25,000 contribution towards the District for landscaping or other purposes the Board would use it towards. The Developer’s offer to also disconnect after six months the backlit lighting on the projects western elevation. Vice-Chair McCormick seconded the motion. After some more discussion, both Supervisor Hall and Vice-Chair McCormick withdrew

their motion and second. Supervisor Hall then moved to have the District Attorney draw-up the agreement with the Developer, which would include the sign being disconnect after 90 days if the District requested it to be disconnected; approval of the proposed monument signage; and the Developer to pay the District \$25,000. Subject to the executed agreement, the District would withdraw its appeal to the City Commission and issue a letter of support of the project. Supervisor Gallucci seconded the motion, and in a voice vote with Supervisor Dean being absent, the motion passed.

**(Motion passed 3-1: Spavento-no; McCormick-yes; Hall-yes; Gallucci-yes).** District Attorney Pawelczyk suggested that in light of the Chair's objection to the motion, it might be appropriate to authorize the Vice-Chair to sign the letter of support. Supervisor Hall moved to adopt the suggestion and Supervisor Gallucci seconded the motion and in a voice vote with Supervisor Dean being absent, the motion to authorize Vice-Chair McCormick to execute the letter of support was approved.  
**(Motion passed 4-0).**

- c. **District Manager Presentations.** The District Attorney distributed a spreadsheet tallying responses to the Request For Proposal that his firm had sent to several District management companies. Mr. Pawelczyk noted that only 4 companies had submitted proposals: New Community Strategies, District Management Services, Alliance Property Services, and Severn Trent. Of those 4, Severn Trent was the only company to not send a representative to give an oral presentation. The Board allowed each company to give a 5 minutes presentation, followed by 10 minutes of questions by Board Members. During the presentations, Supervisor Gallucci was responsible for the timer and the taking of any pertinent notes. After the presentations, and because Supervisor Dean was not present, the Board asked the District Attorney to prepare a list of questions to be submitted by each Supervisor as follow-up to the presentations given at the meeting. The item would be further discussed at the next meeting. Supervisor Gallucci noted that he would not be attending the February meeting.

Chair Spavento recessed the meeting for 10 minutes at 9:40 p.m.

Chair Spavento reconvened the meeting at 9:50 p.m.

6. **Audience Comments.**
7. **Supervisor Comments.**
8. **District Engineer's Report.** Mr. Mullen updated the Board on its recent meeting with FEMA representatives and the District Manager regarding the boat ramp. Mr. Mullen also discussed other projects and their status.
9. **District Attorney's Report.** Mr. Pawelczyk discussed the necessity of having a special executive session before the February Board meeting to discuss the Benham Security litigation. The Board agreed to a meeting time of 6:30 p.m. with the regular meeting to follow. Mr. Pawelczyk noted that law would restrict attendance at the meeting and the public would have to remain outside during the

discussion. Mr. Pawelczyk would prepare the meeting advertisement and forward it to Mr. Wallace for publication.

10. **District Treasurer's Report.** Ms. Hagen discussed her reports. Invoices were also discussed at this point and were approved. *The results of the discussion and the vote appear under item 4 above.*
11. **District Manager's Report.** Mr. Wallace briefed the Board on several items but kept the discussion short because of the lateness of the hour and the remaining business that needed to be conducted.
12. **Old Business.**
  - a. **Action Items.** Mr. Wallace discussed the Action Items that had been taken care of since the last meeting and those items that were still outstanding.
  - b. **Security Gate Improvements.** This item was moved to the February meeting when Mr. Dean was expected back in attendance.
13. **New Business.**
  - a. **Removal of Exit Gate Arms (Supervisor Gallucci).** Supervisor Gallucci moved to stop using the exit gates arms. Supervisor Hall seconded the motion and in a voice vote with Supervisor Dean being absent, the motion passed. **(Motion passed 4-0).**
14. **New Action Items.** Mr. Wallace read the action items from the new meeting and noted he would add these to the outstanding action items from the previous meeting. *(Action items attached to minutes)*
15. **Adjournment.** There being no further business, Supervisor Hall moved to adjourn the meeting. Vice-Chair McCormick seconded the motion and in a voice vote with Supervisor Dean being absent, the motion was passed and the meeting was adjourned at 12:10 a.m., January 12, 2007. **(Motion passed, 4-0)**

Action Items From January 2007 Meeting:

Items Outstanding From The December 2006 meeting:

1. Check with Bellsouth and TEM on 30<sup>th</sup> Street Gate Repair
2. Schedule and advertise an executive session regarding Benham Security for the February meeting.
3. Get dispatch numbers for Kent Security to Board Members
4. Get some spare paint for the janitor's closet.
5. Get tax base information on Coral Bay property tax values.
6. Install flagpole.

New Items From the January Meeting

1. Check for Budget Minutes
2. Get Tape of Meeting to Supervisor Dean
3. Discuss scooters with Kent Security
4. Discuss sign removal with Kent Security
5. Meet with irrigation stain inhibitor company to discuss staining on walls.
6. At next service, change lenses on fountains to white.
7. Get quotes for pressure cleaning.
8. Add an article for Coral Bay Vendors to newsletter
9. Get quotes on PVC versus wooden fencing.
10. Consult with landscape company regarding the removal and replacement of trees at the Islamorada entryway.
11. Clean Up Guardhouse
12. Setup meeting with City of Margate and Comcast.
13. Get with Stiles irrigation on future repairs estimate and current condition of system.