

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
February 8, 2007**

1. **Roll Call.** Chairman Tony Spavento called the meeting to order at 7:10 p.m. Also present were Vice-Chair Sandra McCormick, Supervisor John Hall, and Supervisor Dan Dean. Supervisor Ron Gallucci was absent. Also present were District Manager Dr. Irving Rosenbaum, Treasurer Tina Hagen, District Attorney Michael Pawelczyk, Secretary Christopher Wallace, and District Engineer Jim Mullen.
2. **Pledge of Allegiance**
3. **Approval of Minutes.**
 - a. **September 21, 2006, Budget Minutes.**
 - b. **January 11, 2006, Regular Minutes.**

A suggestion was made to note on the September 21, 2006, Budget Minutes that Treasurer Hagen was giving a presentation and discussion on the budget and that the Board was working on the budget between 9:10 p.m. and 10:35 p.m., and then again after 11:00 p.m. It was also noted that "Adjournment" should be agenda item 4 in those same minutes. In the January 11, 2007, regular meeting minutes, under item 5(a), it should be clarified that Mr. Bourdin was a member of the "Budget" committee. The Board also noted that they would like in the future to have highlights of each item added. Supervisor Dean moved to approve the amended minutes and Supervisor Hall seconded the motion. In a voice vote with Supervisor Gallucci being absent, the minutes were approved. **(Motion passed, 4-0).**

4. **Approval of Invoices.** Vice-Chair McCormick moved to approve the invoices, excepting the deletion of the Craven Thompson check but with the addition of the Stiles Landscaping check. Supervisor Hall seconded the motion, and in a voice vote, the motion passed. **(Motion passed, 4-0).**
5. **Presentations**
 - a. **Kent Security.** Shelton Blackwell and Jerry Kingsley from Kent Security gave a presentation to the Board and listened to the Board's suggestions and comments.
 - b. **District Management Services.** Cathy Deckart from District Management Services explained to the Board why they did not follow up or reply to some of the additional questions the Board had in the Manager selection. Ms. Deckart explained that they believed their original submission had answered all of the Board's questions, but that she would be available during the meeting to answer any questions the Board might have.
6. **Audience Comments.** A resident suggested that the Board station the security guards at the back entrance during rush hour in order to deter piggy backing and vandalism. The same resident also had some other thoughts and suggestions. Another resident complained that children were still crawling over the wall at the

- Mallory Harbor “East” subdivision. A third resident discussed electrical issues, bushes on South Bay Drive, and commercial vehicle parking at the tot lot.
7. **Supervisor’s Comments.** Supervisor Hall discussed mulching and parking issues; Supervisor Dean discussed the process being used for manager selection; Vice-Chair McCormick discussed a residence being used as a child care facility; and Chair Spavento discussed having a Coral Bay email address that would go to each Supervisor and the possibility of having a special meeting to discuss items that take up a lot of discussion time.
 8. **District Engineer’s Report.** Mr. Mullen discussed the ongoing projects. Supervisor Dean asked that Mr. Mullen discuss the total cost of headwall repairs.
 9. **District Attorney’s Report.**
 - a. **District Manager Selection Follow-up Questions.** Mr. Pawelczyk discussed the item and asked the Board how they wished to proceed. He distributed answers to the follow-up questions that had been sent out. The Board discussed the next steps. Mr. Pawelczyk discussed the question of whether or not the post that holds the mailbox could have items put on it and told the Board that the mailbox itself could not have anything but U.S. Postal Service items put in or on it but that the post that held the mailbox could have anything put on it. Supervisor Hall moved that the distribution of District information, including the newsletter, would not be put on the mailbox or the post supporting it. Supervisor Dean seconded the motion, and in a voice vote with Supervisor Gallucci being absent, the motion passed. **(Motion passed, 4-0).** Mr. Pawelczyk then discussed the agreement and the changes to the agreement for the Best Buy project. Supervisor Dean moved to amend the agreement as noted by the Board and to authorize the appropriate District officials to execute the agreement. Supervisor Hall seconded the motion. Discussion followed. Chair Spavento spoke against the agreement and apologized to the Board if he had offended the Board but asked that the reconsider. In a roll call vote with Supervisor Gallucci being absent, the motion passed. **(Motion passed, 3-1: Spavento-no, McCormick-yes, Hall-yes, Dean-yes).** Mr. Pawelczyk then discussed email the Sunshine Laws. He indicated that email between elected officials wasn’t a per se violation of the law unless it asked for input or solicited a vote, but advised against sending email directly to one another but rather the Board should send the emails through the District Manager or the District Attorney. Chair Spavento asked the District Attorney to send him copies of any District adopted rules or procedures that his firm had in their files.
 10. **District Treasurer’s Report.** Ms. Hagen discussed several items, including the cost of repairing the headwalls. She noted that the District had a small savings on the renovation of the lighthouse. Supervisor Dean asked that a sign inventory be prepared and he expressed concern with legal bills, postage and delivery of the Buzz, and irrigation bills.

Chair Spavento recessed the meeting at 10:10 p.m.
Chair Spavento reconvened the meeting at 10:25 p.m.

11. District Manager's Report. Mr. Wallace discussed several projects underway and their status. Mr. Wallace discussed the audit and stated that he felt it should have been delivered by this time. Supervisor Hall moved to have the District's audit committee go back out to bid. Supervisor Dean seconded the motion, and in a voice vote with Supervisor Gallucci being absent, the motion passed. **(Motion passed, 4-0).**

12. Old Business.

- a. **North Bay Drive and Gates.** Supervisors Dean and Hall suggested that the Gate and Security Workshop notes be redistributed to the Board members for comments and then to 3 or 4 gate companies for their input. Chair Spavento discussed his conversation with the Gate Company representative and how an air lock gate could not be used.
- b. **Playground Equipment.** Supervisor Dean and Chair McCormick discussed playground equipment and funding of some new equipment. Vice-Chair McCormick suggested getting kids involved in decision-making and asked for the Board's permission to conduct a fact-finding committee. Supervisor Dean moved to authorize Vice-Chair McCormick to establish a fact-finding committee. Supervisor Hall seconded the motion, and in a voice vote with Supervisor Gallucci being absent, the motion passed. **(Motion passed, 4-0).**
- c. **District Manager Selection Follow-up Questions.** Supervisor Dean moved to eliminate Severn Trent from the selection process. Supervisor Hall seconded the motion and in a voice vote with Supervisor Gallucci being absent, the motion passed. **(Motion passed, 4-0).** The Board discussed on how to proceed with the selection process but did not come to an agreement.

13. New Business

- a. **Boat Ramp Project.** Supervisor Dean asked Mr. Mullen to discuss where we were with this project. Mr. Mullen indicated that it was out to bid and that FEMA had agreed to rewrite the project scope.
- b. **Street Sign Project.** This discussion was covered earlier.
- c. **Replacement of Fence on South Bay Drive.** Discussion followed on the FEMA's review of the scope of work for this project. Supervisor Dean suggested putting up a temporary sign on South Bay Drive to let people know that it wasn't being overlooked.

Supervisor McCormick left the meeting at 12:05 p.m.

14. Adjournment. There being no further business, Supervisor Dean moved to adjourn the meeting. Supervisor Hall seconded the motion, and in a voice vote with Vice-Chair McCormick and Supervisor Gallucci being absent, the motion was passed. **(Motion passed, 3-0),** and the meeting was adjourned at 12:15 p.m.

Outstanding Items From Previous Meeting

1. Spare Paint For Janitor's Closet.
2. Get Quotes For Pressure Cleaning.
3. Get Quotes For PVC vs. Wooden Fencing

Items From the February Meeting

1. Buy a digital camera for the security guards.
2. Repair monument wall in Mallory Harbor.
3. Send another letter to the Mallory Harbor homeowner whose children keep climbing the wall.
4. Clear the bushes off the sidewalk on South Bay Drive.
5. Put a garbage can in the park.
6. Mike and Chris to work to see what District Rules exist.
7. Prepare inventory of street signs and Board to note problems in their own communities.
8. Lennie to check on Water Wizard flows.
9. Fix brick pavers at North Bay Drive.
10. Administrator Access to web site.
11. Take output for Gating Workshop and deliver to Board and Security Companies.
12. Have TEM check North Bay Drive exit gate loop.
13. Check into grants for playground.
14. Have Kent start sending reports to Board.