

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

1. **Roll Call.** Chairman Tony Spavento called the meeting to order at 7:03 p.m. Also present were Vice-Chair Sandra McCormick, Supervisors John Hall, Dan Dean, and Ron Gallucci, Secretary Christopher Wallace, District Manager Irving Rosenbaum, District Attorney Michael Pawelczyk, District Engineer Jim Mullen, and Treasurer Tina Hagen,
2. **Pledge of Allegiance**
3. **Approval of Minutes.**
 - a. **February 8, 2007, Minutes.** Supervisor Dean moved to approve the minutes and Supervisor Hall seconded the motion. In a voice vote, the motion passed. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**
4. **Approval of Invoice.** The Board discussed the Kent Security invoices and asked management to see if the District could get a credit for the 2 times there was no marked car and the 1 time there was no pool key. The Board then discussed the storage container for Florida Electric and the delay that RLS Lighting had in delivering the lighting fixtures and asked that a reimbursement be sought from RLS for one month's storage container rental. Vice-Chair McCormick moved to approve the new invoice list. Supervisor Dean seconded the motion, and in a voice vote, the motion passed and the invoices were approved. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**
5. **Presentations.** There were no presentations at the meeting.
6. **Audience Comments.** Eddie Viele of Mallory Harbor spoke on several maintenance issues. Glenda Bartholomew of Las Brisas spoke about lighting and the boat ramp cost. Bob McCormick of Las Brisas spoke about vandalism and the boat ramp. Stanley Markiet of Port Antigua spoke on overnight parking.
7. **Supervisor Comments.** **Supervisor Dean** discussed the fencing and lighting projects, landscape concerns, and plats. Supervisor Hall discussed the Best Buy development and the City of Margate Commission comments. **Supervisor Hall** asked the Board to adopt a resolution against the Margate Commission's comments, asked the engineer to consider finishing the wall gaps between the sidewalks, suggested an article reporting the vandalism in Coral Bay and noted that the Buzz article last month resulted in the stolen birds being returned to their owner. **Vice-Chair McCormick** discussed the activities of the Chair and asked that he be removed. **Chair Spavento** discussed his actions at the City Commission, noted that he had gone there as a private citizen and made that clear

to the Commission; he further discussed the Best Buy signs and other Best Buy locations; security issues were addressed; trees at Islamorada were addressed and he further suggested that an alarm be installed an Peninsula Park.

At this point, the residents whose children vandalized the District's walls spoke and noted that they had brought their children to the meeting. The parents and children apologized and offered to repaint the walls or pay to have the walls repainted. They also agreed to perform community service work for four Saturdays and would provide additional names of the other persons who were vandalizing the District's property.

- 8. District Engineer's Report.** Mr. Mullen discussed the fencing bid status and confirmed that he would include a chain link option on South Bay Drive. Discussion followed on fence types and locations. Mr. Mullen then discussed the boat ramp bids and the pricing. The low bid did not include a performance bond and it was agreed that this would be addressed by payment schedules. The permit status for the Peninsula Park renovations was discussed. Mr. Mullen briefed the Board on the headwall bids that would be advertised soon and the Board discussed designs and alternatives. Speed humps were discussed and Mr. Mullen noted that the City of Margate will only approve speed humps at North and South Bay Drive and that they have to be permanent. The Board decided not to do anything at this time. Mr. Mullen would put together a consolidated list of projects for the next meeting's budget discussion. Supervisor Hall moved to approve the boat ramp agreement, subject to the timeframe and surety and construction bonds.
- 9. District Attorney's Report.** Mr. Pawelczyk discussed the Benham Security contract lawsuit. His firm has talked to the other side and they seem amendable to mediation. An update on the MPG (Best Buy) developer's agreement tat he had gotten from their lawyers. Supervisor Dean wanted the Board's commitment that the \$25,0000 from MPG would be spent mostly on landscaping on 62nd Avenue near Indian Key and it was the consensus of the Board to do so.

The meeting was recessed at 9:40 p.m. and reconvened at 9:45 p.m. by Chair Spavento

Mr. Pawelczyk continued his report by addressing Vice-Chair McCormick's request to remove the Chair. He noted that the section of the law referenced does not likely apply to Community Development Districts but that he wanted the opportunity to research the issue and put it on the next meeting. Supervisor Dean suggested that Mr. Pawelczyk have the opportunity to research issue and further suggested that the Board try to iron out its differences. Chair Spavento added his views on this.

10. District Treasurer's Report. Ms. Hagen briefed the Board on the current finances. Ms. Hagen then addressed the issue of her position of Treasurer and suggested that since some Board members felt she might be biased towards the management company since they were paying her, that it might be in her and the Board's interest to have the Treasurer be contracted with directly by the Board. Mr. Wallace noted that it was the Board's preference originally to have Ms. Hagen work through the management company so that bonding costs could be avoided and that the current arrangement with the Board was nothing more than an accommodation to the Board and that management had no problems either way. It was agreed that the District would retain Ms. Hagen as Treasurer and provide a surety bond for her. Street signs were then discussed and the Board authorized up to \$20,000 for all signs and that green signs with white lettering would be used for street name signs.

11. District Manager's Report. Mr. Wallace discussed several items with the Board.

12. Old Business. Supervisor Hall moved to adjourn the meeting. The motion failed for lack of a second. Supervisor Galluci handed out suggestions for the security patrols. Supervisor Hall again moved to adjourn the meeting and again the motion failed for a lack of second. Supervisor Hall left the meeting 12:05 a.m. Discussion followed. Supervisor Dean moved to adjourn the meeting at 12:10 a.m. Vice-Chair McCormick seconded the motion, and in a voice vote with Supervisor Hall being absent, the meeting was adjourned and no further business was discussed.

- a. **District Manager Selection.**
- b. **Security Patrols For Vandalism (Supervisor Gallucci).**
- c. **Security Gates.**

13. New Business

- a. **City of Margate Resolution**
- b. **Wall Gaps and Lattice Works**

14. New Action Items. (attached)

15. Adjournment. The meeting was adjourned during Old Business.

Action Items From The March 8, 2007, Regular Meeting

Old Action Items

1. Repair cap on monument wall in Mallory Harbor.
2. Pressure Cleaning.
3. Install Garbage Can In Tot Lot Park
4. Mulching of flower beds
5. Audit
6. Compile list of District Rules
7. Inventory Signs
8. Reports From Kent Security

New Action Items

1. There were no new action items from the meeting.