

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
May 7, 2007**

1. **Roll Call.** Chair Tony Spavento called the meeting to order at 7:10 p.m. Also present were Vice-Chair Sandra McCormick, and Supervisors John Hall, Dan Dean, and Ron Gallucci. Also in attendance were Secretary Christopher Wallace, Treasurer Tina Hagen, District Attorney Michael Pawelczyk, and District Engineer Jim Mullen. District Manager Irving Rosenbaum arrived at 10:00 p.m.
2. **Pledge of Allegiance.**
3. **Approval of Minutes.**
 - a. **March 8, 2007 minutes.** Supervisor Dean moved to accept the March 8, 2007, minutes. Vice Chair McCormick seconded the motion and in a voice vote, the minutes were unanimously approved. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes.)**
 - b. **April 12, 2007 minutes.** Supervisor Hall moved to approve the April 12, 2007, minutes. Supervisor Dean seconded the motion, and in a voice vote, the minutes were unanimously approved.

Agenda Item 5 was moved up to this part of the meeting and discussed. The minutes for that item appear below on item 5.

4. **Approval of Invoices.** Supervisor Dean and Vice Chair McCormick discussed a few invoices. Having satisfied themselves with the answers, Supervisor Dean moved to approve the invoices. Vice Chair McCormick seconded the motion and in a voice vote, the invoices were unanimously approved. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**
5. **Presentations.**
 - a. **Kent Security Services.** Employees of Kent Security Services gave a presentation. They acknowledged that they had dropped the ball after their dismissal of the Road Supervisor who was handling our account. Mr. Wallace discussed the last Board meeting and the issues the Board had with Kent Security Services and also discussed the Board's wish to possibly change the Post Operating Instructions. The Board discussed the issues with the Kent Security Services representatives and they responded to the Board's comments affirmatively. Kent Security Services agreed to move the touchpoints in 1 week and add others in the community. They will add 2 touchpoints in the pool areas so that we can get an indication of how long they stayed at the pools. They agreed that whenever cars were parked on sidewalks, anytime of the day or night, that they would contact the Margate Police Department so that a traffic citation would be issued.
6. **Audience Comments.** A Las Brisas resident noted that a pothole was developing on St. James Street at the entryway and noted that the newsletter was on a hiatus. A Port Antigua resident complimented the conduct of the Kent Security Services

employees. A Mallory Harbor resident spoke on his efforts on the tot lot. Supervisor Dean asked the Board to discuss removing the locks on the gates at the pools and replace them with regular handsets.

7. **Supervisor Comments.** Supervisor Gallucci discussed having the security company call Margate Police Department when there is suspicious activity. Supervisor Dean discussed putting metal doors on the pool areas. Supervisor Hall discussed repairs to the tot lot and asked the Board to reimburse the resident for his out of pocket costs. Supervisor Hall also asked the Mr. Wallace or Mr. Dean get with the Margate Police Department regarding the parking on the sidewalks. Supervisor Dean indicated that he would contact them. Supervisor Hall then discussed a palm that might need attention. Vice Chair McCormick also discussed reimbursing the resident who worked on the tot lot. Vice Chair McCormick moved to make reimbursements for the minor expenses. Supervisor Dean seconded the motion and in a roll call vote the motion was passed. **(Motion passed, 4-1: Spavento-no, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).** The Board directed Mr. Mullen to inspect the repairs after they were complete.
8. **District Engineer's Report.** Mr. Mullen noted that 11 bid packages for the fencing repairs were picked up and only one company submitted a bid. Supervisor Dean moved to reject all bids and to have the District Engineer solicit at least 3 quotes or bids for the work. Supervisor Hall seconded the motion and in a voice vote, the motion was unanimously approved. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).** Mr. Mullen brought the contract for the boat ramp and its permits to the Board for signatures. He then updated the Board on the status of the Peninsula Park pool building. He inspected the leaks at the pool and noted that at least some of them appear to be a skimmer problem.
9. **District Attorney's Report.** Mr. Pawelczyk discussed contract for District Manager services with Alliance Property Systems and asked the Board to send him their contract comments as soon as possible. He then distributed a copy of the landscape plan for the Best Buy development to the District. Mr. Mullen indicated that he would make copies for the District files.

Chair Spavento recessed the meeting at 9:37 p.m. for 5 minutes.

Chair Spavento reconvened the meeting at 9:45 p.m.

10. **District Treasurer's Report.** Ms. Hagen discussed the project status of the District's ongoing capital and hurricane projects. She then briefed the Board on the status of the District's General Fund. A discussion on lights and their costs of repairs followed. It was decided that the contractor would be given direction to finish up entryway lights at The Cape and to de-energize any system that has power to exposed wires.
11. **District Manager's Report.**
 - a. Audit Submission. Mr. Wallace noted that the audit had not been delivered to the District yet.
12. **Old Business.**

- a. **Gates.** Supervisor Hall asked about the status of gate vendors. Mr. Wallace and Mr. Mullen indicated that they hadn't heard back from any Supervisors regarding their comments or suggestions but that once they had the information to contact vendors, they would.

13. New Business.

- a. **Security Committee.** Supervisor Gallucci commented on using the Margate Police Department instead of Kent Security Services. The Board noted that this would cost more money or would require less patrol time.

14. Benham Lawsuit Settlement. Mr. Pawelczyk advised the Board to consider a settlement offer to Benham. The proposal would keep the infrastructure equipment and pay Benham \$50,000. Vice Chair McCormick moved to make the offer to Benham and Supervisor Dean seconded the motion to discuss. After some discussion, the motion was passed. **(Motion passed, 4-1: Spavento-yes, McCormick-yes, Hall-no, Dean-yes, Gallucci-yes).**

15. Adjournment. There being no further business, Supervisor Dean moved to adjourn the meeting. Supervisor Hall seconded the motion and in a voice vote the motion was passed and the meeting was adjourned at 10:50p.m. **(Motion passed, 5-0)**

Action Items From The April 12, 2007, Meeting:

Items Outstanding From The March meeting:

1. Repair cap on monument wall in Mallory Harbor.
2. Install garbage can in tot lot.
3. Audit.
4. Compile list of District rules.
5. Reports from Kent Security.

New Items From the April Meeting

1. Board to give management a list of problems with the gates and then management will contact gate companies.
2. Give Stiles irrigation bills to Supervisor Dean
3. Remove Pay Phones.
4. Send Best Buy developer the bill for the District meetings.
5. Invite Kent Security to Board meeting.
6. Contact IGM to see if the supports on the new palms on North Bay Drive can be removed.
7. Have IGM trim landscaping from around the new light fixtures.