

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
June 14, 2007**

1. **Roll Call.** Chair Tony Spavento called the meeting to order at 7:30 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 9:55 p.m.
2. **Pledge of Allegiance.**
3. **Approval of Minutes.**
 - a. **May 10, 2007 minutes.** Supervisor Dean moved to accept the minutes, with the following changes: correction to the date on top of page 1; change “require” to “result”. Supervisor Gallucci 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.)**

Invoices were moved to agenda item 10(a) and appear below as it appeared on the original agenda.

4. **Approval of Invoices.** Ms. Hagen discussed the checks that had been added since the agenda was prepared. Supervisor Dean moved to approve the invoices. Supervisor Hall 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).** Supervisor Dean moved to approve spending up to \$83,000 for fencing, as detailed in the District Engineers bid tabulation for fencing replacement, at the Indian Key Entryway, Southwind Lane, and the Littoral Preserve. Supervisor Hall seconded the motion. After some discussion about fencing type, the motion and second were withdrawn. **(Motion and second withdrawn).** Supervisor Dean then moved to put up commercial PVC at the Indian Key entryway and the Littoral Preserve. There was no second and the motion failed **(Motion failed).** Supervisor Dean moved to start on the Indian Key entryway, proceed to the Littoral Preserve, and then complete Southwind Lane, all with commercial grade PVC, using Vic’s General Services bid. Supervisor Hall seconded the motion and in a roll call vote, the motion passed. **(Motion passed, 4-1: Spavento-no, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes.)**
5. **Presentations.**
 - a. **Water Aerobics Program.** The Board heard a presentation given by a water aerobics instructor to offer to residents a water aerobics program to residents. The program would charge \$5.00 per hour per resident, with a

minimum of 8 persons per class. Brochures were distributed for the Board to consider.

Agenda Item 9 was moved up to this part of the meeting, but appears in the minutes at its regular position.

6. **Audience Comments.** A Las Brisas resident discussed the reports that District Supervisors were giving and asked if they were needed.
7. **Supervisor Comments.** Supervisor Gallucci had nothing to discuss. Supervisor Dean noted that sidewalk parking was against Florida's traffic laws and asked residents and Supervisors to contact the Margate Police when they saw an infraction. Supervisor Hall distributed pictures of graffiti and ruts at the Tot Lot parking lot grass and asked that Kent Security fix the ruts. Mr. Hall also suggested that "Open House" signs be allowed on District property.
 - a. *Supervisors Reports*
 - i. **Chair Tony Spavento.** Mr. Spavento briefed the Board on gates and the progress at Peninsula Park. He discussed the leak at the pool at the park and the architectural drawings and revisions to the original plans.
 - ii. **Vice Chair Sandra McCormick.** Ms. McCormick discussed the project forms she had earlier distributed. She then discussed the street signs and noted the good job that Ms. Hagen had done on the inventory of the signs.
 - iii. **Supervisor John Hall.** Mr. Hall discussed gate modifications and how he had 3 appointments with vendors that they had cancelled.
 - iv. **Supervisor Dan Dean.** Mr. Dean discussed fencing. He then discussed his wish to authorize the District Manager to approve the electrical contract for the installation of the street lights at the main entryways and moved to authorize an expenditure of an amount not to exceed \$37,000 with a minimum of 3 bids or quotes in a form acceptable to FEMA. 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.**)
 - v. **Supervisor Gallucci.** Mr. Gallucci discussed the Boat Ramp and the status of the repairs.
8. **District Engineer's Report.** Mr. Mullen discussed the fencing bids, the status of the renovation of the Peninsula Park pool building. He noted that he would be meeting with the contractor for the boat ramp repairs next week on site. He then distributed a draft of the security consultant's RFP and asked that comments be given. Mr. Mullen then discussed the encroachment agreement being considered with the Las Brisas resident. He then discussed the approval of a standard driveway extension permit in Port Antigua and the conditions of the permit.

*Chair Spavento recessed the meeting at 9:37 p.m. for 5 minutes.
Chair Spavento reconvened the meeting at 9:45 p.m.*

9. **District Attorney's Report. (This item was discussed earlier in the meeting).**
 - a. **District Manager's Contract.** Mr. Pawelczyk discussed the ongoing negotiations for the contract for District Manager services with Alliance Property Systems and indicated that he expected to resolve all outstanding items by the next meeting.
 - b. **Benham Lawsuit Update.** An update of the Benham lawsuit followed. Supervisor Hall discussed the history of the Benham contract and payments. Vice Chair McCormick moved to pay Benham \$50,000 and to allow them to remove their equipment, provided that it was done under District supervision and that it be done in 30 to 45 days, with the appropriate legal documents to be prepared by Mr. Pawelczyk. Supervisor Gallucci seconded the motion. Discussion followed. In a roll call vote, the motion passed. **(Motion passed, 4-1: Spavento-Yes, McCormick-yes, Hall-no, Dean-yes, Gallucci-yes.)**
 - c. **Enterprise Security Bills.** Mr. Pawelczyk discussed the outstanding bills to Enterprise Security that totaled approximately \$17,000. Vice Chair McCormick moved to authorize a check in the amount invoiced less any improper tow fees incurred. Supervisor Dean 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.)**

10. **District Treasurer's Report.** Ms. Hagen discussed the street and traffic signs project and the cost to finish the project. Supervisor Dean moved to approve the supplemental sign material (\$5,125) and the additional signs the Margate Police Department requested (not to exceed \$15,000). 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.)** A discussion about purchasing additional poles followed. Supervisor Dean moved to purchase additional poles to store on site for approximately \$17,500. Supervisor Hall seconded the motion. After some discussion with the District Attorney regarding the District's purchasing procedures, the motion and second were withdrawn. **(Motion and second withdrawn).** Supervisor Dean then moved to authorize an expenditure of up to \$55,000 as noted in Ms. Hagen's report and to also purchase the additional poles through Richard Noon Construction's proposal. 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.)** Ms. Hagen discussed the budget forecast for the remainder of the year and how much money would be left.

- 11. District Manager's Report.** Mr. Wallace discussed several items but noted the lateness of the hour.
- a.* Audit Submission. Mr. Wallace noted that he had gone to the auditor's office prior to the meeting to pick up the reports but that they were not yet ready.
- 12. Old Business.** There was no old business.
- 13. New Business.**
- a. A RESOLUTION OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2008 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW.** Supervisor Hall moved to approve the resolution by setting the budget hearing for September 13, 2007, at 7:00 p.m. Supervisor Dean 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.)**
 - b. Budget Workshop.** Supervisor Dean moved to hold a budget workshop on July 19, 2007, at 7:00 p.m. 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.)**
- 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 absent the motion was passed and the meeting was adjourned at 12:30 a.m. **(Motion passed, 4-0)**