

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS**

**July 12, 2007**

**1. Roll Call.** Chairman Tony Spavento called the meeting to order at 7:00 p.m. Also present were Vice-Chair Sandra McCormick, Supervisors John Hall, Dan Dean, and Ron Gallucci, District Manager Dr. Irving Rosenbaum, Secretary Christopher Wallace, District Engineer Jim Mullen and District Attorney Michael Pawelczyk. District Treasurer Tina Hagen was absent.

**2. Pledge of Allegiance**

**3. Approval of June 14, 2007 Minutes** Supervisor Gallucci noted that item 13b should be July 19, 2007. Supervisor Dean moved to approve the minutes. Supervisor Hall 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).**

**4. Approval of Invoices.** Vice-Chair McCormick moved to approve the invoices. Supervisor Dean 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.** There were no presentations.

**6. Audience Comments.** A Cape resident complained about the absence of working gates and not having any guards. A Las Brisas resident noted some maintenance concerns. A Mallory Harbor resident discussed gates and security. Another Mallory Harbor resident discussed roadway resurfacing.

**7. Supervisor's Comments.** Supervisor Gallucci discussed security and the unresponsiveness of Kent Security. He then moved to discontinue services with Kent Security. Supervisor McCormick seconded the motion, and in a voice vote, the motion was unanimously passed. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**

Supervisor Dean discussed several items of maintenance: IGM to spray weed control in brick pavers; Janitorial contract, and the Best Buy reimbursement. Vice-Chair McCormick discussed a City of Margate letter on gates and discussed some of the many improvements made in the last couple of years. She then discussed some ideas for the tot lot. Chair Spavento discussed the condition of the pools and the clubhouse security.

**a. Supervisor Project Reports**

- i. Chair Tony Spavento.** Chair Spavento discussed the status of the Peninsula Park permit and noted that it had been pulled. He discussed other items at the park and pool.
- ii. Vice Chair McCormick.** Vice Chair McCormick discussed the status of the street and traffic signs.
- iii. Supervisor John Hall.** Supervisor Hall advised that contractors haven't given him proposals yet for the security and gating concerns of the Board.
- iv. Supervisor Dan Dean.** Supervisor Dean discussed the fencing project, the new FEMA re-obligation of funds due to a successful appeal. He further discussed the cost of PVC versus wood and then ended with an update and discussion of lighting.
- v. Supervisor Ron Gallucci.** Supervisor Gallucci had nothing to report.

**8. District Engineer's Report.** Mr. Mullen discussed the Boat Ramp contract and will provide a construction schedule. He noted the contractor at Peninsula Park had received a permit. He discussed problems with the headwalls and the extremely volatile prices and suggested doing a survey and engineering to development construction and bidding documents. He noted that he had sent out RFP's for Security Consultant's. He then discussed the structural engineer's report on the tot lot equipment. He then noted that he would not be at the August meeting but that he would be meeting with the FEMA representatives next week.

**9. District Attorney's Report.** Mr. Pawelczyk discussed the proposed District Manager's contract with Alliance Property Systems. He discussed the meetings he had had with Supervisor Dean and Mr. Hoffman and stated that the contract was substantially complete except for the rental of the clubhouse office. Supervisor Dean discussed the DSL service and costs. Mr. Hoffman discussed his views on computer systems and connections. Discussion followed. It was decided that the District would pay for the cost of the DSL service. Supervisor Dean moved to approve the contract with the noted changes. Supervisor Hall seconded the motion. Vice-Chair McCormick offered some minor changes to the contract and Mr. Pawelczyk offered to make the changes and execute the contract on Monday. In a voice vote, the motion was unanimously passed. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**

Mr. Hoffman asked to be briefed on the status of the budget as he had heard that District's were going to have to roll back taxes. Mr. Pawelczyk noted that the District levied assessments and not taxes and would not be affected.

**10. District Treasurer's Report.** Ms. Hagen was absent for the meeting. Vice-Chair McCormick discussed a few items.

**11. District Manager's Report.** Mr. Wallace noted that while the Board had acted to terminate their audit contract with Shaun Davis and Associates, and had further directed management to send out a new RFP, he had sensed that since those actions, some Board members were reconsidering their action. He noted that if the Board wanted to keep the previous

firm, then it would be a good idea to do so at this time rather than bother prospective firms with a futile process. He then noted that the Auditor General's office recommended that the Auditor Selection Committee be comprised of the elected Board. Supervisor Dean moved to make the Board of Supervisors the Auditor Selection Committee. Supervisor Hall seconded the motion and in a voice vote, the motion was unanimously passed. (**Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes**).

**12.** Vice Chair McCormick then moved to reappoint S. Davis and Associates as the District Auditor. Supervisor Dean seconded the motion for discussion. The Board agreed to the appointment subject to Mr. Davis agreeing to start the engagement with 30 days. In a roll call vote, the motion passed. (**Motion passed, 4-1: Spavento-yes, McCormick-yes, Hall-no, Dean-yes, Gallucci-yes**).

Chair Spavento then recessed the meeting at 9:55 p.m.

Chair Spavento reconvened the meeting at 10:07 p.m.

### **13. Old Business.**

- a. FEMA fencing appeal.** Mr. Wallace informed the Board that FEMA had re-obligated the fencing project. Discussion followed on wood versus PVC and the cost and the scope of the work. Supervisor Dean agreed to contact Coral Cay to see if they would help pay for part of the fence. Vice-Chair McCormick offered to call the Coral Cay corporate office.
- b. Entryway Lighting.** Entryway lighting was discussed. The Board left the moratorium on accent and up lighting in place. The main entryway lighting was discussed. Mr. Wallace noted that he had one firm bid, one no bid, and expected another bid from Mills electric anytime.
- c. Reschedule Budget Workshop.** Supervisor Dean moved to reschedule the budget workshop to July 26<sup>th</sup> at 7:00 p.m. at the clubhouse meeting room. Vice-Chair McCormick seconded the motion, and in a voice vote, the motion passed. (**Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes**).
- d. Coral Bay Buzz.** Supervisor Dean asked the Board the volunteer to write some articles for the Buzz.
- e. Bathroom Doors.** Supervisor Hall discussed the bathroom door damage. Mr. Mullen suggested that they would run into the same problems with structure as happened at Peninsula Park. The Board directed Richard Noon to look into modifications.
- f. Hours of Pool Operation.** Supervisor Gallucci discussed closing the pool areas earlier.
- g. Tot Lot.** Eddie Viele discussed the Tot Lot and the costs of repairing the bridge.

**14. New Business** There was no new business.

**15. Adjournment.** There being no further business, Vice Chair McCormick moved to adjourn the meeting. Supervisor Dean seconded the motion, and in a voice vote, the motion was unanimously passed and the meeting was adjourned at 11:20 p.m. (**Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes**).