

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF SUPERVISORS  
August 9, 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 Susan Delegal. District Attorney Michael Pawelczyk arrived later in the meeting. District Treasurer Tina Hagen was absent. Transition District Manager Leigh Hoffman was also present.
2. **Pledge of Allegiance**
3. **Approval of Minutes.**
  - a. **July 12, 2007, minutes.**
4. **July 26, 2007, workshop minutes.** Vice-Chair McCormick moved to table the minutes to the next meeting, due to the transition between District Managers. Supervisor Dean seconded the motion, and in a voice vote, the motion passed to table the minutes (**Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes**).
5. **Approval of Invoices.** 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**).
6. **Presentations.** A presentation by representatives of TransSystems regarding the District's RFP for security consultant services was given. The Board proceeded with questions and answers regarding the proposal.
7. **Audience Comments.** A Las Brisas resident spoke on the Buzz newsletter and how improperly parked cars aren't a problem anymore. Another Las Brisas resident spoke about the lack of signs before meetings and also felt that Supervisor's reports weren't necessary. A Mallory Harbor resident spoke about the lack of security.
8. **Supervisor's Comments.** Supervisor Gallucci discussed his feelings that the Supervisor Reports weren't necessary. Supervisor Dean asked to have signs put in the meeting room closet and discussed the status of the entryway streetlights. He also asked that the security consultant hiring, the security ideas being considered, and the cost of gates be communicated to the community. Supervisor Hall discussed Ainsley's Janitorial performance. He asked Mr. Mullen to get prices for bollards to protect gate mechanisms. He discussed the idea of having bus benches with advertising to generate money. Vice-Chair McCormick talked about transition issues, gate issues, and transponders. Chair Spavento discussed the security firm and reminded the Board about the old security committee and the special workshop on security that the District had. He asked Ms. Delegal about using bus benches to generate income. Ms. Delegal thought it would be possible and that they would look into it. He then added that he thought the Supervisor's Reports were important and how they had come about. He discussed parking and enforcement and discussed video recording meetings.

**a. Supervisor Project Report**

- i. Chair Tony Spavento.** Chair Spavento noted that he had spoken with the District's General Contractor for the Peninsula Park building. The contractor had felt that the stainless steel fixtures were very expensive and that porcelain fixtures could be replaced cheaply and easily. The Contractor felt he would be done within 90 days.
- ii. Vice Chair McCormick.** Vice Chair McCormick discussed her concerns with Supervisor Reports and expressed her feeling that they weren't necessary.
- iii. Supervisor John Hall.** Supervisor Hall had nothing to bring to the Board at this meeting.
- iv. Supervisor Dan Dean.** Supervisor Dean discussed lighting and that he would get a quote from Richard Noon Contracting so that he would have three bids. Discussion followed on Mr. Noon's schedule and other lighting issues. Supervisor Dean then moved to use the Florida Electric quote of \$37,396.40 per their April 5, 2007, quote. Supervisor Gallucci 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).** Supervisor Dean then discussed the fencing bids. Mr. Mullen has prepared a hazard mitigation letter to FEMA arguing for PVC fencing at all locations.
- v. Supervisor Ron Gallucci.** Supervisor Gallucci noted that the City of Margate was now requiring a Water District permit and a permit for Broward County environmental for the Boat Ramp repair. Construction was to begin on August 27<sup>th</sup>. Mr. Mullen noted that Craven Thompson is committed to the District, but that he was moving to Alabama. He had been at the District for 19 years and the September meeting would be his last.

**9. District Engineer's Report.** Mr. Mullen noted that Craven Thompson is committed to the District, but that he was moving to Alabama. He had been at the District for 19 years and the September meeting would be his last with the District. Mr. Mullen discussed the fencing contractor's willingness to wait for the FEMA approval and he then discussed the status of the Boat Ramp, the Peninsula Park building, and his conversation with Richard Noon.

**a. Security Consultant Responses.** Mr. Mullen thought of all the proposals submitted, the one that did the presentation earlier in the meeting was the best.

**b. Head Wall engineering proposal.** Mr. Mullen discussed the engineering proposal and why the cost was so much higher than earlier estimates.

**10. District Attorney's Report.** Mr. Pawelczyk had nothing to report for this meeting.

**11. District Treasurer's Report.** Supervisor Dean discussed Ms. Hagen's forecast on the current cash position and that there would be enough to carry the District through until about mid-December.

12. **District Manager's Report.** Mr. Wallace discussed a few items for the Board and noted that they were honored to have served with the District for the past few years and wished everyone the best. District Manager Hoffman noted that all financial aspects have been in place about three weeks.
13. **Old Business.**
- a. **Approval of Auditor Engagement Letter.** Supervisor Dean moved to accept the engagement letter of Shaun Davis and Associates, subject to the form of agreement prepared by Mr. Pawelczyk's firm. Vice Chair McCormick seconded the motion, and in a voice vote, the motion was passed. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**
  - b. **Security.** Supervisor Dean noted that he had asked for additional Margate Police patrols. Supervisor Hall moved to engage TransSystems for \$8,800 and accept their proposal. Supervisor Dean seconded the motion. After discussion, the motion and second were modified to provide for more time (60 days) so that community input could be solicited. More discussion followed and in a voice vote the motion passed. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**
  - c. **Headwall Contract.** No action would be taken until the next meeting. Supervisor Dean would speak with the FEMA representative and Ms. Hagen.
  - d. **Peninsula Park Bathroom Fixtures.** Chair Spavento wanted the Board to decide whether or not to use the Peninsula Park stainless steel fixtures or if they wanted to save money and change to porcelain fixtures. Vice Chair McCormick moved to modify the contract to change the fixtures to porcelain. Supervisor Dean 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).**

**Chair Spavento recessed the meeting at 10:50 p.m.**

**Chair Spavento reconvened the meeting at 11:00 p.m.**

**14. New Business**

- a. **Michael A. Nieuchowicz Lakeshore Easement Encroachment Request.** Mr. Wallace discussed the issue. Chair Spavento discussed the Islamorada HOA issues with the request and noted that the HOA was against the fencing on the easement. Supervisor Hall moved to deny the request. 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).**
- b. **FEMA Project Status Closeouts and Extensions.** The item was discussed during the Treasurer's report.
- c. **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING A CHANGE IN THE DISTRICT'S AUTHORIZED REPRESENTATIVES FOR THE PURPOSES OF MAKING**

**CHANGES TO THE DISTRICT'S ACCOUNT AT THE STATE OF FLORIDA'S BOARD OF ADMINISTRATION LOCAL GOVERNMENT INVESTMENT POOL.**

Vice Chair McCormick moved to approve the resolution. Supervisor Hall 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. **A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORAL BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF A CORPORATE RESOLUTION OPENING AND MAINTAINING DEPOSIT ACCOUNTS AND SERVICES WITH BANK OF AMERICA; AUTHORIZING SIGNATOES TO THE CHECKING AND MONEY MARKET ACCOUNTS OF THE DISTRICT AT BANK OF AMERICA; AUTHORIZING DISTRICT OFFICIALS TO COMPLETE THE CORPORATE RESOLUTION WITH BANK OF AMERICA; AND PROVIDING AN EFFECTIVE DATE.** Supervisor Dean moved to approve the resolution, authorizing Tina Hagen, Leigh Hoffman, John Hall, and Ron Gallucci as authorized signers. 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).**
- e. **District Manager Authorized Expenditures.** Supervisor Dean moved to approve the District Manager to spend up to \$20,000 on labor and material for minor repairs. 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).**
- f. **Chair Resignation.** Chair Spavento handed out his resignation as Chair of the Board, though emphasized that he was not resigning his seat as Supervisor. The resignation would be effective September 13, 2007, though the District Attorney had opined that the resignation of the Secretary did not require a change in the Board officers and asked that the first item on the agenda be the election of officers.
- g. **Termination of Janitorial Contract.** Supervisor Gallucci moved to terminate Ainsley's contract and replace temporarily with CHI Janitorial for the same price and work. Supervisor Dean 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).**

**15. New Action Items.**

- a. Michael Pawelczyk would amend the contract with Richard Noon Construction for the change in fixtures at Peninsula Park.
- b. Michael Pawelczyk would provide new language for the audit contract.
- c. Leigh Hoffman would send a letter to the homeowners who wanted to build a pool on the District's lake easement and would call the Margate Building Department to see if a permit was pulled.
- d. Leigh Hoffman would send the Boy Scouts a thank you to Pack 836 for their volunteer work.

- e. Mr. Hoffman would get a plaque for Mr. Mullen's 19 years of service and could spend up to \$150.

16. **Adjournment.** There being no further business, Supervisor Gallucci moved to adjourn the meeting. Vice Chair McCormick seconded the motion, and in a voice vote, the motion was passed and the meeting was adjourned at 11:59 p.m. **(Motion passed, 5-0: Spavento-yes, McCormick-yes, Hall-yes, Dean-yes, Gallucci-yes).**