

**Coral Bay Community Development District  
Regular Meeting of the Board of Supervisors  
September 13, 2007**

The regular meeting of the Board of the Board of Supervisors (the "Board") of the Coral Bay Community Development District (the "District" or "CBCDD"), was held at the Coral Bay Recreational Facility, 3101 South Bay Drive, Margate, Florida on Thursday, September 13, 2007 as provided in the notice of the meeting on file with the records of the meeting, the CBCDD schedule of meetings published in the "*Coral Bay Buzz*," and posted signs at the entrances of the CBCDD. Materials distributed to the members of the Board in advance of or at the meeting also are on file with the meeting records.

**First Item of Business:  
Call to Order and Determination of Quorum**

Tony Spavento (Chair) called the meeting to order at 7:04 p.m.

The following Supervisors were in attendance at the meeting, constituting a quorum of the Board:

Daniel Dean	Sandra McCormick (Vice Chair)
Ronald Gallucci	Tony Spavento (Chair)
John Hall	

Also present were District Treasurer Tina Hagen, outgoing District Engineer Jim Mullen with Craven Thompson, incoming Craven Thompson District Engineer Bob Cole, District Attorney Michael Pawelczyk, District Manager Leigh Hoffman and Assistant District Manager Millie Otero.

Approximately six residents attended the meeting.

**Second Item of Business:  
Pledge of Allegiance**

**Third Item of Business:  
Appointment of Officer**

The Board discussed the necessity of appointing a Secretary to replace the former Secretary of the district. After discussion and on motion duly made and seconded, Leigh Hoffman was unanimously appointed Secretary.

**Fourth Item of Business:  
Recognition of Jim Mullen, Jr.'s  
Nineteen Years of Service to Coral Bay**

Tony Spavento requested District Engineer Jim Mullen come forward to receive Coral Bay's Optical Crystal Award in recognition of his 19 years of service to the District.

**Fifth Item of Business:  
Approval of Minutes**

The Board reviewed the minutes of the regular meetings held on July 12, 2007 and August 9, 2007, and the special budget workshop meeting held on July 26, 2007. Following this review (including corrections to the minutes of August 9, 2007) and on motion duly made and seconded, the above minutes were unanimously approved.

**Sixth Item of Business:  
Approval of Invoices**

The Board reviewed and discussed the list of invoices. Prior to the payment to Kent Security, the Board requested confirmation that \$500 in towing charges was deducted from their invoice. The Board also requested clarification of the November 2006 invoice from Billings & Cochran.

After further discussion and on motion duly made and seconded, the invoices were unanimously approved, subject to confirmation of the Kent Security and Billings & Cochran invoices.

**Seventh Item of Business:  
Presentations**

No presentations were given at the meeting.

**Eighth Item of Business:  
Audience Comments**

At this point in the meeting, the Chairman indicated the Board would open the floor to comments and questions from the audience. Questions and comments related to (1) the date of the Budget Hearing, inadvertently published in the TRM Notice as September 13, 2007 but scheduled for September 20, 2007, (2) commercial vehicles parked on the property, and (3) recognition of the work done by the new management company.

**Ninth Item of Business:  
Supervisor's Comments**

Supervisors responded to audience questions and commented on a resident's newsletter distributed within the District.

### *Supervisor's Project Reports*

Supervisors reported on various projects including those in progress in Peninsula Park.

### **Recess**

Tony Spavento recessed the meeting at 9:22 p.m. and reconvened the meeting at 9:35 p.m.

### **Tenth Item of Business: District Engineer's Report**

Jim Mullen discussed the proposal for the headwall project and the request for additional funding for the boat ramp. He indicated the headwall in the area of the Fays Cove pool would need to be fixed. The Engineer reported to the Board that the Indian Key headwall was totally underwater and could probably be left there since the pipe was clean and the condition satisfactory. He suggested each headwall be looked at on individual basis.

Jim Mullen then noted that the South Bay Drive headwall needs repair. He indicated the repairs were not due to hurricane damage and were not covered by FEMA. The project would not need to go to bid.

In conclusion, Jim Mullen suggested the District (1) wait for the water levels to go down, and (2) have the Engineer recommend which areas should be addressed first. He further noted that the FEMA representative requested we not file an extension for the boat ramp work since it was realized that the original estimate was considerably off. The PW is being re-filed for a larger amount.

### **Eleventh Item of Business: District Attorney's Report**

No report was given by the District's attorney.

### **Twelfth Item of Business: District Treasurer's Report**

Ms. Hagen reviewed the following reports sent to the Board in advance of the meeting: (1) Transaction Detail by Account – Hurricane and Major Repair Projects, (2) FY 2006—2007 General Fund P&L with Forecast as of August 31, 2007, (3) Checking Account Transaction Register, (4) Hurricane Wilma Projects – Estimates, Actuals and Forecasts as of August 31, 2007, (5) Capital Projects Fund Balance Sheet, (6) Balance Sheet Standard – GF, and (7) Capital Project Fund P&L with Forecast as of August 31, 2007. She then responded to questions from the Board.

**Thirteenth Item of Business:  
District Manager's Report**

Among items included in the District Manager's report were:

*Rescission of Resolution 2007-02*

Mr. Hoffman discussed the reason for rescinding Resolution 2007-02 authorizing a change in the District's authorized representatives for the purposes of making changes to the District's account at the State Board of Administration, noting that the entity requires the appointment of a position and not an individual. After discussion and on motion duly made and seconded, the rescission of Resolution 2007-02 was unanimously approved.

*Bank of America Signature Cards*

Mr. Hoffman requested approval (i) of the form of Signature Cards and related resolutions for the checking and money market accounts of the District at Bank of America (the "bank documents", and (ii) the execution of such documents by the authorized signatories. After discussion and on motion duly made and seconded, the Board unanimously approved the bank documents and authorized their execution by the authorized signatories.

*Presentation by Dave Ball of CHI Janitorial re: Accomplishments since August 14, 2007*

Dave. Ball and members of his staff attended the meeting to review projects completed since August. Items comment on or responded to included: (1) Graffiti on the basketball court, (2) the possible use of golf carts by the maintenance and janitorial staff, and (3) installation of bollards on the islands to protect gate boxes (estimated at \$80 for three bollards).

*Action Items*

The Board discussed the action items list report previously reviewed with the District Manager at the conclusion of a meeting. It was recommended the item be discontinued. After further discussion and on motion duly made and seconded, the discontinuance of the Action Items list was approved by a vote of four to one as follows: Yes – Dan Dean, Ron Gallucci, John Hall and Sandra McCormick; No – Tony Spavento.

**Fourteenth Item of Business:  
Old Business**

No matters of old business were discussed.

**Fifteenth Item of Business:**  
**New Business**

No specific matters of new business were discussed.

**Sixteenth Item of Business:**  
**Adjournment**

Upon motion duly made and seconded, a motion to adjourn the meeting was unanimously approved and the meeting adjourned at approximately 12:19 a.m.

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Leigh Hoffman, Secretary