

**Coral Bay Community Development District  
Regular Meeting of the Board of Supervisors**

**October 11, 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, October 11, 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 7:00 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 Manager Leigh Hoffman, Assistant District Manager Millie Otero District Engineer Bob Cole, District Treasurer Tina Hagen and District Attorney Michael Pawelczyk.

Approximately six residents attended the meeting.

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

The Chairman requested those in attendance recite the Pledge of Allegiance to the flag of the United States of America.

**Third Item of Business:  
Approval of Minutes**

Sandra McCormick distributed to the Board a form of the minutes of the meetings held on September 13, 2007 and September 20, 2007 and suggested the style be used for future minutes. The District's legal counsel also recommended the new form of minutes.

After discussion and upon motion duly made and seconded, the use of the form of minutes suggested by Sandra McCormick and recommended by legal counsel was approved and unanimously adopted.

After further discussion the minutes of the regular meeting held on September 13, 2007 and the Special Budget Hearing held on September 20, 2007 were tabled to the next meeting of the Board scheduled for November 8, 2007.

**Fourth Item of Business:  
Approval of Payment of Invoices**

The Board reviewed and discussed the revised format for the Checking Account Transaction Register and the items listed in same. The Board also reviewed a form of Coral Bay CDD Work Record for Maintenance.

After further discussion and on motion duly made and seconded, the items listed in the Checking Account Transaction Register were unanimously approved, with the exception of the CHI checks (Numbers 10280, 10281 and 10282) which were moved to the end of the Agenda.

**Fifth Item of Business:  
Presentations**

Le Pearman briefly spoke about her upcoming candidacy for the position of Commissioner for the City of Margate.

**Sixth 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, among other items, (1) the status of the gates and the support for a gated community; (2) children using blocks to climb the wall in the vicinity of Indian Key, (3) the positive impact Alliance Property Systems has had on the District, and (4) the aging of the District and the need for the community to take charge in order to keep the District from showing age.

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

Supervisors responded to audience questions and commented on, among other items, (1) the hiring of a security consulting company to advise the Board of security issues and recommendations, (2) fiscal responsibility, and (3) the status of the records transferred from New Community Strategies.

With regard to the transferred records and record retention schedule, the Board approved (1) the appointment of Sandra McCormick as the Records Management Liaison Officer, and (2)

the disposition of certain records as outlined in the Record Disposition Documents, subject to a ninety-day moratorium prior to destruction.

### *Supervisor's Project Reports*

Supervisors reported on various projects in progress.

The Board also discussed changing the FEMA hazard mitigation report filed for the fence to a request for improved project. After discussion and on motion duly made and seconded, the Board approved an improved project filing with FEMA for the fence by a vote of four to one as follows: Yes – Dan Dean, Ron Gallucci, John Hall and Sandra McCormick; No – Tony Spavento.

### **Recess**

The Chair recessed the meeting at 9:02 p.m. and reconvened the meeting at 9:18 p.m.

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

Bob Cole reviewed his report dated October 11, 2007 sent to the Board in advance of the meeting. It was noted that the wrong color was used by the contractor for the repair work on the wall.

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

The District's attorney reviewed with the Board, among other items, (1) documents to be delivered by New Community Strategies, (2) the second addendum to Richard Noon's Agreement relating to the Peninsula Park building restoration, and (3) the form of encroachment agreement for Lot 23 in Indian Key.

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

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

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

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

*a. Annual Local Government Financial Report – 2005/2006.* Leigh Hoffman reviewed the above report, noting it would be sent to the State on Friday for filing. He noted that the report can be amended once the 2005/2006 audit is complete and stated that the filing would bring the District into compliance with reporting requirements of the State.

*b. Stiles Irrigation.* Leigh Hoffman noted that Stiles had submitted their 30-day notice of cancellation, effective November 4, 2007 for irrigation work.

The Board recommended contacting IGM to determine their interest in the irrigation work (at the same price charged by Stiles). If no interest is expressed by IGM, the Board recommended CHI to handle the irrigation work.

*c. Tagging and Towing.* The Manager noted the company originally recommended for the tagging and towing program declined the District's offer. Another company was contacted but the price was too high.

After discussion, the Board authorized an expenditure of \$1,200 per month for tagging and towing. Leigh Hoffman will obtain a vendor for the tagging and towing program.

*d. Dumping in Lake.* Leigh Hoffman informed the Board of the current status of the material dumped in the lake by an Indian Key resident. He noted that Margate Code Enforcement had given the owner ten days to bring the property into compliance

*e. Asphalt Repairs.* The Manager reviewed the invoice from U.S. Grounds in the amount of \$1,250 for asphalt repairs in the District. After discussion and on motion duly made and seconded, the Board unanimously approved payment of the invoice.

*f. 2005/2006 Audit.* Leigh Hoffman reported that the auditor's contract had been executed and that work on the 2005/2006 audit began approximately September 27, 2007.

*g. Insurance Levels.* Leigh Hoffman discussed with the Board the need for a basis for the District's insurance levels and recommended GAB Robins be contracted at a fee of \$1,000 to perform an appraisal.

*h. Use of Golf Carts in District.* The Manager and the Board briefly discussed the use of Golf Carts in Coral Bay by the maintenance and janitorial company.

*i. Maintenance program.* After discussion and upon motion duly made and seconded, for CHI services to be extended for 60 days and not to exceed \$20,000 was approved and unanimously adopted.

*j. Entry Neon lighting.* Management to request from vendor locations where Board members could view this type of sign.

**Twelfth Item of Business:  
Old Business**

*a. Change Order for Peninsula Park.* Richard Noon reviewed the problems and resulting delays in the work in progress at Peninsula Park. In this regard, he requested the Board approve an additional expenditure of approximately \$22,800 and a 28-day extension of the completion date.

After discussion, and on motion duly made and seconded, the Board unanimously approved the additional expenditure of \$21,200 and the 28-day extension of the completion date.

Supervisor McCormick left the meeting at approximately 12:15 a.m.

**Recess**

The Chair recessed the meeting at 12:22 p.m. and reconvened the meeting at 12:20 p.m

*b. Situations at Peninsula Park.*

*c. Timing and Strategy for Pool at Peninsula Park.* It was determined that the chlorination tank for the pool needs to be installed on the outside and the pumps and filters can remain indoor.

*d. Other Items at Peninsula Park.* The deck needs to be replaced or removed. Management to request a quote for drawings from Craven Thompson and from the Architect recommended by Richard Noon. The pavers on the paths in the park can be replaced with sod and repair the pavers in the walkways.

*e. FEMA Claims.* Since Florida Electric stated that due to the time lapsed the cost for the light poles project will change. An RFP is to be issued for this project. From the Small Projects remove the decking at the Club House and Peninsula Park in order to proceed with the work.

**Thirteenth Item of Business:  
New Business**

*a. Clarification of Parking Permitted at Main Recreation Center, Tennis Courts and Tot Lot.* This item was tabled to the next meeting when Supervisor McCormick is present.

After discussion and upon motion duly made and seconded, the release of checks for CHI will be pending provision to submitting completed documentation on work performed for this period was approved and unanimously adopted.

The final check for Kent Security was approved for release.

**Fourteenth 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 1:20 a.m.

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Leigh Hoffman, Secretary