

**Coral Bay Community Development District
Regular Meeting of the Board of Supervisors
November 8, 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, November 8, 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 approximately 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 Robert D. Cole, District Treasurer Tina Hagen and District Attorney Michael Pawelczyk.

Approximately eight 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**

The minutes of the regular meeting held on September 13, 2007 and October 11, 2007 and the Special Budget Hearing held on September 20, 2007 were tabled to the next meeting of the Board scheduled for December 13, 2007.

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

The Board reviewed the items listed in the Checking Account Transaction Register dated November 8, 2007. After discussion and on motion duly made and seconded, the items listed in the Checking Account Transaction Register were unanimously approved.

**Fifth Item of Business:
Presentations**

No presentations were given at the meeting.

**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) kids using pieces of decorative landscaping to climb over the wall in the area of Indian Key; (2) mulching the area by guardhouse; (3) trimming tree limbs hanging over the wall; (4) the status of the lights at the North Bay and South Bay entryways; (5) the status of the replacement fence at South Bay Drive; (6) gating of the Community; and (7) parking in the streets.

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

Supervisors responded to audience questions and commented on, among other items, (1) release of the checks to CHI; (2) the reasons for the delay of payment to R. Noon (process for releasing bond funds); (3) report received from the TranSystems; and (4) damage to property from vandalism.

Supervisor's Project Reports

Supervisors reported on various projects in progress including the status of Peninsula Park and the condition of the pool, and installation of the entryway lights and replacement fencing.

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

Bob Cole reviewed his report dated November 8, 2007 sent to the Board in advance of the meeting. He commented on the status of the permit for the boat ramp, grading of the sidewalk at the lighthouse building in Peninsula Park, and doors for the lighthouse building. Bob Cole also reviewed the bids (summary attached to Engineer's report) received for installation of the entryway lights.

The Board discussed the bids received for installation of the entryway lights and the status of the project with FEMA. After further discussion, the Board unanimously selected Richard Noon as the contractor to install the lights and waived the performance bond requirement.

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

The District's attorney reviewed with the Board, among other items, (1) a first draft (distributed at the meeting) of the rules and procedures for Coral Bay; (2) the landscaping easement for Mr. Claire; and (3) the office of Billing, Cochran, Heath, Lyles, Mauro and Anderson being unable to represent the District in a matter with New Community Strategies.

Following the District Attorney's report, Tony Spavento recommend a law firm be contacted to determine if the matter was worth pursuing and if it could be handled on a contingency basis.

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

Ms. Hagen reviewed the financial reports distributed to the Board in advance of the meeting and commented on certain FEMA projects.

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

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

a. Bank Account Signatories. Leigh Hoffman requested signatures for the Bank of America accounts as previously approved by the Board.

b. Security Report. A draft of the security assessment report from Trans Systems was distributed to the Board and comments were requested.

c. 2006 Audit. The manager reported that the independent auditor requires additional documentation to conduct the 2006 audit.

d. Ticket and Towing. Leigh Hoffman reviewed the prices received for the District's ticket and towing program. "Unparking Specialist" was selected at the rate of \$25 hour, three times per week, with a minimum of two hours per visit.

The Board discussed the ticket and towing program and specifically the illegal parking of commercial vehicles, including taxis and large trucks, in the Districts' recreation areas.

e. Rebuilding of the Peninsula Park Dock. The manager discussed the rebuilding of the dock at Peninsula Park and the costs for same. In addition to the costs estimated by Richard Noon, David Ball was requested to submit an estimate for the repairs.

f. 30th Street Gate. The manager reported on the status and estimated repair costs for the damaged gate.

g. Pool Equipment and Cleanup at Peninsula Park. Millie Otero reviewed the summary of vendors and costs for the cleanup and installation of pool equipment at Peninsula Park. One vendor was eliminated due to poor past performance.

After discussion of this item by the Board, A Plus Pools Corp. was unanimously selected as the vendor for pool equipment installation and pool cleanup at Peninsula Park.

h. Damage to Car from Coconuts. The Assistant Manager reviewed a report made by a Fays Cove resident claiming coconuts fell from the District's tree and damaged his car. The Board recommended denying claim until further information is provided.

Mr. Cole left the meeting at approximately 10:30 p.m.

**Twelfth Item of Business:
Old Business**

a. Records from NCS. This item of business was covered under the District Attorney's report.

**Thirteenth Item of Business:
New Business**

a. Clarification of Parking Permitted at Main Recreation Center, Tennis Courts and Tot Lot. It was noted that this item would be included in the draft of the rules and procedures.

b. Proposed Park and Pool Rules. It was noted that this item would be included in the draft of the rules and procedures.

c. Coral Bay Employees. Tony Spavento briefly discussed the hiring of employees by the District.

d. Order of Engineer Report and Attorney Report on Agenda. The Board unanimously agreed to move the Engineer's report and Attorney's report to the beginning of the Agenda. The Board also agreed the Engineer could leave the meeting following his report provided there were no items requiring his attention. The Attorney was requested to stay for the full meeting.

**Fourteenth Item of Business:
Adjournment**

Prior to adjournment, Millie Otero requested the Board look at the LED lighting at the locations provided to the Board.

Upon motion duly made and seconded, a motion to adjourn the meeting was unanimously approved and the meeting adjourned at 11:24 p.m.

Leigh Hoffman, Secretary