

**Coral Bay Community Development District
Regular Meeting of the Board of Supervisors
December 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, December 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 approximately 7:05 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.

Nine residents and guests attended the meeting.

Second Item of Business: Pledge of Allegiance

The Chairman requested those in attendance to stand and 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 meetings held on September 13, 2007, October 11, 2007 and November 8, 2007 and the Special Budget Hearing held on September 20, 2007 were unanimously approved.

Fourth Item of Business: State Board of Administration Funds

The Board discussed the information received on the State Board of Administration ("SBA") and specifically the portion of the funds that were frozen as well as the current status of District's funds held at the SBA. After this discussion, the Board unanimously agreed to (1) have current funds coming from Broward County deposited into the Bank of America Operating

Account/Money Market Account, and (2) withdrawal as much of the District's funds as possible from the SBA (without incurring any penalties) and deposit such funds into the Bank of America account.

Fifth Item of Business: Approval of Payment of Invoices

The Board reviewed the items listed in the Checking Account Transaction Register dated December 7, 2007. After discussion and on motion duly made and seconded, the items listed in the Checking Account Transaction Register were unanimously approved with the exception of check number 10371 to CPZ Architects in the amount of \$1,862.50. The Board requested the CPZ item be put on the January 2008 Agenda for further review and that a representative from CPZ Architects, Inc. attend that meeting. Management was asked to send copies of the CPZ invoices relating to the Peninsula Park building to the Board

Sixth Item of Business: Shaun Davis & Associates, PA. -- 2006 Audit

Mr. Davis noted that he needed to spend a block of time (approximately 40 hours) with Chris Wallace to go over the 2005/2006 accounts and accounting procedures. He indicated that to date, Mr. Wallace had been unresponsive to requests for materials. In order to have this process completed by the end of this year, Mr. Davis will arrange meetings with Chris, Leigh, Mille and Tina.

Seventh Item of Business: District Engineer's Report

Bob Cole reviewed his report dated December 13, 2007 sent to the Board via email on the day of the meeting. He noted the permits for the installation of the entry lights was ready for pickup. It was hoped the lights would be installed prior to the holidays.

He also reported on the status of the boat ramp, noting work was scheduled to begin in January.

Eighth Item of Business: District Attorney's Report

The District's attorney reported on the request sent to New Community Strategies for all email correspondence. The Board again requested a recommendation for legal counsel to handle the New Community Strategies matters since the office of Billing, Cochran, Heath, Lyles, Mauro and Anderson are unable to represent the District due to a conflict of interest.

Ninth Item of Business: Presentations

A representative of Coral Cay attended the meeting and requested Coral Bay's endorsement of RV rentals at Coral Cay. She noted they presently have 105 vacant sites and were proposing to use 25 of the sites for RV rentals. The minimum lease would be about one month.

The Board reviewed a drawing showing the proposed RV sites. John Hall noted there was a zoning issue and that the matter would probably not go before the Margate City Commission. The Board also pointed out that Coral Cay has not cooperated with nor assisted the CBCDD in the past.

Tenth 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) gating the community, (2) security, (3) entryway lights, and (4) kids jumping over the wall.

Eleventh Item of Business: Supervisor's Comments

Supervisors responded to audience questions and commented on, among other items, (1) security issues, (2) the status of the review of the records received from New Community Strategies and the records retention schedules being prepared for same.

Twelfth Item of Business: District Treasurer's Report

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

Thirteenth Item of Business: District Manager's Report

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

a. Letter from attorney re broken windshield. Leigh Hoffman reported on a letter received from a resident's attorney requesting \$75 for a windshield damaged by a coconut. After discussion, the board agreed to the \$75 payment. The District's attorney was requested to respond to the letter and to prepare a release form for the District.

b. Gazebo at Peninsula Park. Mr. Hoffman reviewed the proposal for CHI for replacing the gazebo at Peninsula Park. After discussion, the Board requested additional information on this item.

c. Projects for the next 30 days. The District Manager commented on projects scheduled during the next 30 days including irrigation, lighting, lights at the tennis courts, screen repairs and sidewalk repairs.

d. Pool repairs at Peninsula Park. Millie Otero reported on the pool repairs noting five leaks were found. The pool will probably require resurfacing.

e. Continuation of documenting FEMA records. Ms. Otero commented briefly on the amount of work done to date to document the requests for FEMA reimbursement.

f. *Installation of PVC fence.* The Assistant Manager requested clarification on issues relating to the installation of PVC fencing including the fence being installed behind the hedges on Southwind Lane, the property line at the literal preserve and the area of the District where installation should begin.

Fourteenth Item of Business: Old Business

The following items of old business were reviewed by the Board:

a. *Compelling records production from NCS.* The District's attorney was requested to prepare and send a letter to New Community Strategies regarding missing resolutions, incomplete resolutions and unsigned resolutions.

b. *Security report.* The Board reviewed the final report from TranSystems noting that in some instances, reasons were not given for recommendations. After discussion of the report, the Board unanimously concurred to begin the processes necessary to gate the community, beginning with an announcement in the January *Buzz* and a request for presentations at the January Board meeting on gating systems available, and recommendations and costs.

c. *Clarification of parking permitted at main recreation center, tennis courts and tot lot.* The Board discussed this item and noted that unauthorized parking on District property is prohibited. It was requested that the next issue of the *Buzz* mention the District's prohibited parking areas.

d. *Proposed District procedures and rules.* The matter was rescheduled to the January meeting.

Fifteenth Item of Business: New Business

a. *Equity Lifestyle properties (Coral Cay).* The Board unanimously agreed not to endorse the use of vacant properties in Coral Cay for RV rentals.

b. *Disposition of \$25,000 from Coral Landings III developer for landscape shield at Indian Key.* The Board requested the District's landscaper make recommendations for tree purchases and installation in the Indian Key area.

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 12:10 a.m.

Leigh Hoffman, Secretary