

**Coral Bay Community Development District
Regular Meeting of the Board of Supervisors
January 10, 2008**

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, January 10, 2008 as provided in the notice of the meeting (which is on file with the Records of Proceedings maintained by the District), 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, District Engineer Robert D. Cole, District Treasurer Tina Hagen and District Attorney Michael Pawelczyk.

Six 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 meeting held on December 13, 2007 were unanimously approved.

Four Item of Business: Approval of Payment of Invoices

The Board reviewed the items listed in the Checking Account Transaction Register dated January 10, 2008. After discussion and on motion duly made and seconded, the items listed in the Checking Account Transaction Register were unanimously approved. Mr. Hoffman noted the check issued in December to CPZ Architects had not been released.

Fifth Item of Business: District Engineer's Report

Bob Cole reviewed his report dated January 10, 2008 sent to the Board via email on the day of the meeting. He reported there were issues with the roof of the lighthouse building which they were attempting to resolve and noted that the tower light should be on within the next 30 days.

He also reported on the status of the boat ramp and the entryway street lights.

Following the District Engineer's Report, the Board requested the headwall project proceed as discussed and approved during the summer. It was pointed out that now would be the time to begin the project since the lake is low due to the extremely dry weather.

The District Engineer stated that a representative of CPZ Architects would be present at the next meeting.

Sixth Item of Business: District Attorney's Report

The District's attorney reported on (1) the resolution of the broken windshield caused by a falling coconut, (2) recommendations for legal counsel to handle potential issues with New Community Strategies ("NCS"), and (3) the status of information required from NCS to complete the Fiscal Year End 2006 Audit.

Following the District Attorney's report, and on motion duly made and seconded, the Board unanimously agreed to have Supervisor McCormick make the initial contacts with outside counsel to discuss possible legal actions against NCS.

Dan Dean further commented on the 2006 Audit noting that Shaun Davis was preparing a list of questions for NCS. He also commented on the status of the list of items requested from the District by Shaun Davis. Supervisor Dean agreed to act as the liaison between the District and S. Davis & Associates, P.A.

Seventh Item of Business: Presentations

No presentations were made

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, among other items, (1) New Community Strategies; and (2) consideration of installing a pole building on the property to be used for storage.

Ninth Item of Business: Supervisor's Comments

Supervisors responded to audience questions and commented on, among other items, (1) NCS, (2) the use of vacant land within villages for storage purposes, (3) the touch-up of the concrete panel system, (4) functioning lighting on Southwind Drive, (5) the overall improvement in the appearance of the Community due to David Ball and his team (CHI Janitorial), and (6) reinstatement of the tagging and towing program.

Tenth 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. Specifically, she noted to date, FEMA had not approved the fencing project (to be improved from a wood fence to a PVC fence). The contractor continues to hold his pricing.

Ms. Hagen then requested clarification of the Treasurer's duties. In this regard, the Board requested the District Attorney draft resolutions for adoption at the next meeting. Such resolutions would resolve current issues.

Eleventh Item of Business: District Manager's Report

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

a. Email correspondence from Tina Hagen. Leigh Hoffman commented on email correspondence relating to FEMA claims and a response from the District to Edmund Saldana, the State Public Assistance Coordinator (the "PAC"). He stated that any records in the possession of Alliance would be provided the PAC. However, he could not be responsible for records or information not provided by the former Community manager.

b. Inspection for insurance proposal. Mr. Hoffman reported that the inspection for the insurance proposal was conducted during the first week of January. He expects to have the report during the week of January 14, 2008. The report will be reviewed to determine if the property coverage is adequate.

c. Ticket and tow program. The District Manager commented on the reinstatement of the ticket and tow program, noting that for the period of January 8 through present, 20 vehicles were tagged and one vehicle towed.

d. Broward Beautiful grants. Leigh Hoffman reported the 2007 application period was closed and that information for 2008 applications was not available at this time.

e. LED lighting at entrances. Leigh Hoffman reviewed the proposal received from Sign Builders Wholesale. The property manager was authorized to proceed with the LED lighting project, provided it was communicated to the contractor that the signs were to have white LED lights and the logos would have blue LED lights.

f. IGM proposal for additional landscaping. The District Manager reviewed the proposal received from IGM for the additional landscaping in the area of Indian Key. The Board requested IGM provide a site plan (similar to that provided by the representatives of Best Buy) and a total cost for the project, including labor.

g. Status of Peninsula Park pool. Mr. Hoffman reviewed the proposal from A+ Pools for resurfacing the Peninsula Park pool. The Board requested the Manager contact A+ Pools to (1) resolve the electrical connection issue, and (2) confirm that leak tests were performed prior to doing any repairs. Provided the pressure tests revealed no deficiencies, the Manager was authorized to execute the Commercial Diamond Brite Proposal at a cost of \$19,200 for the Diamond Brite, \$475 for a ladder and replacement of the interior pool lights. The two additional options were declined.

h. CHI Janitorial projects. David Ball requested an electrician be contracted to reconnect the pumps in Peninsula Park. He stated neither pump was working, and as a result, no irrigation was being provided to the area.

David Ball then reviewed the cost of replacing the gazebo dock at Peninsula Park, including removal of the debris. He reported that an application would be made to the City of Margate for a repair permit and that the cost for the project would be approximately \$10,000. After further discussion of this item and on motion duly made and seconded, the Board unanimously approved the replacement of the gazebo dock at Peninsula Park at a total cost not to exceed \$10,000, substantially on the basis presented by David Ball and contained in the cost sheet distributed to the Board. The Board also agreed to waive the public performance bond.

David Ball discussed the cost of using personal vehicles for CBCDD projects and requested his rate be increased \$1.82 per hour to cover vehicle expenses. After discussion and on motion duly made and seconded, the Board approved the increase by a vote of four to one (Supervisors Dean, Gallucci, Hall and McCormick voted yes; Supervisor Spavento voted no).

Chairman Spavento recessed the meeting at approximately 10:30 and reconvened the meeting at approximately 10:43.

Twelfth Item of Business: Old Business

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

a. Clarification of parking permitted at main recreation center, tennis courts and tot lot. The Board discussed this item and noted that unauthorized parking in the clubhouse lot is prohibited. Exceptions would be made for overnight parking of vehicles in the tot lot and tennis court lot.

b. Proposed District procedures and rules. The District Attorney noted that he had not received any comments from the Board on the initial draft of the procedures and rules. He stated a public hearing could be scheduled and held to discuss the revised procedures and rules.

c. Gating CBCDD. The Board Briefly discussed a proposal from Gate Entry Systems, Inc. The Manager noted another proposal was forthcoming from Gate Masters. Supervisor McCormick requested the District Engineer forward copies of a prior proposal submitted by TEM, if available.

d. Security and security report. The Board briefly discussed trespassing. A recommendation was made that signs be made and posted telling people to call the Margate Police Department non-emergency number should they see vandalism.

Thirteenth Item of Business: New Business

Items of new business were covered under the Manager's report.

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 11:35 p.m.

Leigh Hoffman, Secretary