

Minutes of a Regular Meeting
Board of Supervisors
Coral Bay Community Development District

April 9, 2009

Coral Bay Recreation Center

7:00 PM

3101 South Bay Dr., Margate, FL 33063

Roll Call:

Chairperson Spavento called the meeting to order at 7:01 PM.

Present: Tony Spavento (Chair), Daniel Dean (Vice Chair), Tina Hagen, John Hall and Ronald Gallucci

Absent: None

Also Present: District Attorney Michael Pawelczyk; District Engineer Robert Cole; District Manager Leigh Hoffman and Assistant District Manager Millie Otero

Pledge of Allegiance: The Chairperson requested those in attendance to stand and recite the Pledge of Allegiance to the flag of the United States of America.

1. Approval of Minutes

Chairman Spavento asked Millie Otero if the changes he submitted for the February 12, 2009 minutes were made. Ms. Otero responded that the changes were made and a copy of the revised minutes was in the meeting package.

Motion:	To approved the minutes of the meeting held on February 12 and March 9, 2009
By:	Supervisor Hall
Second:	Supervisor Dean
Vote:	5-0
Action:	To add the minutes to the District records and post on the website.
Time:	0:02.36

2. Approval of Invoices

Motion:	To approve check register and supplemental checks
By:	Supervisor Dean
Second:	Supervisor Hall
Vote:	5-0

Action:	Release the signed checks.
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Time:	0:04.10
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3. Presentations

No Presentations at the meeting.

4. Audience Comments

- a. At this point in the meeting, the Chairman indicated the Board would open the floor to comments and questions from the audience.
 - 1. Owners stated 4 windows in her car were broken. She reported the incident to the police. She came to the meeting to inquire on security for the community.
 - 2. Requesting update on Envera system. Sees the community in the best condition.
 - 3. Continuation of the March 12 meeting as a waste of time.
 - 4. Asked Supervisor Hagen if all records were turned in by New Community Strategies.
 - 5. Asked if CHI Maintenance was terminated.

5. Supervisor's Comments

Supervisors commented on the following, among other items:

- a. There is an increase in crime. No security will make an impact in the inner community.
- b. Michael Pawelczyk said the Board had not taken any action to terminate any vendor.
- c. A resident has made false accusations and has not apologized.
- d. The agreement is ready for the first phase with Envera Systems. Before proceeding with the gates, the infrastructure needs to be built. There were many requirements in the process, one being getting the contract together ensuring that it would benefit both sides. In order to install the gates we need T- 1 lines to be installed. The money collected had not been spent and for that reason the work can be done without a special assessment. The Envera System would give equal security at all entrances to the community in a cost effective way. The second portion is for the monitoring of the park and pools where the community has experienced vandalism.
- e. If the problem is within the community, the gates are not going to resolve the problem. The gates are soft gates and access to the community cannot be denied.

- f. Michael Pawelczyk stated funds had not been spent on the gates. He added that even with soft gates, there would be a record of who goes into the community, a picture of their face, picture of their car and a shot of the license plate.
- g. Margate police had step up their presence in the community.
- h. Mrs. McCormick was responsible for the documents of the District for approximately one and a half year and she did not pursue any action against New Community Strategies.
- i. We have more security now than before. It is not possible to have security in every corner.
- j. When we had the gates before, we did not encounter people demanding access to the community. The gates are a deterrent and for traffic control.
- k. The Board members were elected by the community to use their best judgment in making decisions for the District.
- l. Supervisor Gallucci does not see the issue of the easement on the agenda. Leigh Hoffman stated that it would be park of the manager's report.

6. District Engineer's Report

Robert Cole reviewed the status report dated April 9, 2009 sent to the Board in advance of the meeting and, commented on, among other the following matters:

- a. The Certificate of Occupancy for the building at Peninsula Park was issued. The pool was completed including the installation of the extension for the filtration tank.
- b. The bids for the Shoreline/Headwalls project are due May 1, 2009.
- c. The approval for speed humps requires an approval letter from each Homeowners Association.
- d. A dumpster violation was issued by the City of Margate to build an enclosure. The Board discussed on possible locations for the dumpster. It was discussed the possibility to relocate the dumpster by the tennis courts or placing it closer to the clubhouse. Supervisor Hagen asked, Leigh Hoffman, if the location would be something offensive to the homeowner next to the clubhouse. Mr. Hoffman responded it would not be any more offensive than the current location. He added that the dumpster could be replaced to eliminate offensive odors. Chairman Spavento asked if the garbage could be taken out weekly and eliminate the dumpster because it would cost less than the \$10,000 for the enclosure. Supervisor Hall asked who does the code enforcing in the City of Margate. He stated the Board needed to stand united to have the City enforce the codes. Mr. Hoffman stated Coral Bay CDD was under a code violation and a decision was needed. Chairman Spavento stated the City did not come after the District, they are responding to a complaint made to the City.
- e. Robert Cole informed the Board if the gate application and the dumpster were submitted together to the city, it could represent a cost savings. He stated the proposed cost did not include the cost of building the enclosure. Mr. Pawelczyk said if the Board is pursuing the options for the dumpster and communicate it to the City, it would buy some time.

Action: District Engineer to request clarification from the City on the dumpster enclosure.
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Time: 0:05.00

7. District Attorney's Report

Michael Pawelczyk informed the Board he had no report at the time.

Mr. Pawelczyk informed the Board that Mr. Niecowitz' son had contacted him and requested the matter of the easement be moved to the next meeting since it was the Passover holiday and he could not attend the meeting. Mr. Niecowitz senior was present at the meeting, and he was asked if he preferred to wait until the next meeting. He agreed to return to the next meeting. Chairman Spavento stated the topic was not on the agenda, and it would be included for the next meeting.

8. Treasurer's Report

Supervisor Hagen informed the Board the Shoreline Project would be going out to bid with several options. She explained that there would be headwalls that were not covered by FEMA. Supervisor Hagen stated there would be a base project funded by FEMA and the Board would pay for any additional work. She added that the docks would be written as an improved project, and FEMA would pay approximately \$5,000 allocated in other Project Worksheets for the docks. Supervisor Dean asked if the realignment allows us to start closing projects. Supervisor Hagen said the District would be able to close most projects. She added that at the end shoreline/headwalls and the docks would be the only open projects.

Mr. Hoffman said the 2007 – 2008 audit was proceeding.

9. District Manager's Report

- a. Leigh Hoffman asked if the Board wished to discuss the easement issues, based on the pictures that were taken from the lake. Mr. Gallucci asked how much of the land is left. The Board decided to have the issue be part of the agenda for the next meeting.
- b. Mr. Hoffman asked if the pavers in Peninsula Park could be declared surplus in order to have them removed. Mr. Pawelczyk said the Board could declare the pavers a surplus and offer them to the community. He added that the availability of the pavers could be posted at the clubhouse and on the website.

Motion:	To declare pavers as surplus and District Management to post at clubhouse and have remaining pavers removed after the deadline
By:	Supervisor Dean
Second:	Supervisor Hall
Vote:	5-0
Action:	District Management to post notice of available pavers and remove remainder
Time:	0:1.26

Millie Otero reported on the following items:

- c. The Peninsula Park public phone was installed. The phone does not have a dial tone. She stated she had called First American in several occasions and they repeatedly said they were sending someone out to conduct the repair. Mr. Pawelczyk said the First American Telecommunications contract could be declared in default. He recommended sending First American a letter putting them on notice.

Action:	District Management was directed to send a letter to First American Telecommunications to inform them on the default on the contract
Time:	0:1.31

- d. Ms. Otero requested quote from Richard Noon to repair concrete on the columns and base of the Peninsula Park entrance fence. The gate will be installed by Richard Noon once the pavers are removed from the park.
- e. She explained that the irrigation map submitted to the Board showed that, pump 1, zone 24 had problem but it was back in service; pump 9 had one zone not engaging; pump 3 zone not engaging and these zones were under repair. Ms. Otero added everything else in the irrigation systems was working.
- f. Fence on North Bay Drive owned by Cypress Pointe was vandalized. Ms Otero called Coral Springs police and they had it painted over.
- g. Millie Otero reported she spoke to David Ball and informed him that if he could not produce the books, he would have to reimburse the District for the cost of producing the books including labor. Ms. Otero gave Mr. Ball the number to the Board of Elections to call and inquire if they took the books with their equipment at the last election.
- h. Millie Otero reported the Broward beautiful reimbursement package was submitted to the grant office. Coral Bay CDD will reimburse Las Brisas for the first payment made and Las Brisas will make the final payment to IGM.
- i. Ms. Otero stated the palm trees for the South Bay Drive and the North Bay Drive entrances would be planted Monday or Tuesday of the following week.
- j. Supervisor Hagen asked to have the age of the irrigation pumps for the next meeting.
- k. Supervisor Dean asked about the tilted trees. Ms. Otero responded that IGM corrected the problem.
- l. Chairman Spavento stated that a tree has an orange ribbon across from tot lot driveway. Ms. Otero will check and have it removed.

10. Old Business

- a. Pools and Parks Monitoring Agreement - Leigh Hoffman stated the contract with Envera Systems was about to be finalized. He added that the infrastructure still needed to be addressed. Mr. Hoff man reported there were three vendors working on proposals for the infrastructure. Supervisor Dean stated the major problem area

was the tennis court. Supervisor Dean said the Board needed to grant some authority to the District Manager to execute an agreement. Supervisor Dean briefly discussed how the installation of service would work. Chairman Spavento said the District could add cameras for the 30th St gate since there would be a DVR for the tot lot. Supervisor Dean said he would speak to Envera Systems to include cameras in that location.

Motion:	To authorize Supervisor Dean and Leigh Hoffman to spend, not to exceed \$25,000.
By:	Supervisor Hagen
Second:	Supervisor Hall
Vote:	5-0
Action:	Upon approval Leigh Hoffman to supply the numbers forwarded to everyone.
Time:	0:1.51

- b. Field Management Services – Chairman Spavento met with the Field Manager of Turtle Run and conducted a drive through the community. He recommended requesting a proposal from GMS for the Field Management Services. Mr. Pawelczyk said the Board could to decide if to engage the services of one of these vendors or go out for bids. Supervisor Dean suggested giving the proposal to Richard Noon and GMS to request a quote.

Motion:	To direct District Management to contact Richard Noon & GMS to present proposals and qualifications for the Field Management Services.
By:	Supervisor Hagen
Second:	Supervisor Dean
Vote:	5-0
Action:	District Management to request proposals from Richard Noon & GMS
Time:	0:2.08

- c. Declare surplus goods – The pavers at Peninsula Park. This item was addressed previously in the agenda.
- d. Light poles banners – Millie Otero informed that the Board previously approved the banner designs in the meeting package. She suggested having two banners on each side of the road with the words Coral Bay and one banner with just the two color waves in the center.

Motion:	To approve banners 2 with words and 1 blank.
By:	Supervisor Hall
Second:	Supervisor Dean
Vote:	5-0
Action:	Banners approved

Time: 0:2.11

11. New Business

- a. Motion to set Public Hearing for consideration of the Amended and Restated Rules of Procedures – Michael Pawelczyk informed the Board that a motion was needed to advertise the public hearing.

Motion:	To advertise for June 11 Public Hearing of the Amended & Restated Rules of Procedures
By:	Supervisor Dean
Second:	Supervisor Hall
Vote:	5-0
Action:	District Management to advertise the Public Hearing for the June 2009 meeting.
Time:	0:02.17

- b. Status of Asset Valuation to ensure proper insurance coverage and of the updated policy - Millie Otero explained that there was a delay with the appraisal from GAB Robbins due to the valuation of the wall. The report was just received the day of the meeting.
- c. Selection of vendor for the Dock replacement – Mr. Cole gave the price of both quotes. Supervisor Hagen explained the options of 3 docks versus 2 docks. Supervisor Dean asked if the money was allocated in the budget. Ms. Hagen stated that \$100,000 was allocated for the docks. The Board discussed the options of wood versus recycled materials.

Motion:	To approve AA Construction to build two docks (one at the clubhouse and one at Peninsula Park) with recycled plastic.
By:	Supervisor Gallucci
Second:	Supervisor Dean
Vote:	5-0
Action:	Prepare and execute contract for the construction of tow docks
Time:	0:2.37

- d. Discussion on proposed Budget 2010 – Mr. Hoffman requested input from the Board in order to present a draft budget. Supervisor Dean recommended going through a prioritization process for the major projects. Supervisor Hagen stated the Board needs to work with certain assumptions such as Park and Pools monitoring, the gates, etc. Mr. Hoffman recommended working with Ms. Hagen outside of the meeting to produce a draft budget.

Supervisor Hall asked if the Board wanted to do address with the City of Margate the code enforcement issues. He suggested having the District Attorney or the District Manager speak to the City on the matter. Chairman Spavento requested to have an e-mail sent to the Board requesting items to address with the City Manager.

Motion:	To adjourn the meeting
By:	Supervisor Hagen
Second:	Supervisor Dean
Vote:	5-0
Action:	Meeting adjourned at 9:56
Time:	0:2.54

Leigh Hoffman, Secretary