

**CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING**

Thursday, March 10, 2011
7:00 p.m.

Coral Bay Recreation Center
3101 South Bay Drive, Margate, Florida

Call to Order

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Tony Spavento	Chairman	Present
Daniel Dean	Vice Chairman	Present
John Hall	Supervisor	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Mark Tomczyk, District Engineer, Dennis Baldis, GMS, Julio Padilla, GMS and Terry Glynn IGM Landscaping.

Pledge of Allegiance

Mr. Spavento led the pledge of allegiance.

2. Presentations

Mr. Kindler of KMS presented his findings and recommendations outlined in the report on the roadways.

3. Audience Comments/Supervisors Responses

Ms. Mitchell: I am concerned because I have noticed a lot more litter and debris in the lake. There seems to be a lot of new children in the neighborhood and I'm not sure if they are renters or new homeowners but I suspect some of it may be coming from them. They are hanging out by the water in Indian Key where there is a gap where you can go right up to the lake. Litter is starting to gather against some of the shoreline. Is there someone specifically responsible for cleaning up things like that or is it up to us as residents to become guardians of what is going on in the lake?

Mr. Spavento: I think I saw Mr. Baldis and Mr. Glynn standing by the shore looking at the debris.

Mr. Baldis: We have an aquatic contractor who comes and treats the aquatic weeds in the water. They will pick up debris when they see it, bottles and stuff like that and plastic bags. If there is a lot of accumulation of something we can have them come out and address that but there is an additional charge for that. We pick it up when we see it. It is kind of a group effort. I think you will find at different times of the year more trash in the lake depending on the weather. Tomorrow there will probably be a lot more debris in the lake after the rain than there was this morning. It is a group effort with the contractor who does it on a monthly basis with any additional direction we give him to pick up stuff.

Ms. Mitchell: Because the lake actually runs into all different neighborhoods and homeowners associations would it be a matter of contacting individual grievance boards for the HOAs?

Mr. Baldis: The best person to call is me. I will give you my card and cards you can pass on to other neighbors and have them call me and I will address any concerns they have. We have people on site everyday.

Mr. Spavento: Are you by one of the bridges that overlays a canal or are you between multiple homes?

Ms. Mitchell: I'm in Fay's Cove and between homes but I see things traveling along with the tide. I do see people in boats and on one occasion I did see someone throw something in the lake.

Mr. Spavento: A lot of it has to do with the water level. A lot of this garbage used to sit at the grass level and now that the lake level is lower and we see the shelves we are seeing it but most of it was always there. We are not going to step on your property and pick up garbage. The areas by the canals and the outfalls and things like that I think Allstate should look at. I don't expect them to come onto my backyard. My neighbor picks up every coconut and throws it away. I pick up things that are not organic. We will definitely be looking at the common areas.

Ms. Mitchell: I have no problem picking up. I was wondering what to do if we see individuals throwing stuff in so I will contact you.

Mr. Baldis: You can have them call me on my cell phone.

4. Staff Reports

A. Attorney - Gate Incident Damages Report

Mr. Pawelczyk reported that he had the draft complaint on the \$5,800 gate strike and that he would review it and file it within the next week and once it has been filed the board will receive an email that it has been filed.

There are two parcels in Las Brisas owned by Pacific Bay Homes one of which is going for tax sale that has a monument on it and the adjacent homeowner uses the parcel. Unless there is an objection from the board we will move forward to pay the approximate \$3,000 tax bill and obtain the property and then deal with the encroachment issue.

Mr. Baldis asked for direction on how to proceed with a homeowner who had fenced in district property and Mr. Hall indicated that an encroachment agreement had been entered into a number of years ago with an owner in Las Brisas and to check if it was that property. Mr. Pawelczyk indicated that they would check it out and bring back information at the next meeting.

ACTION:	Resolve the two Pacific Bay Homes parcels for payment of taxes
RESULT:	Staff authorized to pay outstanding taxes on one parcel in Las Brisas and to obtain quit claim deeds on both parcels from Pacific Bay Homes
MOVER:	John Hall
SECONDER:	Daniel Dean
AYES:	All in favor
Tape time: 1:03:49	

B. Engineer

Mr. Tomczyk indicated that he would coordinate with the district manager to review some of the properties in other communities that had used the resurfacing product that Mr. Kindler had recommended for use on the roadways. He also indicated that storm inlet repairs and curbing would be separate and done before the paving project.

C. Treasurer

Approval of Check Run Summary, Invoices, Subsequent Check Run Summary and Invoices

ACTION:	Approve check run summary
RESULT:	Check run summary approved
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:30:35	

Combined Balance Sheet

A copy of the combined balance sheet was enclosed. Ms. Hagen indicated to the Board that she had spoken to Sharyn Rosina, the bookkeeper from GMS, regarding the funds that the District's reserves were currently residing. Based on the information received, Ms. Hagen conveyed that (1) the State fund was now paying roughly double the interest that the District is currently receiving from the current Bank of America account and (2) the other Districts that GMS manages have reinvested funds in the State's higher-yielding vehicle. The Board decided to proceed cautiously and revisit the situation later this year. The reasons for the caution were twofold: the current economic climate in the State and the freezing of a portion of the District's assets a few

years ago when the prior management company had not removed the CDD's funds from the State pool quickly enough. (GMS's clients had not been so affected).

D. Field Manager - Consideration of Actions and Proposals from Field Manager's Report

Mr. Padilla indicated that there was a proposal from IGM for the trash pickup on internal streets on an hourly basis in the amount of \$135 per week and was given direction to try it for two months and to report back to the board.

Board direction was needed for the color selection for the office and conference room. Julio indicated that he had three proposals for the track at North Bay Park and the engineer was given direction to come back with a concept of what can be done for the tot lot and North Bay Park areas to include maintenance facilities, restrooms and parking and some future recreational land use, in addition to the currently proposed track. Cost of concept plan is not to exceed \$3,000.

Mr. Padilla indicated that he had two proposals for the asphalt and mud work repair, one from Shenandoah in the amount of \$3,920 to repair the structures at 49 areas in Coral Bay and one from Allstate for \$8,755.

ACTION:	approve proposal for mud work to repair 49 catch basins
RESULT:	Shenandoah proposal in the amount of \$3,920 was approved
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:17:01	

Mr. Padilla asked for board direction on the 911 phones at Fay's Cove and Peninsula Park.

ACTION:	Approve 911 phones at Fay’s Cove and Peninsula Park
RESULT:	PTS pay phone option was approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:22:53	

Mr. Padilla updated the board on the signs and Mr. Tomczyk updated the board on the berm near the tot lot and the sidewalk repair.

Mr. Baldis updated the board on the entry feature landscaping renovation and indicated that he was not certain that landscaping was needed behind the signs and suggested to not get easements and suggested that the homeowners be notified on the properties where maintenance had been done in the past by the district that it is not district property and that maintenance will no longer be done. The board concurred.

Mr. Padilla indicated that he would be meeting with FP&L on Wednesday on the additional lighting. The board requested notification when the transponder number was down to 25 and we are down to 28. The hole under the pavers on the exit side reported at the last meeting will be fixed next Monday.

E. Manager – Approval of the Minutes of the February 10, 2011 Meeting

ACTION:	Approve minutes
RESULT:	Minutes of the February 10, 2011 Meeting were tabled
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in Favor

Tape time: 2:46:20

5. New Business - Acceptance of Audit for Fiscal Year Ending September 30, 2010

ACTION: Accept fiscal year 2010 audit
RESULT: audit accepted
MOVER: Tina Hagen
SECONDER: John Hall
AYES: All in favor

Tape time: 2:47:16

Mr. Gallucci indicated that there are rust stains on the fence at the Clare house and asked staff to check to see if it is district irrigation or private irrigation.


6. Old Business

The status of roadway paving was covered under the engineer's report.

The board did receive a report on the punch list items that was used by staff to show a consolidated list of what had been accomplished and what was in progress.

7. Adjournment

The meeting adjourned at 9:52 p.m.


Secretary/ Assistant Secretary


Chairman/Vice Chairman