

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

Thursday, April 14, 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, Rich Hans GMS, Dennis Baldis, GMS, Julio Padilla, GMS.

**Pledge of Allegiance**

Mr. Spavento led the pledge of allegiance.

**2. Presentations**

There not being any, the next item followed.

**3. Audience Comments/Supervisors Responses**

There not being any, the next item followed.

**4. Staff Reports**

**A. Attorney - Acceptance of Quit Claim Deeds**

Mr. Pawelczyk reported that the Bramos/Manfredi case had been filed and that as soon as they had been served he would notify the board.

Pacific Bay Properties had provided quit claim deeds for one property in Las Brisas and one in Indian Key for acceptance by the board. Once accepted, they will be recorded. Management paid back taxes.

ACTION:	Acceptance of Quit Claim Deeds
RESULT:	Quit Claim Deeds Accepted for two parcels in Las Brisas
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:05	

**B. Engineer - Discussion of Charter School at Coral Springs Summary and Traffic Study**

Mr. Tomczyk indicated that a memo of his review of the traffic study for the charter school was provided to the board. Mr. Hall expressed concern that the City of Coral Springs hadn't taken Coral Bay into consideration when the traffic study was ordered.

**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:	Tina Hagen
SECONDER:	Daniel Dean
AYES:	All in favor
Tape time: 15:58	

**Combined Balance Sheet**

A copy of the combined balance sheet was enclosed.

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

Mr. Padilla reported that the trellis by the restrooms in Fay's Cove was in need of repair and needed direction to remove it, repair it or replace it with an awning.

ACTION:	Removal and Replacement of Trellis at Fay's Cove Pool
RESULT:	Removal and replacement of the trellis at Fay's Cove Pool was approved as outlined in the proposal
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 27:00	

Mr. Padilla distributed a proposal to repair 41 areas of sidewalks outlined in the sidewalk survey. The survey identified 10 high risk areas where damages had been caused by tree roots and cutting the tree roots at the property line might pose a threat to the life of the tree. Mr. Padilla indicated that the homeowners were notified.

ACTION:	Approve proposal for sidewalk repair and tree removal
RESULT:	Staff was authorized to enter into a small projects agreement with Triple Nickel Paving contingent upon the contractor's proposed price including one or two mobilizations to deal with the problem properties
MOVER:	Daniel Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 46:55	

Mr. Padilla requested board direction on placement of additional FP&L streetlights. Mr. Baldis reported that FP&L indicated that FPL would put the streetlights on the north side of North Bay Drive at their expense and also that if the board decided to put the streetlights in the median, then the District would incur the expense of bringing power to that median area. Both Mr. Baldis and the board agreed that a representative of FP&L attend the next meeting to verify the location of the power line and to answer questions from the board.

The new manager of Envera had approved \$17.65 per transponder but Mr. Midyett indicated that he couldn't honor that price. Staff was directed to contact Envera and say that we will pay the \$17.65 that Envera previously committed to in writing and the next time we would pay \$23.00.

Mr. Padilla reported that while a railing had previously been installed by the bathrooms in Peninsula Park to be ADA compliant, the company that installed it said that we need a railing by the steps that go to the dock from the restrooms as well. Mr. Baldis will check, and if it is an ADA requirement he will have the railings installed.

Mr. Baldis reported that he had received a request from the property manager for Mallory Harbor indicating that since 12 homes in Las Brisas are part of Mallory Harbor, they are asking the CDD to change half the sign at the James Street entrance, at the CDD's expense, to read Mallory Harbor.

ACTION:	Request to change half the signs at Las Brisas to read Mallory Harbor
RESULT:	Request denied
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	all in favor
Tape time: 16:55	

Mr. Hall requested the new bottom paint color in the meeting room be lightened. Mr. Hall also asked if there were any comments on the trash pickup and Mr. Spavento indicated that he had asked for an accounting of how many bags they collect so that we can see from week to week if it is getting better or worse.

Mr. Hall asked if anything was being proposed in Tallahassee that would affect the district.

Mr. Pawelczyk stated the bill that Rich brought to my attention we don't think is going anywhere, and the bill we discussed last year with respect to electronic notices as opposed to newspaper advertisements is still pending. For the next meeting I will bring back a report as to where they are.

Mr. Hall informed the board that he was approached by the Battalion Commander of the Margate Fire Department regarding fundraising assistance for their explorer program. He stated that the Explorers have lost a lot of ways they used to make money as those methods have been taken over by other programs within the city. If there were any menial jobs the district needs from time to time, they would be interested doing those. They would like to send the Explorers through the community collecting money door-to-door and asked if we would put that in our next newsletter.

Mr. Gallucci reported garage sale signs were put up with duct tape, that the tape is still on the gate posts at Peninsula Park, and as a result the posts are getting damaged.

Mr. Padilla indicated that he had searched the security tapes but could not find the incident.

Mr. Spavento indicated that he has asked staff to include the punch lists in the agenda package and any board member could request to be copied on them.

**E. Manager - Approval of the Minutes of the February 10, 2011 and March 10, 2011 Meetings**

ACTION:	Approval of the February 10, 2011 Minutes
RESULT:	February 10, 2011 meeting minutes approved as amended
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	all in favor
Tape time: 1:33:30	

ACTION:	Approval of the March 10, 2011 Minutes
RESULT:	March 10, 2011 meeting minutes approved as amended
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	all in favor
Tape time: 1:34.56	

**5. New Business**

Mr. Tomczyk presented the proposed concepts for the two parks. The concept for North Bay Park provides the addition of a quarter mile walking/fitness trail that could be comprised of five fitness stations, the volley ball court, gazebo, two pavilions, approximately a third of an acre open play area, some bleacher style benches and lighting for existing basketball and tennis courts. It also includes increased canopy shade trees to supplement what is out there now. This park currently has a basketball court, tennis court, and a parking lot. The concept for the tot lot, a smaller area, contain a fifth of a mile walking trail, five fitness stations, three playground areas, one pavilion and curvilinear benches. The maintenance facility that is 20 X 30 would fit there and

they suggest thinning out some of the exotic trees. This will supplement the existing parking lot and sidewalk area.

It was the consensus of the board to review the proposed concepts, to come back at the next meeting with comments and then to hold a community-wide workshop to obtain public comment on the long term plan which, if and when approved, will be implemented in stages.

## **6. Old Business - Discussion of Roadway Paving**

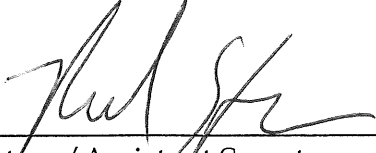
Mr. Tomczyk reported that on March 31<sup>st</sup> he and Supervisor Hagen visited two of the facilities that our paving expert, Joe Kindler of KMS recommended, to see the product that he is recommending, liquid road. Both facilities have had this product, on a portion of their roadways for slightly over a year. The product looks good from a distance and both imperfections; cracks that are sealed and not getting any worse can be seen up close. It is envisioned that someone from KMS will be the on-the-ground inspector; we (Keith and Shnars) would oversee the activity and come on-site daily for an hour or so and have our weekly meeting with them to report to the board if it spans more than one meeting. We would prepare a set of specifications, general specs and details for this to go out for bids. The discussion was that it was under the bid threshold, so we can select the contractor, but we still need to provide some type of specification. We would also manage the project, review pay applications to make sure everything was completed, and be the one-to-one contact with the on-the-ground inspector. We can provide a report how we see it and what needs to happen, i.e., a project plan. I suggest the board have management request a proposal for inspection services from Joe. I can provide what our expenditures are going to be for our services. Then you will have at least a soft cost budget. If Joe can give us a proposal within two weeks, then we have some time to prepare that and give it back to you so it can be part of the package.

Mr. Hans indicated that right now Julio has rough prices on the curbing. Does the board want hard prices for the next meeting?

Mr. Dean responded there is a question as to where the curbing is going to go, so it is something that has to come back to this board.

**7. Adjournment**

The meeting adjourned at 9:38 p.m.



Secretary/ Assistant Secretary



Chairman/ ~~Vice Chairman~~