

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

Thursday, May 12, 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, Joe Kindler of KMS and Associates.

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.

6. Old Business - Status of Roadway Paving and Consideration of Proposal from KMS and Associates, Inc.

ACTION: Approve proposal from Shenandoah to fix catch basins
RESULT: Proposal from Shenandoah approved and district officials authorized to execute a small projects agreement
MOVER: Dan Dean
SECONDER: John Hall
AYES: All in favor

Tape time: 1:12:00 - 1:13:59

ACTION: Authorize expenditures of \$30,000 to remove bollards and install curbing in appropriate locations
RESULT: \$30,000 expenditure authorized for removal of bollards and installation of curbing in appropriate locations and district officials authorized to execute small projects agreement
MOVER: Dan Dean
SECONDER: John Hall
AYES: All in favor

Tape time: 1:14:42 - 1:17:23

Residents Comments

Mr. Rodriguez: How do we go about objecting to agreements?

Ms. Deco: Agreements, by getting letters saying we are doing something wrong and bills.

Mr. Spavento: Do you have any Coral Bay situations instead of Mallory Harbor situations, because your issue is something you have to take up with your homeowner's association.

Mr. Rodriguez: We are not in the right meeting?

Mr. Spavento: This is not the homeowners association.

Mr. Pawelczyk: To clarify what Tony said, we are the community development district and we deal with the public infrastructure, which is this area here, the lakes, the roads, landscaping. Your inner communities are separate associations.

Ms. Hagen: What you are talking about is a grievance with your homeowners association of Mallory Harbor.

Ms. Deco: Who is in charge of that?

Mr. Hall: You should have a three member board of residents.

Mr. Rodriguez: We live on the lake side and is there any consideration for doing some dredging?

Mr. Spavento: You have to be more specific, every shore is different.

Mr. Rodriguez: Just dredging from the edge of the water, it is all weeds.

Ms. Deco: Cleaning it up.

Mr. Dean: There is a proposal from Allstate that is on the agenda later. This is Coral Bay's website (being projected on the wall now). If you go to the HOA page and scroll down to Mallory Harbor, that has the contract information. It looks like they meet next Thursday.

Ms. Deco: If we wanted to replace those representatives what do we do? Do you know?

Mr. Pawelczyk: You would have to look at those covenants.

Mr. Dean: This link is your village documents. I don't know what they say.

Mr. Pawelczyk: We put them on there (the website) for convenience.

Mr. Hall: Later in this meeting we will be discussing some cleanup on the lake if you would like to stay.

Mr. Rodriguez: It is a beautiful lake but you can't even throw a line out there.

Mr. Pawelczyk: I represent a lot of districts and so do these guys (from GMS), and all the lakes are low. So everybody is going through the same thing, you have a lot of weeds coming up.

Mr. Rodriguez and Ms Deco said thank you and left the meeting.

4. Staff Reports

A. Attorney - Gate Incident Damages Report

Mr. Pawelczyk: Julio sent a couple of reports over to me and we sent our letter out. I don't know if we are receiving payment or not. I know he has collected some.

As far as the Bramos and Manfredi lawsuit, which was filed, it has been served on the defendant Manfredi. She has to respond by May 23rd. We had difficulty serving the defendant Bramos, the driver, until I found out where she works, and they are supposed to serve her this week.

I have two items to address with legislation. The only bill that affects the district doesn't affect us too much. It basically requires, starting next fiscal year, that the district include on its website the tentative budget at least 5 days before the public hearing and the final budget within 30 days after the final budget is adopted. There is also a requirement that on our website we link to the Department of Financial Services so they can go right there to see our audit report. It is more of an information gathering item which we will address once it becomes law. It has been passed by both houses but not yet signed. I will send out a memo.

The other legislation is not Florida legislation it is ADA legislation. By March 2012 the district needs to come up with a plan to upgrade its pools to make them ADA accessible. Every pool is going to have to have a certain sloped access rather than steps or have a lift put in. Since this is a new ADA standard it must be complied with. We need to come up with a plan because we have three pools and the cost is expensive. Your district manager may have this problem with a lot of districts and they may be able to hire someone to do a lot of districts.

B. Engineer

Mr. Tomczyk: Last month we discussed the park master plan that was tabled for people to review and come back with questions. Mr. Dean asked how to resolve the materials question on sealcoating and the goal is to get all roads up to standard. The

use of sealcoat is new technology but not widely used yet and needs to be a decision of the board: either to be cutting edge or go classical approach. There is merit to using the product; it gives you an extension in the life of the road, but doesn't give you a new road. If the goal is to have the roads replaced, then that is the route you go. Doing sealcoat is not a replacement or equivalent to an overlay.

Ms. Hagen suggested the board make a list of objectives and send them to Rich to consolidate them.

Mr. Tomczyk indicated that you need to have a budget for a target for the roadways. He stated that he estimates that there is not a single road within Coral Bay that would not need to be milled and overlaid sometime within the next five years.

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:	John Hall
AYES:	All in favor
Tape time: 2:03:35	

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 presented the proposal from FP&L to light North Bay Drive and staff was directed to come back with alternatives.

Mr. Baldis spoke at the last meeting about the aquatics plants at Peninsula Park.

ACTION:	Approve proposal from Allstate for wetland test planting
RESULT:	Proposal approved in the amount of \$800 for wetland test planting on the west side of Peninsula Park and at Fay's Cove
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:24:57 - 2:35:31	

Mr. Padilla reported that the Peninsula park bollards walkway lighting from the gate to the pool will be brought back to the next meeting with more information. Mr. Padilla indicated that management had determined there were 36 stop bars on the District roadways that need to be painted at a cost of \$41 per stop.

ACTION:	Approve IGM proposal to paint 36 stop bars
RESULT:	Proposal from IGM approved subject to meeting the Approval of the City of Margate in an amount not to exceed \$1,500
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:39:57	

Mr. Padilla updated the board on the results of the trash pickup on the internal roadways. He also indicated that the final details for a small projects agreement for the

village sidewalks repairs is being worked on, will contact ETS and provide initial check to start the work on the public pay phones. Transponders have been ordered and the replacement of the trellis at the Fay's Cove pool building has been completed.

E. Manager - Approval of the Minutes of the April 14, 2011 Meeting

ACTION:	Approve minutes of the April 14, 2011 Meeting
RESULT:	Minutes of April 14, 2011 approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:54:26	

For the board's information, management indicated that the number of Registered Voters in the District is 1,766

5. New Business

A. Consideration of Resolution 2011-03 Approving the Proposed Fiscal Year 2012 Budget and Setting the Public Hearing

ACTION:	Approve Resolution 2011-03
RESULT:	Resolution 2011-03 setting public hearing for August 11, 2011 at 7:00 p.m. in the same location was approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:55:11 - 3:04:51	

B. Consideration of Proposals for Work Around the Walls

Management indicated that there have been some people scaling the wall outside of Indian Key at the end of Orinoco Drive.

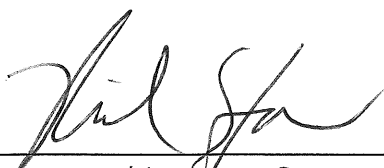
ACTION:	Approve proposal from IGM to install 7 Bougainvillea Trellis
RESULT:	Proposal from IGM for installation of 7 Bougainvillea Trellis approved in an amount not to exceed \$1,000 contingent upon homeowner's agreement allowing the use of homeowner's water to establish the plantings
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 3:16:06 - 3:18:49	

6. Old Business - Status of Roadway Paving and Consideration of Proposal from KMS and Associates, Inc.

This item discussed earlier in the meeting.

7. Adjournment

The meeting adjourned at 10:21 p.m.


Secretary/ Assistant Secretary


Chairman/Vice Chairman