

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

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Thursday, June 9, 2011  
7:00 p.m.

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

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**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

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

**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**

Ms. Hernandez: This past Sunday I had an altercation with a neighbor and I didn't really know them and I have issues with people visiting in the neighborhood and they park on the grass and we just put down new grass and it is getting beat up. When we moved in there were a couple of blocks by the mailbox and I set them aside so no one would park on the grass and they started disappearing and we ended up with one. The neighbor has blocks on the side and it is by our house and I did not know that they owned them, I didn't know where my property line ended, it was my neighbors house

and I have been maintaining it because they are out of the country and I watch over his house. I moved a couple of the blocks and put them on the side and the next door neighbor yelled at me about it and I apologized I didn't know where the property line ended, I didn't know he owned those, I wasn't trying to steal them. I was very apologetic and they were very rude. Not long after we moved in I spoke to them about their dog trying to break through the fence.

Mr. Spavento: The kinds of things you are discussing are not the kinds of things we have jurisdiction over or the power to enforce, these are police matters. The Las Brisas Homeowners Association will take care of any disputes about property lines. We take over at the street, the pools and parks.

Mr. Dean: If you go to coralbaycdd.com and go to Las Brisas, it looks like their next meeting will be on the second Tuesday of July but call this phone number they are the management company for Las Brisas and they are the ones who will address those issues.

#### **4. Staff Reports**

##### **A. Attorney**

Mr. Pawelczyk: We had some small project agreements you have already approved. Regarding our case, they have both been served. One of them has an attorney who is working pro bono at this point to see if we can settle the case. They have until June 13, 2011 to answer the complaint and I will update you at the next meeting or bring you a proposed settlement agreement for consideration. On the ADA compliance, district staff will move forward to develop a plan and will bring further information to the next meeting.

##### **B. Engineer - Consideration of Supplemental Proposal for Community Curbing Project**

Mr. Tomczyk: Julio ran into a bump in the road regarding approval of the curbing with the city and their engineer indicated that additional planning, engineering documentation is required. I was able to locate one of the original designs for the gates

and have a base drawing of what we are proposing. The circles are a different story, to my knowledge there is no as-built or subsequent drawing of those areas after the original design drawings were done. The copies I have are poor scans that show flow arrows and slope. I have taken the time getting acclimated to the development, and from my initial review I don't see the installation of these curbs changing the characteristics of what is occurring today.

ACTION:	Approve supplemental proposal for community curbing
RESULT:	proposal approved in the amount of \$3,500
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 26:17	

**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:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 28:06 to 40:44	

**Combined Balance Sheet**

A copy of the combined balance sheet was enclosed.

**D. Field Manager**

**Discussion of Hurricane Preparedness Advisory Plan**

Board and staff discussed the draft of the hurricane preparedness plan.

**Consideration of Actions and Proposals from Field Manager’s Report**

Mr. Padilla: Distributed an update on the cost of the peninsula bollards and walkway lighting from gate to pool. Updated the board on the pending items and updated items on the field manager’s report. There are seven gate arm barriers that are damaged from being hit. Two meetings ago parking on the sidewalks was brought up and Capital Guard has been putting stickers on the cars that park on the swale. After discussion the board directed that any car parking on the swale will be towed unless they are parked on the driveway or extended part of the swale.

**E. Manager**

**Approval of the Minutes of the May 12, 2011 Meeting**

ACTION:	Approve minutes of May 12, 2011 meeting
RESULT:	May 12, 2011 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:37:13	

**Discussion of Proposed Fiscal Year 2012 Budget**

Mr. Hans: The field and administrative expenses are based on what we have had in the past. The biggest income items are also consistent with what we have done in the past, which has taken money out of reserves to supplement the non ad valorem tax amount. This year is probably a \$110,000 draw and \$250,000 in capital projects, that ties into what we want to do with our roadways.

**5. New Business**

Mr. Glynn: Distributed a prioritized list of future projects, and after a brief discussion it was decided to email the list, a copy of the proposals and pictures to Dennis to review and then present to the board for consideration at the next meeting.

The board took a short recess after which the meeting reconvened.

**6. Old Business - Discussion of Roadway Paving and Financing Options**

Mr. Hans: In your packet is a narrative of what we found out from the City of Margate and City of Coral Springs and the consensus is 20 to 25 years to resurface the roads. The next page has the estimated cost and two scenarios of doing the work, one using the reserves and one not using the reserves for a financing term of 20, 15, 10 and 5 years along with the per unit assessment for each and the third page outlines the KMS cost proposal.

The board chose the option of milling and paving all the roads with financing scenario 2 for a term of 10 to 15 years with construction commencing in the January timeframe.

The meeting adjourned at 10:10 p.m.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman