

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

Thursday, May 10, 2012  
7:00 p.m.

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

**Call to Order and Pledge of Allegiance**

The meeting was called to order at 7:00 p.m. and Mr. Spavento led the pledge of allegiance.

Attendee Name	Title	Status
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 and several residents.

**2. Presentations**

There not being any, the next item followed.

**3. Audience Comments/Supervisors Responses**

Mr. Bourdin: Is there a certain amount of days that have been allotted for rain dates as part of the project?

Mr. Tomczyk: The project schedule is 60 days so within that 60 days we allotted time and if it goes beyond that because of rain they have the opportunity to file for additional time. They are well within that range right now they are on day 12.

Mr. Gallucci: When the milling is being done, we can drive on the milled streets. They are not closed from 8:30 a.m. to 4:00 p.m. anymore?

Mr. Tomczyk: As soon as the milling is done and they clean the road, it is open to traffic.

Mr. Gallucci: We had a lot of discussion about root blocks, and I noticed them grinding down all the tree roots, no blocks were put in. Are these roots going to grow back into our new road?

Mr. Tomczyk: The trees that were of issue were removed prior to the start. There are no root blocks or root guard or any type of landscaping as part of the project. There is no way to prevent roots from coming to the surface. The only thing you can do is remove the tree; that is the only guarantee you have. They are going to trim them back as much as they can as part of the milling and the base repair. You have to be careful too because when you get into the roots, that is part of the trees' stability.

Mr. Dean: I think that is how Terry determined which trees he was going to take and which trees he wasn't.

Mr. Currey: The letter you sent said try to be out of the house by 8:00 a.m. or 8:30 a.m. In my case sometimes my wife leaves at 6:00 a.m. for her job, and sometimes at 11:00 a.m.

Mr. Dean: As long as they are not right in front of your house, they have been very accommodating. Paving is a different story because once the asphalt goes down on the road and while it is still hot, you can't drive on it. One of the things you can do as the work gets closer to your home is you can stop and talk to the crew supervisors.

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

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

Mr. Pawelczyk reported that a hearing was scheduled for May 21, on the motion for final judgment for the gate damage issue and hopefully will have something good to report at the next meeting.

Mr. Pawelczyk stated, that he created a form letter for management in the event someone purchases a transponder and their check is returned for insufficient funds.

The form letter basically says that they have 15 days to pay or the transponder will be turned off, and that they have to pay the bank fee and the \$25.

Mr. Gallucci questioned if the district had the right to remove a floating dock and Mr. Pawelczyk responded that there are only certain docks that are permitted, and that in order for a resident to have an approved dock, they have to go through the permit process per the rules. He also indicated that the district does have the right to remove any floating dock that has been approved.

**B. Engineer –Status of Roadway Projects**

Mr. Tomczyk reported that Rich, John and he had attended a Margate commission meeting in an effort to further reduce the fees charged by the city for the road project. The request was denied and Mr. Hall will follow-up to see if a further reduction could be made since it was felt the fees more appropriately applied to new construction rather than a resurfacing project.

Mr. Spavento thanked the staff and Mr. Hall in particular, for his efforts in communicating with the city on Coral Bay's behalf and saving the residents considerable money.

An individual was recently seen erratically driving a blue Impala, coming close to the workers and driving into blocked-off work zone areas. The license number was reported to the Margate Police Department, and the police went to the individual's house. There hasn't been an incident since.

The interior roads are about 50% milled and overlaid, and about 60% milled only. Due to the amount of rain that we have had since the project started, the schedule is about 3+ days difference with the original schedule.

ACTION:	Ratify change order no. 2
RESULT:	Change order no. 2 in the amount of \$78,922.00 for the purpose of increasing the depth of milling was ratified
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 37:06 - 42:44	

**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:	Dan Dean
AYES:	All in favor
Tape time: 43:02	

**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 reviewed the items listed on the field manager's report. Among those items was the removal of the tot lot playground equipment, including the large

concrete in ground support blocks. The removal of these items was request by the district's insurance company as a result of their on-site review and safety concerns.

ACTION:	approve removal of playground equipment
RESULT:	Contract awarded to Richard Noon Construction for removal of playground equipment in the amount of \$2,175.00
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 55:48	

**E. Manager**

- **Approval of the Minutes of the April 12, 2012 Meeting**

ACTION:	Approve minutes of April 12, 2012 meeting
RESULT:	April 12, 2012 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:06:26	

- **Number of Registered voters in the District - 1, 831**

Mr. Hans reported the number of registered voters as required by law.

**5. New Business**

**A. Consideration of Resolution 2012-07 Approving the Proposed Fiscal Year 2013 Budget and Setting the Public Hearing**

Mr. Hans provided the budget and it was noted that the non-ad valorem assessment for 2013 is the same as that in the current year's budget, i.e., no proposed increase.

<b>ACTION:</b>	Approve Resolution 2012-07
<b>RESULT:</b>	Resolution 2012-07 approving proposed budget and setting public hearing for July 12, 2012 at 7:00 p.m. in the Coral Bay Recreation Center
<b>MOVER:</b>	Dan Dean
<b>SECONDER:</b>	John Hall
<b>AYES:</b>	All in favor
Tape time: 1:11:16	

**B. Discussion of Procedures for the General Election**

Mr. Hans reviewed with the board the procedures for qualifying for the general election and indicated seats 1 and 2 being up for election.

**C. Acceptance of Audit for Fiscal Year Ending September 30, 2011**

<b>ACTION:</b>	Accept fiscal Year 2011 audit
<b>RESULT:</b>	Fiscal year 2011 audit accepted and staff was authorized to transmit the report to the State of Florida
<b>MOVER:</b>	Tina Hagen
<b>SECONDER:</b>	John Hall
<b>AYES:</b>	All in favor

Tape time: 1:13:08
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**D. Tot Lot Discussion**

*This item, to determine what to do with the tot lot after the current equipment is removed, was tabled.*

**E. Hurricane Preparation**

Mr. Padilla briefly reviewed the various stages of hurricane preparation.

**6. Old Business**

Mr. Bogan: I live in Las Brisas and our association told us to bring this up in reference to parking on the street. I understand according to the regulations of the fire department and emergency vehicles, that between 2:00 a.m. and 6:00 a.m. vehicles can't be parked in the street. First they didn't want vehicles on the street at all, so vehicles were on the sidewalk. Then whoever drives around at night between 2:00 a.m. and 6:00 a.m. put stickers on the cars that say you can't block the sidewalk. For a long time, it was acceptable to have two wheels on the driveway and maybe two tires on the apron. That still left plenty of room to drive a tank down the street. I was leaving for work one morning and asked the guy, and he said that was acceptable. All of a sudden you can't park on the apron, and we have a dilemma. Due to the economy, kids are home a lot longer. The streets aren't wide enough for people to park on either side of the street. What can be done so we can be off the street, not blocking the sidewalk, with two wheels maybe in the street? It satisfied the Las Brisas Association and they said we had to bring it up to you.

Mr. Spavento: We have covered this exact same thing for the last two meetings and that is a Florida State Law; it is not necessarily our law. What you described, two wheels on the apron and two in the road, is no different than two on the grass and two on the road. If you don't block the sidewalk, half your car has to be in the road. In Islamorada we have allowed people to put pavers in for a temporary driveway and

when the kids go to school, they can pull them out and let the sod grow back. You can ask your HOA to expand your driveway.

Mr. Bogan: We have done that also. We have four people in my house and everybody has a car. If you live in a house X amount of years your garage turns into a storage place and you can't park there.

Mr. Spavento: If we allow that, this neighborhood will look very different, it will be less safe and you can't for safety's sake allow cars to park on the road and it is illegal.

A resident: Are we still in line with the estimate we received on the road paving?

Ms. Hagen: The bid came in lower than our estimate and we have had two changes and that caused the price to go up, but the total price is under what we had originally estimated and budgeted.

A resident: Sometimes we park on the grass to avoid the problem. I know some neighbors that have a major problem with parking.

Mr. Dean: There are in fact places to put parking in this community. The last time it was discussed in this room, a mob showed up saying don't you dare. I think we have to revisit this with the engineer, we need to look at the potential places throughout the District, and we need to make decisions about how we are going to do this. For example, I can think of one place in Las Brisas where I can put parking, but I'm going to take away green space to do it. Seagrape Circle has a big traffic triangle and we could pave over the grass and put parking there. This is going to become a community-wide process; there are questions for Mark and Mike and there are some aesthetic questions that this community is going to have to come to grips with. This is something that this board needs to put in front of staff again, and put it back on the table.

Mr. Gallucci: The reason for the uproar about the last proposal for parking was because some of the parking was proposed right next to a resident's home as opposed to the tot lot or the basketball courts. Not too long ago there was an article in the newspaper, I believe it was the City of Tamarac. That city has the same rule: no parking from 2:00 a.m. to 6:00 a.m., and they decided because of economic condition



they are not enforcing it. They are going to overlook it unless there is an emergency. If they are parking on the apron, let the state come in and enforce that. We don't have to enforce it. I am talking about two wheels on the driveway pad and two wheels on the street.

Mr. Hall: I agree with Mr. Dean and one of the things I brought up was Southwind Drive. We have a street with very low traffic volume; the street goes from North Bay Drive to the Fay's Cove pool; the homes on each side of the street have concrete walls. I suggested that especially now with the road resurfacing project, we can turn it into a one-way street and use the other lane as parking. Its proximity would help two communities, it wouldn't help Las Brisas. I think each HOA needs to look within their community for legitimate places you could have some parking and where we could build parking lots. We talked one time in the Cape about putting parking there, and the people were ready to come with ropes, looking for folks to hang.

A resident: In certain areas some residents can park without disturbing emergency vehicles, my house being one of them. As you go around the stop sign it is like a big triangle and my house sits on the side, and I could park in front of my house and you could put a tank through there; we have had emergency vehicles come through there before. There are certain people who could park on the street and not disturb anybody, but it wouldn't be for everybody.

Mr. Hall: I would entertain any village that came and presented this board with a parking plan for that village.

Ms. Hagen: If we find these few spots, like the one in front of your house, they are public spots and other people could get there ahead of you and park there instead of you. You don't have a spot in front of your house for your car. If there is a spot in front of your house, it is a public spot; it is not your property. Everybody wants the spaces but not in their neighborhood. We have to address this, we have to look at it but how close those spaces will be to the people that want to use them is a big consideration. We have a huge field on North Bay Drive; you would have to have somebody drive you over there, unless you walked to get there and back. We might have some spaces that

would be outside the community, that wouldn't destroy the look of the community, that we would have to look at. When we all looked to move in here, we saw that there was a 1-car garage or a 2-car garage, 1 or 2 spaces in the driveway that are legal, and that there weren't any guest spaces. I knew when I bought my house that I was buying into the community without adequate parking spaces. If I have a problem now, it is my problem. Someone said you live here a while and your garage fills up; so you don't use your garage to park, and you want to spill out into the street. My response would be clean out your garage. If you can widen your driveway, fine.

Mr. Dean: I suggest we not put this on an agenda yet. We need to get the information together, the problem is not going to go away.

Mr. Spavento: I live in Islamorada and there is not a thing you can do for Islamorada and I don't feel like paying for parking for other folks. Find out from the HOA which houses are in foreclosure, park in those driveways make your neighborhood look more occupied, which will keep you safer.

Mr. Dean: There are things that could be done for Islamorada that are going to be outside the wall.

Mr. Spavento: I can park outside the wall now I don't need you to build a parking lot. I can park at Home Depot and walk home at night. This community is not getting any bigger; in another generation you will have 10 more people living in the house - it is still going to be the same.

Mr. Dean: The problem is not going to go away and we either have to find a solution or accept that a lot of people are going to park on their lawns. I don't think anybody wants that to happen.

The meeting adjourned at 8:47 p.m.

  
Secretary/ Assistant Secretary

  
Chairman/Vice Chairman