

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

Thursday, June 14, 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. in the Coral Bay Recreation Center 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 and Julio Padilla GMS.

2. Presentations

There not being any, the next item followed.

3. Audience Comments/Supervisors Responses

Ms. Epps: I wanted to know if it is possible to use the clubhouse for our Girl Scout meetings once a month. We don't have a set schedule for next year; we were waiting to see if we could get this approved and then we will work on the schedule. We will work with whatever dates you have available. Usually we try to meet on Saturdays, and if we meet on a weeknight, it is only if we are going to meet on a Friday.

Ms. Hagen: Essentially our rules and regulations indicate that the person would need to have a Margate policeman here, and the issue is they can have a Coconut Creek policeman. Julio was hesitant to allow it to happen because of the wording in our rules and regulations.

Mr. Pawelczyk: I don't know why they would need an officer anyway.

Ms. Epps: To unlock the door and all of that.

Mr. Spavento: I suggest we waive the necessity of a police officer.

Mr. Pawelczyk: What rule are we talking about?

Mr. Hall: The rule for using the clubhouse for events.

Mr. Pawelczyk: It is in the rental agreement; there is no requirement in the rules.

Ms. Hagen: Then can we waive that part of the agreement?

Mr. Pawelczyk: Yes, just cross it out and change that particular provision.

Mr. Hall: Isn't there also a requirement for a deposit? How much is the deposit?

Mr. Padilla: \$100.

Mr. Pawelczyk: I think the board's intent is to allow the Girl Scouts to work with Julio to use the facility when it is available without paying a deposit and without requiring an officer and authorizing the district manager to enter into any rental agreement that is appropriate for that purpose.

ACTION:	Approve use of clubhouse by Girl Scouts
RESULT:	District manager was authorized to enter into a rental agreement for use of clubhouse facility by the Girl Scouts waiving the deposit and presence of a Margate police officer
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 6:26	

Mr. Spavento: I think each community should have a different code and we need to make sure that we have that so if the door is unlocked or the alarm is left off or things left open, then we know which code was used. We do have cameras, so it is a minor point.

Mr. Bogan: I was here before about not being able to park in the street and I was told after I left the last time I was here that it was discussed for a short amount of time because it seems to be a problem within Las Brisas. I know right now they are repaving the roads and they are supposed to be finishing in our area. I understand you can't

park on the sidewalk and you can't block the sidewalk. Is there any way we can have an amendment to the parking rules, because if you park two tires on the apron off the sidewalk then you are only talking about two tires in the street itself? To me it still seems to be enough room to get any type of emergency vehicle up and down the street. It seems like there is ample room to get through and still not block the sidewalk, not taking up that much of the street with two tires on the apron. You are only talking about 4 hours between 2:00 a.m. and 6:00 a.m. so it is not a lot of traffic up and down and pedestrians walking back and forth. We are only talking about 4 hours. Is it possible for the board to look at that and come to a resolution to ease up the situation? We are working hard every day, we are paying our taxes, we are doing everything else that we need to do with upgrading the house and not letting it be a sore spot to the neighborhood. A lot of people in Coral Bay have that issue.

Mr. Spavento: We are going to discuss that issue later in the agenda. My point of view is you have an advantage since you have an apron. The person across the street from you doesn't have an apron. You are asking for something that all the people on the opposite side of the street are going to be jealous of. It is against Florida law and it is no different than the rest of the community. Once we allow a parking spot to be a parking spot, that means anybody can park there.

Ms. Hagen: Because that is in front of your house does not mean that is going to be your spot.

Mr. Dean: He is asking for something else.

Mr. Bogan: Is it my fault that when they built the houses in the neighborhood that they didn't build every house the same?

Mr. Spavento: We are discussing that later in the agenda.

Ms. Hagen: It is not your fault that they didn't build guest spaces but when people bought houses, the parking situation was very clear. We talked at the last meeting about possibly putting pavers down to be able to create a temporary widening of your driveway so that you could park on pavers on your property rather than on the apron. That is a possibility. I don't know what Las Brisas is saying about it, but it

certainly is a valid option. We might be able to act as an intermediary to get spaces to park across the street overnight where Best Buy is, but we had very negative feedback thus far about people not wanting to walk any distance to be able to get from their house to their car.

Mr. Dean: I don't know where they are, but there were plans drawn for driveway widening that were done by Jim Mullen. The CDD engineer did it as a courtesy so that the person could take the plans to their HOA and the city because you cannot widen a driveway with pavers. It does not work; it must be a poured slab.

Ms. Hagen: The HOA is the one dictating that. We don't have any say in whether or not people can put additional parking spaces on their property.

Mr. Porter: There is a pothole in front of my house. Is anyone inspecting the roads?

Mr. Spavento: We will get your address and send someone out.

Mr. Porter: I also noticed wear and tear on the space heading east from the tennis court just past the tennis court.

Mr. Tomczyk: I will make a note of that.

4. Staff Reports

A. Attorney

Mr. Pawelczyk reported that the district manager had been served with a lawsuit resulting from a trip and fall that occurred May 1, 2008 and that it had been turned over to the insurance carrier. A final judgment was received in the district's favor in the Bramos/Manfredi case and the judge ordered mediation on the damages.

ACTION:	Authorization to counsel to have full settlement authority for purposes of the court ordered mediation
RESULT:	District counsel authorized to have full settlement authority for purposes of the court ordered mediation
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 30:17	

B. Engineer

• Update of Status of Roadway Project

Mr. Tomczyk reported that the paving should be complete tomorrow and that he had prepared a 12+ page punch list the contractor will need to resolve before final payment is recommended.

• Discussion of Fay's Cove Erosion Area

Mr. Tomczyk reported on erosion occurring on the south side of the walking pier and it was suggested that he talk to Mr. Baldis about piggybacking on a possible contract that Turtle Run may have for lake bank restoration.

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: 44:40	

• 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

ACTION:	Approve resurfacing of Islamorada entrance
RESULT:	Staff authorized to proceed with contracting for resurfacing the Islamorada entrance with a suitable cement product consistent with the other main village entryways approved by the City of Margate in an amount not to exceed \$35,000 for removal and reinstallation

MOVER: Tony Spavento
 SECONDER: Tina Hagen
 AYES: All in favor
 Tape time: 1:18:55

- **Monthly Report**
- **Gate incident Damages Report**
- **Update on the Hurricane Advisory Plan**
- **Discussion of New Community Benches**
- **Consideration of Permit Applications**
- **Waterway Management and Fountain Aerator Service Reports**

Mr. Padilla reviewed the items listed on the field manager’s monthly report highlighting the items listed above. The board did not approve the permit application for shoreline restoration to be submitted until further research could be done and approved without objection a homeowner’s application to replace the sidewalk in front of their property necessitated by the expansion of their driveway.

E. Manager - Approval of the Minutes of the May 10, 2012 Meeting

ACTION: Approve minutes of May 10, 2012 meeting
 RESULT: May 10, 2012 meeting minutes approved
 MOVER: Tina Hagen
 SECONDER: John Hall
 AYES: All in favor
 Tape time: 2:04:29

5. New Business

Discussion on Order for Final Entry of Judgment After Default

This item discussed earlier in the meeting under the attorney’s report.

Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Years Ending September 30, 2012 and 2013

ACTION: Approve engagement letter with Grau & Associates
 RESULT: Engagement letter with Grau & Associates approved

MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:05:52	

Tot Lot Discussion
This item deferred.

Discussion of Parking Issues

ACTION:	Prepare presentation of alternative parking solutions
RESULT:	Management directed to prepare a presentation on alternative parking solutions for discussion at a future workshop and/or public hearing
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	Ron Gallucci, Dan Dean, Tina Hagen, John Hall
NAY:	Tony Spavento
Tape time: 2:34:34	

Consideration of Resignation Letter from Mr. John Hall

ACTION:	Accept John Hall's resignation
RESULT:	Resignation letter accepted effective March 13, 2013
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:39:01	

6. Old Business

The meeting adjourned at 9:40 p.m.


Secretary/ Assistant Secretary


Chairman/ ~~Vice Chairman~~