

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

Thursday, May 9, 2013
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	Absent
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 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

Mr. Bourdin: I am president of the Mallory Harbor Village Association and we no longer use Alliance Property Systems Management as our management company. I want to introduce my vice president Traci Pollock and she has an important item to bring to your attention.

Ms. Pollock: I am vice president for Mallory Harbor Homeowner Association and I am here as a concerned resident. I live at 6302 Harbor Lane and have been here

May 9, 2013

Coral Bay CDD

five years and I have seen a lot of changes and I am appreciative of all the improvements made over the years.

In the past year I have been burglarized twice and I know it is juvenile delinquents that have burglarized my house. Last year when I was burglarized I did pull together a meet and greet of all the residents in Mallory Harbor and we had the police come out to provide us with input as to how to secure our properties. I did it and it did not work so I got a security system and I was disappointed about some of the challenges that I faced this time trying to identify who the kids were. We knew it was a couple of kids, we knew that they got into the house but they got onto and out of my property by going over the wall and I have noticed over a period of time that a lot of people jump the wall. You did an excellent job by painting the walls but now I see all these marks along the wall and I'm asking you to consider it a violation to jump the CDD walls (1) it messes up the property and (2) in my case it was a way for these delinquents to get into my house and leave. It was a Saturday and my neighbors who I encourage to be nosy neighbors saw no activity outside my house. I'm hoping if the police, as they patrol the area, see kids jumping the wall maybe you can consider it a violation of some sort.

I knew if I had access to the camera I would be able to see the delinquents that broke into my house because they took an orange bike and a metallic gold book bag. I tried to get access to the tape, I called Envera and they said all they needed was a request from the police department or the counsel and I talked to the Mallory Harbor HOA property management company to find out the process and he pretty much said we need directive from the detective. I let the detective know and I will follow-up with him but I thought a lot of time was going by because the time of catching them is instant and I tried to be responsive and I didn't know what the process was but I agreed to take off work, sit and look at the cameras myself because I thought if we caught that person then I would be able to prosecute and show that Coral Bay is serious about juvenile crime. We are entering the summer season and there is a lot of juvenile crime that goes on during the summer according to the police.

Mr. Dean: How long ago did this happen?

Ms. Pollock: It was April 28th in the afternoon between 2:00 p.m. and 5:00 p.m.

Mr. Dean: That footage still exists so you haven't lost that opportunity. Having said that reviewing that tape for a juvenile on foot is going to be challenging particularly if the juvenile didn't leave the community. They may live here.

Mr. Hans: Our policy has been that if there are three hours of tape and you have three entrances that is 12 hours of looking at the tape. If there is a police report it is preserved, the detectives use it for their investigation.

Mr. Dean: We can at least get it preserved. We can certainly get it to the Margate Police Department.

Mr. Hans: Will they charge us per hour to review it?

Mr. Dean: That shouldn't get tossed out at this point.

Mr. Pawelczyk: Essentially the tape is a public record. The problem with a public record is if it takes 12 hours of time then it is something the district can charge for but the other alternative would be if there is there a way to make a DVD and charge her for the DVD, and just give her the DVD of the 12 hours and let her look at it, the same thing you do for the PD. Obviously we don't want her on our system but if we can make a DVD of the whole thing and I don't know if we can, and whatever reasonable charge there is I'm sure she wouldn't mind spending \$5 for a DVD, then we don't have to look for it and we are not in the business of enforcing the law.

Mr. Dean: You can fast forward and play it up to 10 times the speed and you just need to be prepared for the fact that you may not see anything.

Mr. Hall: As far as the wall the CDD does not have as the HOA has, the authority to fine. If we catch someone climbing over the wall and know who it is we can go after their parents to reimburse the district for repainting but we can't make it a violation and we don't have the authority to fine.

Mr. Pawelczyk: We have the ability to adopt a rule that prohibits people from jumping over the wall but that is all it is, a rule, there is nothing we can really do about it, we can't levy a fine, we don't have enforcement power. Other districts have used

plantings such as bougainvillea or something with thorns on the other side of the wall to prohibit people from traversing that wall in that area and that is something you may want to do from a personal standpoint as a way to keep people from doing that.

4. Staff Reports

A. Attorney

Mr. Pawelczyk reported that he was working on an amendment to the IGM contract and gate damage letters. He also reported that the counsel for the slip and fall case has withdrawn, that the case is still pending, and that he is monitoring that. The case against the juvenile who caused damage to the district is going to trial and the district has been subpoenaed to provide evidence regarding damages incurred.

B. Engineer

Mr. Tomczyk reported that Terry had installed our first drainage catch basin on the sidewalk drainage issue on South Bay appears to be working really well. We still have the issue with the property drainage coming across the sidewalk but the area is definitely draining. Julio and I did a review of the inlet grates and there are about 8-10 that we looked at, the worst being on Buena Vista Drive. Terry and I are going to take a look at it and I will report back to the board.

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:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 31:55	

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 with the board the items listed on the field manager's report.

Approval of Gate Sign Proposal

Gate sign proposal from Cornerstone Signs approved without objection.

Consideration of Contract Change Order with Envera

Change order with Envera for transponders in the amount of \$2,021.00 approved without objection.

Consideration of Fountain Proposals for Clubhouse Area

Item put on hold for future consideration.

Consideration of Proposed Landscape Enhancements

ACTION:	Approve proposed landscape enhancements
RESULT:	Landscape enhancements for North Bay entrance median concept A \$28,930.00, North Bay entrance monument signs concept B \$6,340.00, North Bay entrance side features concept A \$9,430.00 and 8 concrete/metal benches \$7,000 were approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:53:17	

Drinking Water Fountain at North Bay Park

ACTION:	Approve drinking water fountain at North Bay Park
RESULT:	Drinking water fountain at North Bay Park approved in an amount not to exceed \$12,000
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:07:15	

Monthly Reports from Allstate Resource Management, Inc.

Allstate monthly reports included as part of the agenda package.

E. Manager - Approval of the Minutes of the April 14, 2013 Meeting

ACTION:	Approve minutes of April 11, 2013 meeting
RESULT:	April 11, 2013 meeting minutes approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:42:25	

Number of Registered Voters in the District - 1, 941

Mr. Hans: You have a letter from the Supervisor of Elections indicating there are 1,941 registered voters residing within the district.

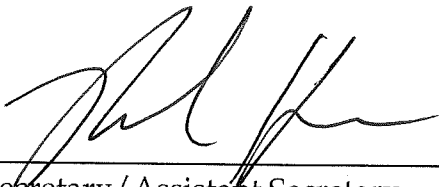
5. **New Business**

There not being any, the next item followed.

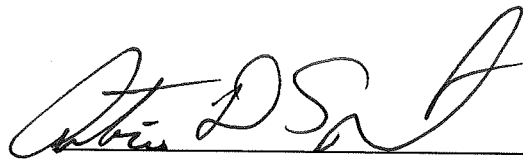
6. **Old Business**

There not being any,

The meeting adjourned at 9:45 p.m.



Secretary / Assistant Secretary



Chairman / Vice Chairman