

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

Thursday, June 13, 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     | Present       |
| Ronald Gallucci      | Supervisor    | Present       |

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

**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. Lawrence: My house in the Cape was burglarized and I want to know what is being done to try to circumvent that because there have been a lot of break-ins in the Cape.

Mr. Dean: We have 25 off-duty random police patrols every month. We coordinate those with the police department based on where they see activity. We have also coordinated with them on general activity in Coral Bay and we will see if we can't put a cluster around where that seems to be occurring.

Mr. Hall: A few years ago in Fay's Cove we had some home and car break-ins and about ten of us got together and had the Margate Police come out and they explained things we could do such as trim bushes close to your house, don't give someone a place to hide while they break into your home behind a tall hedge, things like that. The Margate Police will work with you if you want to do something like that. It was successful in Fay's Cove and if the problem comes back again we will do it a second time.

Mr. Spavento: It is not a financial issue for us but are there logical places to increase our patrols during the summer?

Mr. Dean: All that takes is an override on the budget. We are running at budget.

|                  |   |
|------------------|---|
| ACTION:          | Authorize expenditure of an additional \$4,500 for security patrols   |
| RESULT:          | An additional \$4,500 was authorized for security patrols to be taken from another line item so the total budget amount is not exceeded |
| MOVER:           | Tina Hagen  |
| SECONDER:        | John Hall   |
| AYES:            | All in favor  |
| Tape time: 14:13 |   |

**4. Staff Reports**

**A. Attorney**

Mr. Pawelczyk reported that \$125 was collected from someone who ran a gate. In the slip and fall case the lady has not retained an attorney.

**B. Engineer**

**Discussion on Coral Landings III - Parcel I Project Modifications**

**Request from Botek Thurlow Engineering, Inc.**

**District Engineer Response**

Mr. Botek: We are the engineer on behalf of Coral Landings III, it will be a 6,000 square foot medical office facility and is wholly within Margate. We are requesting to modify the permit to comply with conditions of the permit to include this project as part of the development. I have a letter from your engineer who has reviewed it, we submitted it to SFWMD and Broward County and we need your approval.

Ms. Hagen: Mark, as our Engineer, I am addressing these questions to you. Can our drainage system handle it? What is S.F.W.M.D.'s obligation to keep the water levels from causing backup onto our streets? Also, in your respon letter to Mr. Botek's request, you mentioned two things that you wanted them to do, and I would like an explanation of what they are in non-technical terms.

Mr. Tomczyk: The two items in our review letter are general housekeeping. The first item is that there is some inconsistency between the plan and the detail. The detail gives a choice and the plan calls for a very shallow cover; I indicated which on we want. The second item is they are required to provide pre-treatment and the only thing we have to prove that they actually installed it is an as-built map. The overall drainage permit accounts for this area in general conformance of what is being proposed so the system was designed for this to be developed. In regards to S.F.W.M.D. we can bring the issue to their attention and they regulate that; it is not something we have any control over. That is their responsibility we can't tell them what to do.

|           |  |
|-----------|--|
| ACTION:   | Request surface water management permit for Coral Landings III Parcel I  |
| RESULT:   | Permit approved for Coral Landings III parcel I project modification subject to conditions listed in review letter |
| MOVER:    | John Hall  |
| SECONDER: | Dan Dean   |

AYES: All in favor

Tape time: 30:13

### **Skipper Terrace Road Repair Discussion**

Mr. Tomczyk: We have been monitoring the area where it shows blistering of the pavement and with the extended rainfall we are seeing more degradation than we saw a few months ago. We talked about putting in additional drainage to accommodate the groundwater that is coming up that is causing this issue. We can solicit three or four contractors that we feel can handle the drainage aspect and the re-paving. A potential opportunity is that I know Turtle Run is potentially going to be doing some asphalt overlay and we may be able to piggyback and get a better deal. I will prepare a revised estimate and look at soliciting bids in a month or two. We are looking in the \$25,000 range and with the drainage improvements it may be \$35,000 to \$40,000.

Julio mentioned he has exhausted all locations to find the prior structural review report for the lighthouse. We obtained a cost quote of \$4,800 for a structural analysis plus \$2,700 to a testing agency to review; you will need a cherry picker for access. So, it is \$8,000 plus the cost of a cherry picker or some other means of getting up there. This is an effort to get certainty of the structural integrity of the lighthouse. There is a question of whether the rust is just on the surface or is rusting from the inside as indicated by the painting contractor, and if it is rusting from the inside, it could be significant in the next year or two. Now might be the time to spend a nominal amount of money to maintain it versus replacement. Mark Tomczyk will check with Craven Thompson to see if they have any additional information or a copy of the lighthouse inspection report.

### **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: 1:00:03 |                            |

**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.

**Discussion of North Bay Park Conceptual Site Plan**

Staff to come back at the next meeting with prices for an additional basketball court, volleyball court, vita-course equipment and walking path, perhaps additional playground equipment.

Mr. Epps, a Port Antigua resident, suggested a barrier be placed between the tot lot and the road.

**Allstate Resource Management, Inc. Monthly Reports**

A copy of the monthly reports was included in the package.

**E. Manager - Approval of the Minutes of the May 9, 2013 Meeting**

Ms. Hagen provided several amendments to the minutes and provided hard copy of same to Mr. Hans for inclusion.

|                    |   |
|--------------------|---|
| ACTION:            | Approve minutes of May 9, 2013 meeting          |
| RESULT:            | May 9, 2013 meeting minutes approved as amended |
| MOVER:             | Dan Dean  |
| SECONDER:          | John Hall                                       |
| AYES:              | All in favor                                    |
| Tape time: 1:34:29 |   |

**Discussion of Financial Disclosure Report from the Commission on Ethics**

Mr. Hans indicated that the report was generated on June 4<sup>th</sup>.

Mr. Pawelczyk reported that the Florida Legislature has passed new legislation that requires all boards and commissions to allow the public to comment on all business of the board outside of ministerial matters. He will be coming to the Board with draft rules and procedures.

Mr. Pawelczyk: I don't know if you are familiar with the Villages but there was an IRS inquiry in connection with the issuance of the bonds. The IRS came out with a Technical Assistance Memorandum and they basically said when the developer is in control of the district and will always be in control of the district, the district is not a political subdivision and therefore cannot issue tax-exempt bonds. We don't think that ruling would impact this district because it is fully controlled by a resident board and you are elected in the general election, you are a political subdivision, you have acted like a political subdivision for the last 25 or so years so it is not going to affect us. As more people look at this ruling and until the IRS clarifies things, we might have additional things to report but we don't think it is going to impact this district or the bonds.

Mr. Hans stated Greenberg is getting clean opinions on tax-exempt bonds today.

**5. New Business**

Mr. Hall: I want to complement our management company. One of the Fay's Cove residents called and reported a stop sign that was black and that you couldn't see it, and before I came to the meeting tonight and said anything, it was cleaned.

I notice the emergency light plastic PVC gate on Las Brisas Del Mar looks like someone tried to kick it in. One of the two pieces looks like it is in need of repair.

There are a couple of places on South Bay Drive sidewalk where the panels are beginning to lift and maybe we need to look into that.

Regarding the FP&L boxes on North Bay Drive, the big one where Southwind intersects North Bay and the one close to North Bay Park outside the walk area with the fence, they are multi-colors now. Doesn't FP&L have to maintain them? Or can we hide them with landscaping?


In walking around the community and looking at all the entrances there are two that need attention. One is Southwind; the actual corner of the wall that has Fay's Cove and Port Antigua looks nice, but from that corner to the street; (which is district property on both sides), it is horrible. There are vines and plants and the same thing on El Capitan at Port Antigua; the actual corner walls look nice, but from that corner to Saltaire both sides of the street are very overgrown.

Mr. Spavento asked staff to get an estimate on the cost of heating one of the pools.

**6. Old Business**

The meeting adjourned at 8:52 p.m.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice-Chairman