

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

Thursday, July 11, 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 - Skype
Ronald Gallucci	Supervisor	Present

Also in attendance were Vivian Fazio, District Counsel, Mark Tomczyk, District Engineer, Rich Hans, District Manager, GMS, Jeff Dunkelberger, GMS, Julio Padilla, GMS, Terry Glynn, IGM Landscaping and Filomena Rosario, Cape Resident.

**Pledge of Allegiance**

Mr. Spavento led the pledge of allegiance.

**3. Audience Comments/Supervisors Responses**

Ms. Rosario: I have concerns over communication and safety. A lot of residents are not aware that the board can be reached online and all of them do not have access to the internet. The safety concern is combined with the Buzz if we hand out a Buzz we can communicate that we are being proactive in the safety and upkeep of our property. I joined the grievance committee at the Cape to help bring back what we used to have. Putting out the Buzz once, or twice, or quarterly or whatever could give tips to residents on contacting security, check on Envera's list, cutting their shrubs to avoid people hiding in them, pointers to keep their homes a little safer. The whole community is aware that we are all suffering but yet, try to wake them up that you

know Coral Bay is what it is, you know the technology has changed us and we are not that visible but our principles are still the same, safety, cleanliness and keeping our asset up. One of the main concerns is where is the Buzz so we can communicate and give pointers.

Mr. Spavento: At the last meeting we felt that everything was looking good but we are not the best at communication and it is something we hope to do more of in the future but most of the things you mentioned is out of our jurisdiction. We realize we need to communicate more.

Mr. Hall: One of the biggest problems with the Buzz is it takes time to put it together and edit and it has all been on a volunteer basis by one guy. We talked about it before and Dan said we can get the Buzz going but give him some content and he is still waiting for the content. If we have to make it a management responsibility even at an increased fee I would like to see a Buzz at least every quarter.

Ms. Hagen: We not only are looking for articles but we may have something but it is not enough to fill an issue of the Buzz and maybe we should put more emphasis on the website.

Mr. Dean: If we get the content there are ways to distribute it.

Mr. Fredrick: Having a large oak in my yard it is hard to keep grass healthy, what is the feeling about artificial turf?

Mr. Gallucci: We had people put it in but it didn't please everybody on the board but you are welcome to come to the homeowners' meeting on Monday.

## **2. Presentations**

Ms. Bono of NuTurf gave a short presentation of proposed landscaping projects for the upcoming fiscal year, copy of which is attached.

Mr. Glynn presented the costs associated with removal, repair and prep for the installation of new landscape material for each phase, copy of which is also attached.

Mr. Hall requested a proposal to clean up the Port Antigua/Fay's Cove entrances.

Ms. Bono offered to provide a quarterly article on landscape related issues for the Buzz.

**4. Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer - Budget Cost Opinion for Indian Key Pedestrian Gate and Skipper Terrace Pavement and Drainage Improvements**

Mr. Tomczyk: In follow-up to the discussion regarding repairs to Skipper and El Capitan we recommend \$60,000 be budgeted for that repair. The second item is to install a pedestrian gate at Indian Key and we have a cost of \$2,500 for the gate, plus \$12,500 for the cost of the wall installation, including any modification to the wall.

Mr. Padilla: I have an \$8,000 proposal from Envera to add a security camera in that location.

**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: Tape 1 - 1:20:27	

**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 including but not limited to the following:

- Monthly Report
- Gate Incident Damages Reports
- Preserve and Aquascaping Management Program Report from Allstate Resource Management, Inc.
- Monthly Reports from Allstate Resource Management, Inc.

A copy of each report listed above are attached hereto and made a part hereof.

**E. Manager - Approval of the Minutes of the June 13, 2013 Meeting**

ACTION:	Approve minutes of June 13, 2013 meeting
RESULT:	June 13, 2013 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: Tape 1 - 1:52:07	

**Consideration of Fiscal Year 2014 Meeting Schedule**

ACTION:	approve fiscal year 2014 meeting schedule
RESULT:	fiscal year 2014 meeting schedule adopted
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor

Tape time: Tape 1 - 1:52:48

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

Mr. Spavento stated all supervisors have filed their financial disclosure forms. Mr. Spavento stepped out of the room and Mr. Hall took the gavel and confirmed at this time what Mr. Spavento had mentioned earlier.

**5. New Business**

**A. Schedule of Capital Improvements**

A copy of the list of proposed major projects for fiscal year 2013-2014 with the cost estimates is attached hereto and made a part hereof.

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

**B. Public Hearing to Adopt the Fiscal Year 2014 Budget**

ACTION:	open public hearing
RESULT:	public hearing opened
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor

Tape time: Tape 2 - 1:06

Mr. Spavento stated that he wanted to give the residents a tax break and lower the taxes and reduce the assessment rate. He stated, we have more money than we need to do all the projects we want to do because we have that money in the reserves, \$1 million dollars, so every year we are running a surplus, and we have more money

than we're spending. The assessments have never been raised for 9 years while I have been on the board.

ACTION:	approve Resolution 2013-04
RESULT:	Resolution 2013-04 annual appropriation resolution adopted
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	four in favor with Mr. Spavento voting no
Tape time: Tape 2 - 25:11 - 31:05	

ACTION:	approve Resolution 2013-05
RESULT:	Resolution 2013-05 Levying non-ad valorem assessments adopted
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	four in favor Mr. Spavento voting no
Tape time: Tape 2 - 32:07	

ACTION:	close public hearing
RESULT:	public hearing closed
MOVER:	John Hall
SECONDER:	Dan Dean

AYES:	All in favor
Tape time: Tape 2 - 32:25	

**6. Old Business**

Mr. Hall: Did we fix the gate in Las Brisas Del Mar, the temporary plastic gate?

Mr. Padilla: Yes.

Mr. Hall: I think we need to talk about the Buzz and decide where we are going to go.

Mr. Spavento: Do we have the ability on the website to do a blast email every time the Buzz is updated?

Mr. Dean: We can although historically we have not done that due to spam concerns.

The meeting adjourned at 10:15 p.m.

  
Secretary/ Assistant Secretary

  
Chairman/~~Vice Chairman~~