

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

Thursday, July 10, 2014
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 via Skype
Ronald Gallucci	Supervisor	Present

Also in attendance were Ginger Wald, District Counsel, Tim Hall, District Engineer, Rich Hans GMS, and Julio Padilla, GMS.

Pledge of Allegiance

Mr. Spavento led the pledge of allegiance.

2. Audience Comments/Supervisors Responses

Mr. Bourdin, president of the Mallory Harbor Village Association: I went back to my board and told them about the last two meetings and my board wishes to express thanks to the board and Governmental Management Services for addressing the signage issues. I called Jason Hoffman and let him be aware of it and I followed-up and left a message with Julio.

Mr. Spavento: According to the property appraiser's website those homes are listed in Las Brisas, therefore, your association is going to have to go through whatever process with the property appraiser to get that resolved

Mr. Bourdin: We will contact the property appraiser and pursue that avenue with our attorney and we will bring it back and keep you updated.

Mr. Spavento: Can you give us your opinion whether the homes in question should join the Las Brisas HOA?

Mr. McCormick: I cannot speak for my entire board, but it is my personal opinion that the answer to the question is, no.

Mr. Gordon: I would like an update regarding the situation with my neighbor. You sent out letters and I want to know if they replied to your letters and you made a police report this week. How are we going to proceed?

Mr. Spavento: We sent a certified letter to Mr. Gordon's neighbor saying to stay out of the lake; we will cut the grass and take care of that and they have since gone back into the lake and dug up some more and it is captured on video tape. This is something that we will have to see if the Margate Police will do something about.

Mr. Hall: The only thing we have the authority to do is vote to file a civil action against him. We can correct the lake and bill him and if he doesn't pay we can file a lawsuit but at some point in time we have to decide are we going to spend \$5,000 to \$10,000 going to court because he did \$500 worth of damage. Management has authority to file a complaint and give whatever evidence we have to the police.

Mr. Hans: That is the same stance we took with the gates and for \$150 to \$200, the police department wouldn't prosecute.

Mr. Dean: I believe what this gentleman has done is pull some weeds off the lake bottom. I don't know how you can put a monetary value on some weeds that were there by themselves.

Ms. Wald: Julio provided to me a copy of the certified letter to Samuel and Cynthia Anderson and a copy of the police report. I will provide this information to Mike. The board does not have police powers to prosecute people. We can send a cease and desist letter tell him he needs to stop doing this or the civil type of action that could be filed would be to petition for an injunction.

Mr. Dean: This comes down to an issue between neighbors. I don't know what the association can do and I don't know what we can do but there are mediators that can help with this kind of situation.

Mr. Gordon: Everything is done I'm just seeing how you sit on this side. I will contact Margate; it is an ongoing issue and something they need to follow-up on.

Mr. Spavento: Just for the record, the reason we sent the letter was at the request of the police department, they came to my door and asked me specifically because they are tired of going there and they said they need help from the CDD to give them something to show these people they are doing something wrong.

3. Staff Reports

A. Attorney - Discussion of Memorandum Related to 2014 Legislative Session and Pertaining to Suspensions and Removal of Board Members

Ms. Wald reported that the memorandum gave an overview of the legislation passed in the last session that affects CDDs.

B. Engineer - Update on Roads

Mr. Hall distributed and reviewed a billing summary for the Hardrives contract and suggested that if we approve payment of these invoices make it contingent upon formal acceptance from the city.

ACTION:	Approve final and balancing invoice
RESULT:	Final and balancing check approved for Hardrives for \$25,244.99 subject to receipt of signoff from the city and Hardrives satisfying the homeowner whose driveway was damaged when the contractor went to the wrong address for the repair
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 53:15	

Four change orders were presented and described, two of which were approved as follows:

ACTION:	Authorize staff to cut a check for two change orders
RESULT:	Management authorized to cut a check to cover the change orders for the water valve and the sidewalk for a total of \$1,281.76
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 56:43	

Update on Shore Restoration

Mr. Hall: The project is divided in two parts Fay's Cove and 62nd Avenue

ACTION:	Approve contract for Fay's Cove shoreline restoration
RESULT:	Contract awarded to IGM in the amount of their low bid of \$5,910
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:14:17	

ACTION:	Approve contract for 62 nd Avenue shoreline restoration in three locations
RESULT:	Contract awarded to Industrial Divers in the amount of their low bid of \$21,217

MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:15:06	

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: 1:16:53	

- **Combined Balance Sheet, Statement of Revenues and Expenditures**

A copy of the combined balance sheet was enclosed.

**D. Field Manager
Monthly Report**

Mr. Padilla reviewed with the board the items listed on the field manager's report, copy of which is attached and made a part hereof.

Gate Incident Damages Reports

A copy of the monthly gate incident damages report was included in the package. An update on the collection agent will be emailed to the board.

Monthly Reports from Allstate Resource Management, Inc.

A copy of the reports from Allstate Resource Management is included in the package.

ACTION:	Staff to return crossbow
RESULT:	Staff directed to return the crossbow
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	Four in favor and Mr. Spavento voted no
Tape time: 1:55.22	

E. Manager - Approval of the Minutes of the June 12, 2014 Meeting

ACTION:	Approve minutes of June 12, 2014 meeting
RESULT:	June 12, 2014 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:02:29	

Consideration of Proposed Fiscal Year 2015 Meeting Schedule

ACTION:	Approve fiscal year 2015 meeting schedule
RESULT:	Fiscal Year 2015 meeting schedule approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean

AYES: All in favor

Tape time: 2:02:56

Financial Disclosure Report from the Commission on Ethics

Everyone has filed financial disclosure form.

The regular business meeting was recessed and the public hearing was opened.

4. New Business

A. Public Hearing to Adopt the Fiscal Year 2015 Budget

ACTION: Motion to open public hearing

RESULT: Public Hearing Opened

MOVER: Tina Hagen

SECONDER: Dan Dean

AYES: All in favor

Tape time: 2:03:49

ACTION: Approve Resolution 2014-05 relating to the annual appropriations and adopting the budget with the same level of assessments

RESULT: Resolution 2014-05 adopted

MOVER: Dan Dean

SECONDER: John Hall

AYES: All in favor

Tape time: 2:19:28

ACTION: Approve Resolution 2014-06

RESULT: Resolution 2014-06 levying non-ad valorem assessment approved

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 2:20:33

ACTION: Motion to close public hearing

RESULT: Public hearing closed

MOVER: John Hall

SECONDER: Tina Hagen

AYES: All in favor

Tape time: 2:20:46

The regular business meeting was reconvened.

B. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2014

ACTION:	Approve engagement letter with Grau & Associates
RESULT:	Engagement letter with Grau & Associates to perform fiscal year 2014 audit was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:21:05	

5. Old Business

Mr. Hall: There is a sign on the vacant lot next to Coral Bay advising that there is a Board of Adjustment meeting for the City of Margate concerning a variance the owners are asking for parking. That has already been approved for 262 apartments and the city has already cut the parking requirements down to an average of 1 ½ vehicles per unit, and some of the units will be 3-bedroom units. I would like to request that Rich call and email the board in case any of us want to attend. It doesn't affect our parking problem in Coral Bay but if they are asking for less parking than what has been approved. It will create a huge traffic hazard for most of us that use 62nd Avenue where it curves around to go to 441. In the past when something like this was on the agenda, the adjacent properties were sent a notice and we haven't received anything. As the neighbor, I would like to know why we weren't noticed.

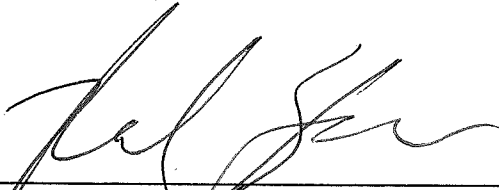
I would also like management to follow-up with Broward County School Board on their commitment to install a flashing light for the school zone by July 2013, along with an explanation of the placement of the crosswalk. I would also like a copy of the traffic study be emailed to me.

July 10, 2014

Coral Bay CDD

Mr. Dean: I would like to move the web host to a more sophisticated company that will offer more services. The cost will go from \$100 to \$150 for the better service. Approved without objection.

The meeting adjourned at 9:38 p.m.



Secretary/ Assistant Secretary



Chairman/ Vice-Chairman