

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

Thursday, November 13, 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 - phone
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, Tim Hall, District Engineer, Rich Hans GMS, Dennis Baldis, GMS and Julio Padilla, GMS.

Pledge of Allegiance

Mr. Dean led the pledge of allegiance.

2. Audience Comments/Supervisors Responses

Mr. Bourdin: Fred thanked Mr. Spavento for attending our meeting. Mr. Bourdin then presented a copy of a petition signed by 51 of the 80 Mallory Harbor residents that were all in favor of having the monument at the north side of the James Street entrance of Mallory Harbor changed to reflect their community name. Fred then thanked the board and management company for their work in resolving this situation.

Mr. Spavento: I felt very welcome at their meeting and a number of new residents were present and voiced their concern about the difficulty of finding the subdivision with it currently having no signage. I have asked Julio and Dennis to speak to the sign company and hopefully at the next meeting they will have a template and my recommendation is to move forward on this.

Mr. Pellecier: My wife and I are in favor of changing the entry sign.

ACTION:	Request to change entry sign to East Mallory Harbor
RESULT:	Staff authorized to change the entry sign to read East Mallory Harbor
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 15:00	

Mr. Delatorre: I just moved here in June. My wife and I bought a fire pit and put it on the dock in my backyard and someone from the lighthouse yelled over a bullhorn to turn it off. It is enclosed and I had a fire extinguisher with me but I turned it off. Are we allowed to do that? I looked through the rules and didn't find anything saying I couldn't do that.

Mr. Dean: It was no one from the board. It is your backyard.

Mr. Pawelczyk: The CDD doesn't have any rules that would affect that.

Mr. Currey: When this development started in 1999 my family bought four or five units and my niece purchased a unit and someone planted coconut trees and she was told it was the CDD. They used to be maintained but are no longer maintained.

Mr. Pawelczyk: The board has never acted to authorize the trimming of trees on private property or to do this or that. Give your information and survey to Julio and he can look at it, and if the trees are not on district property and the district has no easement over your property for those trees, they are not ours. It is not a board decision at this point.

Mr. Baldis: I will look at the survey and I will get back with you by Wednesday and let you know whose property the trees are on.

Mr. Carberry: The back of my yard is behind the wall and there were three trees against the wall part of the common ground and they have been irrigated and fertilized over time. I would like to request that when you trim the trees have them lean over the fence and trim them on my side of the fence.

Mr. Pellecier: The entranceway coming into James Street that splits East Mallory Harbor and Las Brisas is a racetrack and people run the stop sign and I would appreciate a speed bump.

Mr. Hall: The City of Margate won't approve speed bumps. The City of Margate is able to enforce the traffic laws but we have no authority to enforce them. If you see dangerous things happening and people speeding, please call the police.

Mr. Dean: Call the non-emergency number for the police and they will respond.

Ms. Pollock: From the time I moved here in 2008 to present you have done a phenomenal job in terms of improvement to the community. The improvements to the park have added to the quality of life for the residents of Coral Bay. When you come in the south entrance there is an eyesore, a 2-story home and I know you are responsible for the common area but don't know if you have influence or can talk to the HOA responsible for that property.

Mr. Dean: If it is about a lot within one of the villages, then it is beyond our jurisdiction. Contact their HOA property manager for that.

Ms. Pollock: I know you change out the flowers a lot and I would like to see more drought resistant flowers because I think they are more cost effective. Even though the annuals are pretty it seems to be a waste.

Mr. Hall: At the last meeting I advised the board that at a workshop the city commission unanimously agreed to make exception for zero lot line communities for driveway extensions in the individual villages. It has gone through DRC, P&Z and should be going to the commission if not this month then next, and I expect it to pass unanimously.

3. Staff Reports

A. Attorney

Mr. Pawelczyk: There is a lawsuit pending, the playground lawsuit. I don't believe the district has been named as a party yet but if we do then our insurance counsel is there. Julio asked me to send a gate incident letter to Mark Bodell Pubien who lives in North Lauderdale who did \$1,145 in damage. That letter was sent on August 24th and I haven't received anything back from them but I gave them to the end of this month.

B. Engineer

Mr. Hall: Reported on the preliminary plans for additional parking in two possible areas by North Bay Park. The next step would be to discuss it with the city and get a feel for what their thoughts are. Last month I mentioned the permit compliance notice that we received from South Florida Water Management District. Someone from South Florida Water Management District will come out and look at the system and do an assessment and if it meets the criteria of their program then the next step will be put the paperwork together to transfer the operating entity for all eight permits.

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: 1:17:01	

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

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, copy of which is attached and made a part hereof.

Monthly Report

Gate Reports

Report from Diamond Dolphin Aquatic, Inc.

A copy of the monthly report, gate incident damages report and reports from Diamond Dolphin Aquatic, Inc. are included in the package.

E. Manager – Approval of the Minutes of the July 11, 2014 Meeting

ACTION:	Approve minutes of October 9, 2014 meeting
RESULT:	October 9, 2014 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:04:16	

4. New Business

Mr. Gallucci: Someone pulled up to the gate and Envera called the resident and said someone wants to come visit. The resident said no, my wife and child are home by themselves and nobody is expected so don’t let them in. Envera responded by telling the resident that they had to let them in but they would take down the license plate.

Mr. Dean: Will you get the details to Julio and we will go through this with Tory (of Envera). This problem report is specific and we need to get into that.

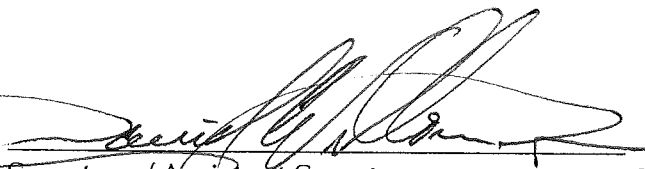
A resident: Envera told her that if there is a long line they had been instructed to let everybody in.

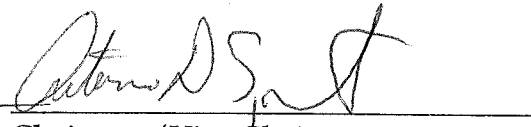
Mr. Pawelczyk: It is a condition of our permit. When we asked for permission to do install the gates, our supporting date indicated that we did not have as long a queue as most communities have. Therefore, we basically passed a resolution that said our roads are public, and if we have an issue with a large backup we will take actions to make sure it doesn't back up beyond our district road.

5. Old Business - Ratification of Amended and Restated Services Agreement with CDI Enterprises, LLC

ACTION:	Ratify amended and restated services agreement with CDI Enterprises, LLC for holiday lighting
RESULT:	Amended and restated services agreement with CDI Enterprises, LLC was ratified
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:13:05	

The meeting adjourned at 9:15 p.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman