

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

Thursday, November 12, 2015
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 (via skype)
John Hall	Supervisor	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Craig Kupec, District Engineer, Dennis Baldis, GMS and Julio Padilla, GMS.

Pledge of Allegiance

Mr. Spavento led the pledge of allegiance.

2. Audience Comments/Supervisors Responses

Mr. Lawrence: I received a notice to remove the three stones I had on my swale since 1999, which we did the day after receipt of the notice and today we received a certified letter telling us to remove it.

Mr. Spavento: I don't recall doing anything other than what was around plants and poles and I wouldn't have checked one like that because it is not egregious.

Mr. Pawelczyk: Most cities in their code of ordinances prevent all that stuff in their swale, even round ones but in this case since they have already been removed maybe he can give Julio contact information and see how it works without putting them back and if you think you need to put them back that would lead me to believe that we do need a new policy, rather than the policy we have now which is to keep everything out of the swales.

3. Staff Reports

A. Attorney

Mr. Pawelczyk: We talked at the last meeting about sidewalk blocking, the city code, what our rule could be versus state law, and if there is already a state law it should be enforced by a state agency. As long as the district rule or municipal ordinance is the same as, or less restrictive than the uniform traffic code why can't we do it and the Attorney General opinions I found indicated that the uniform traffic code controls.

Discussion of Lighting Plan

Mr. Daniels: Last month we discussed a lot of the parameters of which my designs will occur and then later all of you decided to add one that was vandal proof or vandal resistant. A vandal proof fixture or vandal resistant fixture is pretty much unbreakable then they have special mounting screws but that doesn't stop somebody from taking a baseball bat and beating it until it breaks or a pry bar and prying it off its mounting.

I'm still missing some information that is preventing me from completing this project and that is the construction drawings of the walls around the perimeter and as soon as I get those it will help me to ascertain any attachments to the wall itself.

Mr. Padilla: We sent a PDF form last week and we spoke Friday and I know what he needs.

Mr. Daniels: I also need the locations where electricity is available out at the perimeter wall and various locations around the wall. I'm not sure what your voltage is.

Mr. Spavento: This is all good but these are things you should be dealing with Dennis and Julio.

Mr. Daniels: We also need to look at the regulations with FP&L as far as street lighting and switching over to a different system.

Mr. Padilla: In the same conversation we had last week I made a request of FP&L for the drawings of the power locations.

Mr. Daniels: That the next meeting in December I will make the presentation of the matrix analysis and we will have illustrations of each variable.

Lighting the sidewalk, and supplemental lighting on the street was discussed and the consultant identified on a map the trees are to be included in the proposal and staff will check on insurance of lights in case of vandalism

Continued audience Comments

Mr. Fletcher: On Monday, October 12th I had guest who parked a rental car on my property and on Tuesday, October 13th between 12:00 a.m. and 6:00 a.m. it was towed. I need to know why it was towed and how to avoid this in the future.

Mr. Pawelczyk: There is a rule and Julio can get you a copy of the rule but even though the rule says between 2:00 a.m. and 6:00 a.m. we do require a warning be given first. We ask the tow company to give that warning and we require the tow company to provide proof, so they are not ripping the residents off, show that they are violating and document when they are stickered and when they are towed. Julio will get that information for you.

Mr. Fletcher: What do I do in the future when I have people over since apparently they can't park in the street?

Mr. Spavento: You can park on your property, in your yard, in your neighbors yard with permission or find houses in foreclosure and use their driveway. Those signs have been up as long as I have lived here, which is 17 years, no street parking or parking on CDD property from 2:00 a.m. to 6:00 a.m.

Mr. Hall: In Fay's Cove we allow people to extend their two-car driveway to a three-car with a city permit and permission from the HOA. You would have to check with your HOA to see if that is a possibility for you.

B. Engineer

Mr. Hall: I had a request from an engineer on a canal easement that turned out not to be a Coral Bay easement but an easement from the Frank Newth properties that I have documented for the file. The easements for the water main and sewer force main are on the two properties south of here and your jurisdiction over the canal ends at the southern boundary of Coral Bay.

Shortly they will be breaking ground on the lake bank restoration that you previously approved.

Toscana

Mr. Baldis: I talked with a representative of South Florida Water Management District involved in that property and they issued the permit because the applicant produced the agreement saying they had a right to drain and that was sufficient for them. That was enough for the City of Margate and for the South Florida Water Management District. The agreement says they will pay part of the burden so I contacted the engineer and contacted the applicant and explained the situation, I emailed him the agreement and the letter sent by Mr. Hans and I talked to him this morning and he wants additional information and that will probably take place tomorrow.

Without objection the engineer left the meeting at this time.

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: 1:06 - 1:13	

- **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.

Staff was directed to bring capital improvements priority list to next meeting for further discussion

ACTION:	Approval to move forward with heating clubhouse pool
RESULT:	Staff authorized to move forward with heating the Clubhouse pool and have the contract executed
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	4 in favor and Mr. Spavento voted no.
Tape time: 1:27	

Monthly Report

Report from Diamond Dolphin Aquatic, Inc.

Gate Reports

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

E. Manager - Approval of the Minutes of the October 8, 2015 Meeting

ACTION:	Approve minutes of October 8, 2015 meeting
RESULT:	October 8, 2015 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:47	

4. New Business

Mr. Hall: Our property manager wants to know if they can have access to the information stored in the gate access system.

Mr. Baldis: They would have to make a public records request in writing.

Mr. Pawelczyk: It is a public records request, anybody can make a public records request and they are only going to get the public record if in fact it not exempt from disclosure. If it is an exempt record from disclosure they are not going to get it. We need to be careful not to divulge how our security system works. Anything that could be construed as how the system works, where cameras are, what kind they are that is all exempt from public record.

Mr. Dean: Envera does not have to access that information we should be able to; we were given log ons and credentials.

Mr. Padilla: We can access the system to add transponders. There used to be an Excel sheet with the names, phone numbers and addresses on another system and I can ask for access to that.

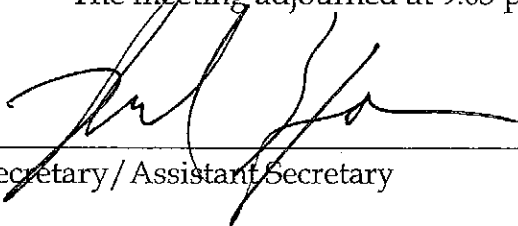
Mr. Dean: Have them send that spreadsheet once a month then that eliminates this question.

Mr. Pawelczyk: They change the legislation a couple years ago and I will check Chapter 119 to be sure.

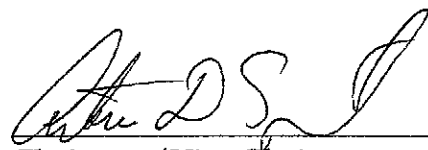
5. Old Business

Staff was directed to check on the status of the application with the Audubon Society?

The meeting adjourned at 9:03 p.m.



Secretary / Assistant Secretary



Chairman / Vice Chairman