

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

Thursday, March 10, 2016  
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, 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**

Ms. Ramdhar: I'm seeking reimbursement for towing my mother's car because we received no warning before the car was towed.

Mr. Padilla: According to the pictures there was a warning first and the second time was when the car was towed.

ACTION:	Request for reimbursement of towing expense
RESULT:	Request for reimbursement denied
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor

Tape time: 12:58

Mr. Bourdin: Requested that better communication take place for district elections and general information such as in a newsletter.

Mr. Pawelczyk: The CDD is required to advertise the notice of qualifying period and it is published in the newspaper. You can put the notice on the website too.

Mr. Carberry: Requested that the palm trees on the back of his property be trimmed by the district as has been done in the past.

Mr. Pawelczyk: If we do not have an easement over private property it is not proper or lawful for the district to expend assessment money to maintain private property. Tony will take a look at the situation on Wednesday morning, he will give me the information and I will try to look at it from an easement perspective and what rights are there and what we can and cannot do. My concern is I want to make sure we are doing things that we are allowed to do by law because I don't want to get the district in trouble. If things were done in the past and not done correctly my opinion is let's move forward and fix what we have and see if we can come up with a solution but the final decision will be made by the board members.

### **3. Staff Reports**

#### **A. Attorney**

Mr. Pawelczyk: We talked about getting rid of records and there is no direction that I can find that says that you are legally allowed to make them electronic but I have a call into the Division of Archives and when we get an answer I will let you know. Depending on the retention schedule we can get rid of some of those but it might be cheaper to scan them all than it would be to go through them and get rid of the ones you are allowed to get rid of and retain the ones you can keep.

I received comments back from Toscana's attorney on the cost share agreement and they are fairly reasonable other than asking for information that I solicited from both Craig and Rich and I have to go through that stuff now. Before we respond I will go

through the information I have from our staff, send it back to her and we will continue to move forward. I'm confident we will reach an agreement.

**B. Engineer**

Mr. Kupec: During the Wednesday drive through inspection management noticed deterioration of the asphalt repair and I was asked to check the repair at the intersection of Saltaire and El Capitan and it is an old repair.

I was also asked to check with the South Florida Water Management District on the water use permit, and you do have one that is good until 2028 but it is not up to date, it needs a map and can be modified at any time and that would be a prudent thing to do.

You have the three quotes in front of you for the electrical work for the clubhouse pool heater project, and I'm satisfied with the range now and Pro Power came in with the lowest qualified bid. Basically someone will provide the pool heaters, put them on hurricane proof bases, and the electrician will provide power to them.

Clarification was given to staff to come back with a summary of the proposals and the components of each along with a total for the pool heating project.

**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: 1:11:00	

ACTION:	Accept fiscal year 2015 audit report
RESULT:	Fiscal year 2015 audit report accepted
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor

Tape time: 1:12:14

- **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**

**Monthly Report**

**Report from Diamond Dolphin Aquatic, Inc.**

**Gate Reports**

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

Mr. Hall: Envera's new system still recognizes tags of cars that we have turned off their transponder and they need to fix it or remove it. Management should put all the damage reports on Mr. Snyder in a file to be taken to the state attorney's office since he said he was going to keep breaking the gates, which is an admission he broke it, that he did it on purpose and plans to continue doing it on purpose. Mr. Hall indicated for management to follow up on this item.

**Coral Bay Towing Reimbursement Request**

This item taken up earlier in the meeting.

**E. Manager - Approval of the Minutes of the July 11, 2015 Meeting**

ACTION:	Approve minutes of February 11, 2016 meeting
RESULT:	February 11, 2016 meeting minutes approved
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:25:45	

**4. New Business - Acceptance of Audit for Fiscal Year Ending September 30, 2015**

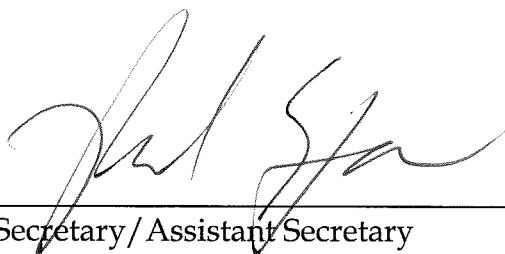
This item taken up earlier in the meeting.

**5. Old Business - Lighting Plan Update**

A copy of Mr. Daniels' status report was included as part of the agenda package.

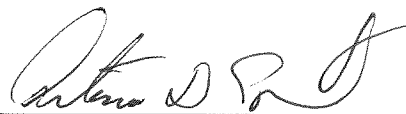
Staff was directed to put up new banners with the district website information at the front and back gates.

The meeting adjourned at 8:36 p.m.




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Secretary/ Assistant Secretary




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Chairman/ Vice Chairman