

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

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Thursday, December 14, 2017  
7:00 p.m.

Coral Bay Recreation Center  
3101 South Bay Drive, Margate, Florida

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**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, Dennis Baldis, GMS, Julio Padilla, GMS, Jake Ozyman, District Engineer, Jose Rodriguez, Keith & Schnars, and several residents (copy of sign in sheet attached hereto and made a part hereof)

**1. Roll Call and Pledge of Allegiance**

Mr. Spavento called the meeting to order and led the pledge of allegiance.

**2. Audience Comments/Supervisors Responses**

Mr. Spavento asked if there were any comments from the audience.

Mr. Eduardo Alves, resident from Faye's Cove made a couple of comments to the Board relating to his house renovation and needing to extend his driveway 2 to 3 feet. (Tape Time: 2:34:2) District Counsel stated the resident could speak to Mr. Padilla to assist him with an application for the driveway extension in the CDD right-of-way. (Tape Time: 5:59)

Mr. Sam Atiyeh stated his vehicle was damaged after the hurricane on October 7th by a tree branch which fell on the roof of his vehicle inside the gate at the Rock Island

entrance. (Tape Time: 6:41) *(A lengthy discussion took place between the Board, District Counsel and the resident relating to this issue)* (Tape Time: 12:00) Staff will send all documentation relating to this issue to the Board for their review to consider the resident's damage and possible reimbursement. (Tape Time: 20:25)

Mr. Spavento asked for any Supervisors requests or comments. (Tape Time 28:42)

Mr. Gallucci asked District counsel about responding back to posts on the Next Door website. District counsel stated you cannot discuss Board business on the website because of the Sunshine Law and the public records law and that the website is basically like an email to everybody. (Tape Time 29:45)

Ms. Hagen made a comment about residents who lost their fences due to the hurricane and in driving around the community you notice many different kinds of fence repairs, so she asked if the official city specifications for fences could be included on the Coral Bay CDD website for everyone. Staff will include these on the website. (Tape Time: 34:44)

Mr. Spavento asked for any other Supervisor comments, there were none. (Tape Time: 44:02)

### **3. Staff Reports**

Mr. Spavento introduced the next item as staff reports. (Tape Time: 45:10)

#### **A. Attorney**

Mr. Pawelczyk made a statement about a newspaper article on the Sunshine Law relating to the leaders of Broward Health who were indicted on charges of violating the open meetings laws. (Tape Time: 45:25)

#### **B. Engineer - Update Regarding Traffic Calming Locations of Current Devices**

Mr. Spavento introduced the next item on the agenda which was the engineer's staff report on the update of the traffic calming devices and their locations. (Tape Time: 48:26)

Mr. Ozyman gave a brief update and then Mr. Jose Rodriquez, traffic engineer gave a lengthy presentation regarding the different traffic calming devices for certain areas within the Coral Bay community. (Tape Time: 48:37) *(A lengthy discussion among the Board and the audience took place relating to this issue) (Tape Time 1:18:30)*

Mr. Hall requested getting proposals for the January meeting from BSO & FHP for off duty work, due to the fact that Margate PD is not enforcing traffic violations in the District properly. (Tape Time: 1:28:04)

Mr. Rodriquez recommendation was to go back to the basics, the 3Es (engineering, education, and enforcement) trying the easiest things first giving you the bigger bang for the buck, and one of those would be to try and enforce the speed, the second thing would be education of the residents via the website, and then the engineering comes in if those other two issues don't really work out, for example phasing in the speed humps at certain points and look into implementing those step by step. (Tape Time: 1:43:20)

**C. Treasurer**

**1) Approval of Check Run Summary and Invoices**

**2) Combined Balance Sheet, Statement of Revenues and Expenditures**

Mr. Spavento introduced the next item which was the treasurer section and asked for any discussion or questions. (Tape Time: 1:46:56)

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:46:58	

A copy of the Combined Balance Sheet and Statement of Revenues and Expenditures were enclosed.

**D. Field Manager**

**1) Monthly Report**

Mr. Spavento introduced the next item which was the field manager's report. (Tape Time: 1:47:19)

Mr. Padilla presented the items listed on the Field Manager's Report which was included in the agenda package, and gave an update on item #8, the AT&T ISP upgrade at the main gates, stating the electrical portion was completed on December 12th and the next phase of work would be on the December 27th which Envera would be working with them on that. (Tape Time: 1:48:04) Mr. Padilla stated he would confirm exactly what they were doing because he didn't think that was the final work because the same service was going to continue until they installed the new upgraded service. (Tape Time: 1:49:53)

Mr. Spavento commented the gates are normally open on Christmas day from 12:00 to 9:00 p.m., Mr. Padilla stated that was correct and asked if the gates should be kept closed on Christmas Eve. Mr. Spavento stated yes, the gates should be closed on Christmas Eve or whatever the Board wanted to do since the traffic is usually not as busy on that day. (Tape Time: 1:50:28)

Mr. Padilla suggested to the Board perhaps to keep the gates open from 12:00 noon on Christmas Eve until 9:00 p.m. on Christmas Day. The Board agreed that made more sense. Mr. Padilla ask if the Board wanted to do the same for New Year's Eve, the Board agreed to that as well. (Tape Time: 1:51:03)

Mr. Hall stated he was very disappointed in CDI with the holiday lighting commenting that the timers were not going on as scheduled in specific zones, outages and so forth and would like to shop around for a new company before July of next year to see if they could get a better price. (Tape Time: 1:53:33)

- 2) Lake Report
- 3) Gate Report Update

The lake report was included in the agenda package and the gate report was handed out to the Board at the meeting. (Tape Time: 1:57:46)

**E. CDD Manager - Approval of the Minutes of the November 9, 2017 Meeting**

ACTION:	Approve minutes of November 9, 2017 meeting
RESULT:	November 9, 2017 meeting minutes approved as resented
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:00:55	

**4. New Business**

There not being any, the next item followed.

**5. Old Business**

**A. Amended and Restated Rules governing the use of the Recreational and Other District Facilities of the Coral Bay Community Development District (pdf) Revised 11/14/2013**

- Discussion of Park Usage of (Tot Lot, North Bay Park, Peninsula Park) and Residents wanting to have Parties of all types on the Park Areas of Coral Bay

Mr. Spavento introduced any old business.

Mr. Hall brought up the issue of gate transponders and suggested setting up a temporary camera by the 30th Street gate to control traffic to capture the tag numbers to see if they are registered in Coral Bay allowing them to go through the gate. (Tape Time: 2:01:43)

Mr. Dean suggested doing an inspection of the data studies first. (Tape Time 2:04:49)

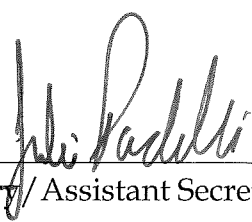
Mr. Baldis suggested having someone from Envera come to the January meeting to answer any questions from the Board. (Tape Time: 2:10:55)

Mr. Hall requested Mr. Padilla to email Envera's report on how many transponders are assigned by address before next meeting (Tape Time: 2:14:42)

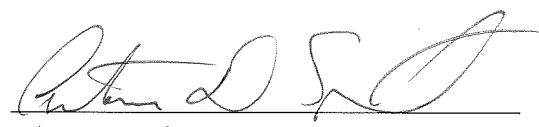
Mr. Spavento introduced item 5A under old business (Tape Time: 2:16:00) Mr. Pawelczyk stated that if the Board was going to change one rule, they should look at them and see if they wanted to revisit the rules. *(The Board requested staff to email the current facility rules and decided to table this item to the next meeting.)*

**6. Adjournment**

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 9:22 p.m.
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:21:36	



Secretary/ Assistant Secretary



Chairman/ Vice Chairman