

MINUTES OF THE SEPTEMBER 12, 2024 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, September 12, 2024
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
John Hall	Vice Chairman	Present
Tina Hagen	Treasurer	Absent
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Liza Smoker, District Counsel; Andrew Gill, GMS; Mr. Wilson, Redline Iguana, Mr. Alan Delgado, Industrial Divers Corp. (by Zoom); Mr. Estevo, 911 Commercial Cleaning; Al Kapalka, resident, and several residents in attendance in any format.

(PLEASE NOTE: Due to audio recording difficulties, these minutes were summarized to the best of our ability)

1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:00:09)

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2. Presentations/Reports – Redline Iguana Removal Proposal

Mr. Spavento (Tape Time: 0:00:33) moved on to presentations and the Redline Iguana representative for his presentation.

Mr. Wilson from Redline Iguana (Tape Time: 0:00:52) introduced himself and gave a little bit of background information about his company and then presented his proposal to the Board.

(At this point (Tape Time: 0:01:25) a Q&A session was held among the Board members, staff, and Mr. Wilson relating to his services and proposal)

MOTION:	Approve the Redline Iguana proposal
MOVER:	John Hall
SECONDER:	Geroge Mizusawa
VOTE:	All in favor
RESULT:	The Redline Iguana proposal, option #2 was approved
Tape time: 0:10:42	

Mr. Spavento (Tape Time: 0:013:23) moved on to the next presentation with Industrial Divers Corp and asked Mr. Al for his presentation.

Mr. Delgado from Industrial Divers Corp. (Tape Time: 0:14:20) introduced himself and stated he was in attendance to answer any questions the Board may have relating to his two proposals for culvert cleaning of the outfalls.

(At this point (Tape Time: 0:14:30) a Q&A session was held among the Board members, staff, and Mr. Delgado relating to his two proposals) (The Board agreed to move forward with both proposals at this time) (General comments and questions were also taken from the attending audience relating to the cleaning of the culverts)

MOTION:	Approve Industrial Divers Corp. proposals dated 8/28/24 in the amount of \$15,550 and 9/3/24 in the amount of \$11,550 for 2024 culvert maintenance cleaning of outfalls
MOVER:	John Hall

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SECONDER:	Geroge Mizusawa
VOTE:	All in favor
RESULT:	The Industrial Divers Corp. proposals dated 8/28/24 in the amount of \$15,550 and 9/3/24 in the amount of \$11,550 for 2024 culvert maintenance cleaning of outfalls were approved

Tape time: 0:19:29

3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments. (Tape Time: 0:21:42)

(At this time general comments and questions were taken from the attending audience)

A resident (Tape Time: 0:21:47) made a comment relating to the 30th Street exit gate arm and the hedge stating that the hedge should be removed.

(At this point (Tape Time: 0:22:30) a discussion was held among the Board members and staff relating to this item)

A resident (Tape Time: 0:25:09) asked about the status of repairing the two wooden docks.

Mr. Spavento (Tape Time: 0:25:27) stated that the repair was currently in progress, and the docks were now under de-construction before they could be reconstructed again.

A resident (Tape Time: 0:25:50) asked about trash in front of her front yard and was advised to address her issue with her HOA.

(There were no other comments at the time)

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4. Item(s) for Board Consideration

A. Juli Van Der Meulen Candidate for Margate City Commission Seat 1 Request to use the Clubhouse

Mr. Spavento (Tape Time: 0:32:29) moved on to item A, Juli Van Der Meulen candidate for Margate City Commission to use the clubhouse to host a listening session event for residents to voice their thoughts on how to improve working together with the City of Margate City Council and asked Mr. Gill to present the item.

Mr. Gill (Tape Time 0:32:34) stated item A was included in the agenda for the Board's review and input.

(At this point (Tape Time: 0:32:36) a discussion was held among the Board members and staff relating to this item) (The Board had no objections and agreed to Juli Van Der Meulen's request and directed staff to send her the appropriate forms for the use of the Coral Bay Clubhouse)

B. Lake Maintenance Easement Letter

Mr. Spavento (Tape Time: 0:38:50) moved on to item B, lake maintenance easement letter, and asked Mr. Gill to present the item.

Mr. Gill (Tape Time 0:38:59) stated this letter was not included in the agenda but was the latest draft of the lake easement letter which was provided to the Board under separate cover. He also stated he had sent the Board a letter about 2 months ago and received comments back from a few of the Board members. Those comments were forwarded to the District Attorney, and this was the updated version of that outcome.

(At this point (Tape Time: 0:40:33) a discussion was held among the Board members and staff relating to this item) (The Board had no objections and directed staff to send the letter to all residents who live on the lake ASAP)

C. Selection of Holiday Vendor Lights

Mr. Spavento (Tape Time: 0:51:58) moved to item C, selection of holiday vendor lights, and asked the Board for their input. Mr. Spavento stated as far as he was concerned Light Er Up was not someone he wished to continue doing business with.

Mr. Hall's (Tape Time: 0:52:13) opinion was that they should give Light Er Up a second chance and gave his reasons why.

(At this point (Tape Time: 0:54:43) a discussion was held among the Board members and staff relating to this item)

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MOTION:	Approve a proposal for holiday vendor lights
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	3 in Favor, 1 opposed (R. Gallucci)
RESULT:	The Light Er Up proposal in the amount of \$29,650 with the changes as discussed and authorizing to enter into a contract was approved
Tape time: 1:18:30	

5. Approval of:
A. Second Amendment to Aquatics Maintenance Services Agreement with Solitude Lake Management, LLC

Mr. Spavento (Tape Time: 1:20:19) moved on to item 5A, second amendment to aquatics maintenance services agreement with Solitude Lake Management, and asked Mr. Gill to present the item.

Mr. Gill (Tape Time 1:20:24) stated the Board had previously discussed items No. 5 and 6 listed on the agenda, and he also discussed these items with the attorney as well, so this agreement was now included in the agenda to be approved by the Board relating to the annual increase of \$33,913.20.

(At this point (Tape Time: 1:20:43) a discussion was held among the Board members and staff relating to this item)

MOTION:	Approve Second Amendment to Aquatics Maintenance Services Agreement with Solitude Lake Management, LLC with a rate increase not to exceed \$33,913.20 per year
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor

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RESULT:	The Second Amendment to Aquatics Maintenance Services Agreement with Solitude Lake Management, LCC with a rate increase not to exceed \$33,913.20 per year was approved
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Tape time: 1:22:52

B. Revocable License Agreement (Pet Waste Station) (6412 French Angel Terrace)

Mr. Spavento (Tape Time: 1:23:10) moved on to item 5B, revocable license agreement, pet waste station, 6412 French Angel Terrace, and asked Mr. Gill to present the item.

Mr. Hall (Tape Time 1:23:12) suggested tabling item B should go to the next meeting because the agreement had not been reviewed or signed by the homeowner so the pet station could not be installed on the property.

(At this point (Tape Time: 1:23:27) a discussion was held among the Board members, staff, and the attending audience relating to this item)

MOTION:	Approve Revocable License Agreement (Pet Waste Station) at 6412 French Angel Terrace
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Revocable License Agreement (Pet Waste Station) at 6412 French Angel Terrace was approved

Tape time: 1:27:31

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C. ABM contract for Janitorial Services – Effective October 1, 2024

Mr. Spavento (Tape Time: 1:28:03) moved to item 5C, ABM contract for janitorial services effective October 1, 2024, and asked Mr. Gill to present the item.

Mr. Gill (Tape Time 1:28:10) stated this item was provided previously to the Board under separate cover but was inadvertently not included in the agenda.

(At this point (Tape Time: 1:28:19) a discussion was held among the Board members, staff and the attending audience relating to this item)

MOTION:	Approve ABM contract for janitorial services effective October 1, 2024 contingent upon Tony Spavento’s approval of any necessary changes
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The ABM contract for janitorial services effective October1, 2024 contingent upon Tony Spavento’s approval of any necessary changes was approved
Tape time: 1:32:55	

6. Ratification of:

A. Hurricane or Other Disaster Debris Removal with City

Mr. Spavento (Tape Time: 1:38:01) moved to item 6A, ratification of hurricane or other disaster debris removal with the City and asked Mr. Gill to present the item.

Mr. Gill (Tape Time 1:38:02) stated items A through C have already been signed and are being brought back to the Board for ratification. Mr. Gill then gave a brief summary of item A, asked for any questions or comments, and upon hearing none, asked for a motion to ratify the document.

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MOTION:	Ratify hurricane or other disaster debris removal with the City of Margate
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Ratifying the hurricane or other disaster debris removal with the City of Margate was approved
Tape time: 1:38:26	

**B. Third Amendment to District Engineer Agreement
KCI Technologies, Inc.**

Mr. Gill (Tape Time 1:38:37) then gave a brief summary of item B, stating this item was previously approved by the Board on March 14th relating to the engineering agreement rate increase. Mr. Gill then asked for any questions or comments, and upon hearing none, asked for a motion to ratify the document.

MOTION:	Ratify the Third Amendment to District Engineer Agreement KCI Technologies, Inc.
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Ratifying the Third Amendment to District Engineer Agreement with KCI Technologies, Inc. was approved
Tape time: 1:38:251	

C. Special Duty Detail Request with City of Margate

Mr. Gill (Tape Time 1:39:01) then gave a brief summary of item C, stating this item was previously approved by the Board, and the only concern that Mr. Gallucci pointed out

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was the price listed on the form states \$56 per hour, and he believed it should be \$57 per hour. Mr. Gill stated the document had already been signed by the police department but he would verify that item. Mr. Gill then asked for any questions or comments, and upon hearing none, asked for a motion to ratify the document

MOTION:	Ratify the special duty detail request with the City of Margate
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Ratifying the special duty detail request with the City of Margate was approved
Tape time: 1:39:37	

7. Discussion of:

A. HOA Meeting Signs on District Property

Mr. Spavento (Tape Time: 1:42:08) moved to item No. 7A and asked Mr. Gill if this item had been resolved already.

Mr. Gill (Tape Time 1:42:15) stated it had not, this item was just for discussion purposes.

(At this point (Tape Time: 1:42:17) a discussion was held among the Board members and staff relating to this item) (The Board agreed to table this item to research other potential locations)

B. Envera Gate Hit Procedures Documentation

Mr. Spavento (Tape Time: 1:44:30) moved to item 7B, Envera gate hit procedures documentation, and asked Mr. Mizusawa for his input.

Mr. Mizusawa (Tape Time 1:44:44) gave a brief overview relating to the gate hit procedures and the barrier arm re-set and stated that he and Mr. Gill were in communication with Mr. Luis Asher.

(At this point (Tape Time: 1:50:40) a discussion was held among the Board members and staff relating to this item) (The Board agreed to table this item and have

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Mr. Gill emailed Mr. Asher to attend the next meeting for any related questions from the Board)

8. Staff Reports

Mr. Spavento (Tape Time: 2:06:31) moved to item No. 8, staff reports, and then requested to move down on the agenda to item 8D-2, to the landscape proposals since a few vendors were in attendance to present their proposals and answer any questions. *(The Board had no objection to Mr. Spavento's request)*

D. Field Manager

2) Landscape Service Itemized Proposals

a) Proposals Summary

b) Scope of Work

c) Proposals with:

- 1. ABM Landscape**
- 2. Shinto**
- 3. BrightView**
- 4. BP Sprinklers**
- 5. Tropical Plant & Pest**
- 6. Just Call James**
- 7. 911 Commercial**
- 8. JLS**
- 9. The Green Experts**
- 10. Cutters Edge**
- 11. Compass Outdoor**

Mr. Gill (Tape Time 2:07:25) stated because they received so many proposals staff provided a summary for the Board to review. Mr. Gill then gave a brief explanation relating to the summary and how the information was gathered by Mr. Padilla. Mr. Gill stated Mr. Padilla's recommendations were to have Shinto continue with mowing, trimming, and pruning, irrigation would also be with Shinto, fertilization and pest control would be Tropical Plant & Pest, the annuals and mulch would be BrightView, tree trimming with Just Call James, and porter service would be ABM Landscape.

(At this point (Tape Time: 2:10:22) a discussion was held among the Board members, staff, and the vendors who attended relating to their specific landscape proposals)

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Mr. Gill (Tape Time: 2:21:44) then stated he would go down the list of vendor proposals and asked for a motion from the Board to approve the ones they had agreed upon as separate motions.

MOTION: Approve 911 Commercial proposal for porter services

MOVER: John Hall

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: The proposal from 911 Commercial for porter services was approved

Tape time: 2:21:56

Mr. Hall (Tape Time: 2:22:18) requested moving down on the agenda to D-3, to the pressure cleaning proposals. *(The Board had no objection to Mr. Hall's request)*

- 3) Fall Pressure Cleaning**
 - a) Pressure Cleaning Proposals Summary**
 - b) Pressure Cleaning Scope of Work Submitted to Vendors**
 - c) Proposals with:**
 - 1. People's Choice Pressure**
 - 2. Your Maintenance Partners**
 - 3. ABM Pressure Cleaning Division**
 - 4. Diamond Calls Pressure Cleaning Division**
 - 5. 911 Commercial Pressure Cleaning**

(At this point (Tape Time: 2:24:34) a discussion was held among the Board members, staff, and the vendors who attended relating to their specific pressure cleaning proposals)

MOTION: Approve fall pressure cleaning proposal from 911 Commercial Pressure Cleaning, Option #3

MOVER: John Hall

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SECONDER: George Mizusawa
VOTE: All in favor
RESULT: The proposal from 911 Commercial Pressure Cleaning,
Option #3 was approved
Tape time: 2:33:44

Mr. Spavento (Tape Time: 2:35:39) suggested continuing with the landscape proposals (*The Board had no objection to Mr. Spavento's suggestion*)

(*At this point (Tape Time: 2:35:44) a discussion was held among the Board members and staff relating to the landscape proposals*)

MOTION: Approve Just Call James proposal for tree trimming and palm trimming services
MOVER: John Hall
SECONDER: George Mizusawa
VOTE: All in favor
RESULT: The proposal from Just Call James for tree trimming and palm trimming services was approved
Tape time: 2:53:03

MOTION: Approve Shinto Landscaping proposal for mowing, trimming, pruning, and irrigation services
MOVER: Ron Gallucci
SECONDER: John Hall
VOTE: All in favor
RESULT: The proposal from Shinto Landscaping for mowing, trimming, pruning, and irrigation services was approved

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Tape time: 3:03:40

MOTION: Approve ABM Landscape proposal for mulch and annual services

MOVER: John Hall

SECONDER: Ron Gallucci

VOTE: All in favor

RESULT: The proposal from ABM Landscape for mulch and annual services was approved

Tape time: 3:07:17

MOTION: Approve Tropical Plant & Pest proposal for fertilization and pest control services

MOVER: George Mizusawa

SECONDER: John Hall

VOTE: All in favor

RESULT: The proposal from Tropical Plant & Pest for fertilization and pest control services was approved

Tape time: 3:09:23

4) Vending Machine Proposal

Mr. Spavento (Tape Time: 3:11:48) moved to item No. 8D-4, staff reports, vending machine proposal. *(The Board had no objection)*

Mr. Gill (Tape Time: 3:12:11) asked if this item could be tabled to the next meeting since he was still waiting on another proposal. *(The Board agreed to table this item for the next meeting)*

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- 5) Monument Entrance Features Painting Proposals**
 - a. Entrance Features Painting Proposals Summary**
 - b. PPG Paints Monuments Specifications**
 - c. Painting Entrance Features Map**
 - d. Proposal by Company**
 - i. Rockers Painting**
 - ii. Diamond Calls Painting**
 - iii. ABM Painting**
 - iv. All Counties Painting**

Mr. Spavento (Tape Time: 3:12:22) moved to item No. 8D-5, staff reports, monument entrance features painting proposals. *(The Board had no objection)*

Mr. Gill (Tape Time: 3:12:29) gave a brief explanation relating to this item and stated staff recommends Rockers Painting.

(At this point (Tape Time: 3:13:30) a discussion was held among the Board members and staff relating to the painting proposals)

MOTION:	Approve Rockers Painting proposal for monument entrance features plus the guardhouse option painting
MOVER:	George Mizusawa
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	The proposal from Rockers Painting for painting monument features plus the guardhouse option was approved
Tape time: 3:19:38	

A. Attorney

1) 2024 Legislative Update – Supplemental Information

2) Affidavit Compliance with Anti-Human Trafficking Laws

Mr. Spavento (Tape Time: 3:20:14) moved back to item No. 8A, staff reports, attorney. *(The Board had no objection)*

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Ms. Smoker (Tape Time: 3:20:23) gave a brief summary relating to the 2024 legislative update supplemental information and also the affidavit compliance with anti-human trafficking laws.

B) Engineer

Mr. Spavento (Tape Time: 3:21:25) moved on to the engineer and stated Mr. Geiger was not in attendance for any report.

(At this point (Tape Time: 3:22:16) a discussion was held among the Board members and staff regarding general comments for the engineer to obtain proposals relating to repairing and resurfacing the tennis court area)

C. Treasurer

- 1) **Approval of Check Run Summary and Invoices**
- 2) **Acceptance of Unaudited Financials**
(A copy of the unaudited financials was enclosed)

Mr. Spavento asked for any questions, or a motion to approve the financials.
(Tape Time: 3:23:59)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	John Hall
SECONDER:	Geroge Mizusawa
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 3:24:04	

D. Field Manager

1) Monthly Report

Mr. Spavento (Tape Time: 3:24:45) moved on to the field manager’s monthly report stating Mr. Padilla was not in attendance and asked if there were any questions or comments relating to the report at this time. (Tape Time: 3:11:20)

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Mr. Gill (Tape Time: 3:25:42) stated he did not have anything to add to the field manager's report but, would be glad to answer any questions or get back to the Board on anything he was not able to answer.

(At this point (Tape Time: 3:25:48) a discussion was held among the Board members and staff relating to some of the items on the field manager's report and any updates referenced on the report)

Ms. Smoker (Tape Time: 3:35:08) stated she needed a motion from the Board to amend the Shinto Landscaping contract to remove janitorial services will be effective October 1, 2024.

MOTION:	Approve amending the Shinto Landscaping contract to remove janitorial services effective October 1, 2024
MOVER:	Tony Spavento
SECONDER:	Geroge Mizusawa
VOTE:	All in favor
RESULT:	Amending the Shinto Landscaping contract to remove janitorial services effective October 1, 2024 was approved

Tape time: 3:35:44

2) Landscape Service Itemized Proposals (Cont.)

- a) Proposals Summary**
- b) Scope of Work**
- c) Proposals with:**
 - 1) ABM Landscape**
 - 2) Shinto**
 - 3) BrightView**
 - 4) BP Sprinklers**
 - 5) Tropical Plant & Pest**
 - 6) Just Call James**
 - 7) 911 Commercial**
 - 8) JLS**
 - 9) The Green Experts**
 - 10. Cutters Edge**

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11. Compass Outdoor

(This item was addressed earlier in the meeting)

3) Fall Pressure Cleaning (Cont.)

- a) Pressure Cleaning Proposals Summary**
- b) Pressure Cleaning Scope of Work Submitted to Vendors**
- c) Proposals with:**
 - 1. People’s Choice Pressure**
 - 2. Your Maintenance Partners**
 - 3. ABM Pressure Cleaning Division**
 - 4. Diamond Calls Pressure Cleaning Division**
 - 5. 911 Commercial Pressure Cleaning**

(This item was addressed earlier in the meeting)

4) Vendor Machine Proposal (Cont.)

(This item was addressed earlier in the meeting)

5) Monument Entrance Features Painting Proposals (Cont.)

- a. Entrance Features Painting Proposals Summary**
- b. PPG Paints Monuments Specifications**
- c. Painting Entrance Features Map**
- d. Proposal by Company**
 - i. Rockers Painting**
 - ii. Diamon Calls Painting**
 - iii. ABM Painting**
 - iv. All Counties Painting**

(This item was addressed earlier in the meeting)

E. CDD Manager

1) Approval of the Minutes of the August 8, 2024 Meeting

Mr. Spavento asked (Tape Time: 3:36:13) for a motion to approve the minutes.

MOTION:	Approve the Minutes of the August 8, 2024 Meeting as presented
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MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The August 8, 2024 meeting minutes were approved
Tape time: 3:36:36	

2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Spavento (Tape Time: 3:21:24) moved on to item #2, consideration of performance measures and standards, and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 3:39:52) then gave a brief explanation relating to this item and asked for any questions or comments.

(At this point (Tape Time: 3:40:22) a discussion was held among the Board members and staff relating to this item)

Mr. Gill (Tape Time: 3:42:27) stated he received a new proposal from Egis Insurance for the Coral Bay insurance, and he also provided an email from the accountant showing the potential payment. Mr. Gill then stated he would recommend changing the current insurance company, FMIT, to Egis Insurance as a potential savings.

(At this point (Tape Time: 3:42:47) a discussion was held among the Board members and staff relating to this item)

Mr. Spavento (Tape Time: 3:58:03) then asked for a motion to approve the performance measures and standards.

MOTION:	Approve the Performance Measures and Standards as required by Florida Statute 189.0694
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor

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RESULT: The Performance Measures and Standards required by Florida Statute 189.0694 were approved

Tape time: 3:58:59

(At this point (Tape Time: 4:01:48) The Board agreed to recess and reconvene the meeting on Monday, September 16, 2024, at 5:00 p.m. and have staff provide more detailed information relating to the Egis proposal for the Board to review prior to the FMIT insurance expiring on September 30, 2024)

9. Adjournment

MOTION: Recess and Reconvene this meeting to Monday, September 16, 2024, at 5:00 p.m. at 3101 South Bay Drive, Margate, Florida

MOVER: John Hall

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: The meeting was recessed to reconvene on Monday, September 16, 2024 at 5:00 p.m. at 3101 South Bay Drive, Margate, Florida

Tape time: 4:02:05

DocuSigned by:

Julio Padilla

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Secretary/Assistant Secretary

DocuSigned by:

Antonio Spavento

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Chairman/Vice Chairman