

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

Thursday, December 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>
John Hall	Chairman	Present
Tony Spavento	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Michael Pawelczyk, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Robert McCormick, 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. Oath of Office for Ms. Tina Hagen and Mr. Tony Spavento

Mr. Gill (Tape Time: 0:02:30) administered the oath of office to Ms. Tina Hagen and Mr. Tony Spavento.

2. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:06:16)

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3. Organizational Matters

A. Consideration of Resolution #2025-02 Confirming General Election Results

Mr. Spavento (Tape Time: 0:06:19) introduced resolution #2025-02 confirming the general election results and asked for a motion to approve the resolution.

MOTION:	Approve Resolution #2025-02 confirming the General Election results
MOVER:	John Hall
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Resolution #2025-02 confirming the General Election results was approved
Tape time:	0:06:30

B. Consideration of Resolution #2025-03 Electing Officers

Mr. Spavento (Tape Time: 0:06:43) introduced resolution #2025-03 electing officers.

Mr. Gill (Tape Time 0:06:58) announced the current slate of officers and asked the Board if they wished to make any changes or keep the existing slate the same as he stated on the record.

(At this point (Tape Time: 0:07:22) a discussion was held among the Board members relating to this item) (Ms. Hagen suggested nominating John Hall as chairman and Tony Spavento as vice chairman, and all remaining Board members stay the same) (The Board had no objection to Ms. Hagen’s suggestion)

MOTION:	Approve Resolution #2025-03 electing officers
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor

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RESULT: Resolution #2025-03 electing officers, electing John Hall as Chairman and Tony Spavento as Vice Chairman, and all other existing officers remaining the same was approved

Tape time: 0:07:23

4. Presentations/Reports

(No presentations were scheduled for this meeting)

5. Audience Comments / Supervisors Comments

Mr. Hall, as the new Chairman, then asked if there were any audience comments or Supervisor's comments. (Tape Time: 0:09:46)

Mr. McCormick (Tape Time: 0:09:49) made a few brief comments relating to the removal of the hedge on 30th Street, and an incident with a resident entering the gate and he also commented on the posting of meeting signs.

(At this point (Tape Time: 0:11:28) a discussion was held among the Board members and staff relating to the posting of meeting signs)

A resident (Tape Time: 0:11:56) from The Cape made a comment relating to the heating of the pool.

Mr. Hall then asked if there were any Supervisor's comments. (Tape Time: 0:12:56)

Mr. Mizusawa (Tape Time: 0:13:02) made a few comments relating to previous emails from Luis Asher of Envera and the process document that was provided by him but, unfortunately the document never made it on to the agenda for discussion by the Board.

(At this point (Tape Time: 0:15:25) a discussion was held among the Board members and staff relating to this item) (Mr. Hall requested to have Envera provide the gate reset costs and billing to be put on the agenda for the next meeting for discussion)

6. Item(s) for Board Consideration

Mr. Hall (Tape Time: 0:25:52) moved to item No. 6 and stated there were no items listed on the agenda for the Board's consideration.

7. Discussion of:

A. Major Project List

Mr. Hall (Tape Time: 0:26:00) moved to item No. 7A, major project list and asked the Board for their input.

Ms. Hagen (Tape Time 0:26:12) gave a brief update on the major project list at this time.

(At this point (Tape Time: 0:28:55) a discussion was held among the Board members and staff relating to the major project list and any upcoming capital projects, any changes to the list and the FY2025 budget) (The Board requested the major project list be included on all future agendas until it is completed)

B. Holiday Lighting and Ongoing Status

Mr. Hall (Tape Time: 1:04:49) moved to item B, holiday lighting and ongoing status and asked Mr. Gill to present the item.

Mr. Gill (Tape Time: 1:05:08) gave some previous background and updates relating to this item.

(At this point (Tape Time: 1:07:18 a discussion was held among the Board members and staff relating to this item)

MOTION:

Authorizing staff to confirm the following items with Light Er Up Miami prior to signing the contract: (1) the zeroing out of the balance from last year due to last year's problems, (2) the crediting of \$4,800 for lights that were listed in the exhibit to the current contract and were never installed, and (3) confirming that all reported lighting deficiencies would be corrected within 5 days and waiving any further fees or charges due under the contract. The motion further included that if Light Er Up agrees to the stipulations, then the Board authorizes the District Manager to pay the 50% deposit to Light Er Up Miami for the revised contract)

MOVER:

Tina Hagen

SECONDER:

Tony Spavento

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VOTE: All in favor

RESULT: Authorizing staff to confirm the following items with Light Er Up Miami prior to signing the contract: (1) the zeroing out the balance from last year due to last year's problems, (2) the crediting of \$4,800 for lights that were listed in the exhibit to the current contract and never installed and (3) confirming that all reported lighting deficiencies would be corrected within 5 days and waiving any further fees or charges due under the contract. (The motion further includes that if Light Er Up agrees to the stipulations, then the Board authorizes the District Manager to pay the 50% deposit to Light Er Up Miami for the revised contract). The entire motion was approved

Tape time: 1:16:25

C. Sidewalk Grinding

Mr. Hall (Tape Time: 1:19:25) introduced item C, sidewalk grinding and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time 1:19:31) gave a brief explanation relating to this item stating he only obtained one proposal so far for \$50,000 and he would be receiving another proposal tomorrow, so he would present those at the January Board meeting.

(At this point (Tape Time: 1:19:44) a discussion was held among the Board members, and staff relating to this item)

8. Update on Lake Maintenance Easement

Mr. Hall (Tape Time: 1:21:55) moved to item 8, update on lake maintenance easement and asked Mr. Gill if there were any updates.

Mr. Gill (Tape Time: 1:22:02) stated there were no updates at this time, he was still working on this item with Rich Hans on how to draft the letter and he would report back to the Board at the January meeting.

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(At this point (Tape Time: 1:22:12) a discussion was held among the Board members and staff relating to the lake easement encroachments and letters to be sent out) (Mr. Spavento stated he had requested that 3178, 3218 and 3186 West Bueno Vista Drive homeowners be sent letters for planting small coconut trees within the lake maintenance easement)(The Board directed staff to send letters to homeowners with permanent structures requesting proof of proper permitting)

9. Staff Reports

Mr. Hall (Tape Time: 1:57:37) moved on to staff reports and asked Mr. Pawelczyk for his report.

A. Attorney

Mr. Pawelczyk (Tape Time: 1:57:42) stated he didn't have anything to report other than to remind the Board they needed to complete their 4-hours of ethics training by December 31, 2024.

B. Engineer

Mr. Hall (Tape Time: 1:58:32) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:58:34) stated he didn't have anything new to report other than having an additional company come out and look at the tennis courts to hopefully obtain a lower project cost, and he would have that information for the next Board meeting.

(At this point (Tape Time: 1:58:46) a discussion was held among the Board members, staff and Mr. Geiger relating to this item)

C. Treasurer

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

Mr. Hall asked for any questions, or a motion to approve the financials. *(Tape Time: 2:00:27)*

MOTION: Approve Check Run Summary and Invoices

MOVER: Tina Hagen

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SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 2:00:31	

D. Field Manager - Monthly Report

Mr. Hall asked for an update on the field manager’s monthly report. (Tape Time: 2:05:07)

Mr. Padilla (Tape Time: 2:05:14) gave a brief update on several items listed on his field manager’s report relating to lakes and canals, landscaping and community items.

(At this point (Tape Time: 2:09:28) a discussion was held among the Board members and Mr. Padilla relating to many of the items on the field manager’s report and any updates referenced on the report)

E. CDD Manager – Approval of the Minutes of the November 14, 2024 Meeting

Mr. Spavento asked (Tape Time: 2:22:18) for a motion to approve the minutes.

MOTION:	Approve the Minutes of the November 14, 2024 Meeting as presented
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The November 14, 2024 meeting minutes were approved
Tape time: 2:22:23	

7. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen

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SECONDER: George Mizusawa
VOTE: All in favor
RESULT: Meeting adjourned at 9:30 p.m.
Tape time: 2:22:58

Signed by:

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Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman