

MINUTES OF THE JANUARY 9, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, January 9, 2025
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; Liza Smoker, 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. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:23)

2. Presentations/Reports

(No presentations were scheduled for this meeting)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:17)

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Mr. McCormick (Tape Time: 0:01:21) made a few brief comments relating to the 30th Street swing gate.

Mr. Hall then asked if there were any Supervisor’s comments. (Tape Time: 0:02:42)

Mr. Mizusawa (Tape Time: 0:02:46) made a few comments relating to his concerns of Board notifications and procedures of actions relating to homeowner’s lake easements and encroachments. Mr. Mizusawa also passed out to the Board members a color-coded summary sheet which listed his concerns.

(At this point (Tape Time: 0:10:48) a discussion was held among the Board members relating to this item) (Mr. Spavento also gave a brief explanation relating to an incident regarding a homeowner’s coconut tree lake easement encroachment violation)

4. Item(s) for Board Consideration

A. Consideration of Resolution #2025-04 Designating Michael J. Pawelczyk as the District’s Registered Agent

Mr. Hall (Tape Time: 0:31:25) introduced resolution #2025-04 designating Michael J. Pawelczyk as the District’s registered agent, replacing Dennis Lyles, and asked for a motion to approve the resolution.

MOTION:	Approve Resolution #2025-04 designating Michael J. Pawelczyk as the District’s Registered Agent
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Resolution #2025-04 designating Michael J. Pawelczyk as the District’s Registered Agent was approved
Tape time:	0:31:52

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5. Discussion of Gate Hit Offenders List and District Procedures

Mr. Hall (Tape Time: 0:32:12) moved to item No. 5, discussion of gate hit offenders list and District procedures and asked the Board for their input.

Mr. Gallucci (Tape Time: 0:32:19) stated one of the gate arms at the guest entrance on South Bay Drive had to be replaced because it was hit too many times.

(At this point (Tape Time: 0:32:33) a discussion was held among the Board members and staff relating to this item) (Ms. Smoker stated if the Board wished to change the current gate strike rules, they would need to go through a formal rulemaking process and advertisement) (The Board agreed that management should contact Envera and request that they have a representative attend the next Board meeting to discuss how the Board wants the gate hit procedures to work going forward Those procedures would include. group texting, re-setting the gate arms, contacting a list of volunteer members about the gate hits, and re-setting the gate arms)

6. Staff Reports

Mr. Hall (Tape Time: 1:01:38) moved on to staff reports and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:01:50) stated the only item pending was the Light Er Up item which would be discussed later on in the agenda.

Mr. Gill (Tape Time: 1:02:08) stated they were still waiting on the signed release from Light Er Up, they signed the agreement but, the release has not been signed yet due to Light Er Up still expecting a portion of the payment they requested and also final payment.

(At this point (Tape Time: 1:02:12) a discussion was held among the Board members and staff relating to this item) (Mr. Hall stated Light Er Up had already received the 50% deposit and they were expected the other 50% upon completion of final removal of lights which they had already started) (Mr. Gill commented they withheld a small amount that was also due to some smaller hedges not being lit up and other items that weren't installed at all. Light Er Up was requesting that payment as well) (Ms. Smoker recommended having a written agreement for final payment executed stating everyone had been paid in full and there were no other claims for any prior contracts) (Mr. Hall stated he would work with Mr. Gill relating to the final verbiage for the written document)(The Board agreed to appoint Mr. Hall as liaison for the District to work with Mr. Gill to assist in finalizing the document)

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MOTION:	Authorizing and appointing John Hall as liaison to work with Mr. Gill to finalize the Light Er Up amounts and verbiage for the written document and also authorizing Mr. Gill to work with Ms. Smoker on the revised contract for final payment and signature
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	John Hall was authorized and appointed as liaison to work with Mr. Gill to finalize the Light Er Up prices and verbiage for the document and Mr. Gill was authorized to work with Ms. Smoker on the revised contract for final payment and signature was approved
Tape time: 1:07:10	

B. Engineer

Mr. Hall (Tape Time: 1:07:52) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:07:54) stated he didn't have anything to report, other than to ask if GMS could get the dock permit numbers for him since it was still under the construction permits currently.

Mr. Padilla stated (Tape Time: 1:08:15) it was submitted and internally they were working on it.

Mr. Geiger (Tape Time: 1:08:38) also stated he was just waiting for the Board to give him a list of projects to work on for pricing.

(At this point (Tape Time: 1:08:41) 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)

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Mr. Hall asked for any questions, or a motion to approve the financials. *(Tape Time: 1:09:27)*

(At this point (Tape Time: 1:09:36) a discussion was held among the Board members relating to this item)

Mr. Mizusawa (Tape Time: 1:09:43) made a few comments relating to the check register stating there were no internet access charges showing on the check register currently.

Ms. Hagen (Tape Time: 1:10:28) stated it was being paid through an autopay system so there would be no check showing on the check register.

Mr. Hall (Tape Time: 1:11:43) asked if the accountant could add an additional page at the end of the check register showing any automatic payments that were done. Ms. Hagen (Tape Time: 1:11:50) stated the accountant could probably do that.

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved

Tape time: 1:12:44

D. Field Manager - Monthly Report

Mr. Hall asked for an update on the field manager's monthly report. (Tape Time: 1:13:10)

Mr. Padilla (Tape Time: 1:13:46) 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: 1:14:37) a discussion was held among the Board members and Mr. Padilla relating to a few of the items on the field manager's report and any updates referenced on the report)

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E. CDD Manager – Approval of the Minutes of the December 12, 2024 Meeting

Mr. Hall asked (Tape Time: 1:26:54) for a motion to approve the minutes.

MOTION:	Approve the Minutes of the December 12, 2024 Meeting as presented
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The December 12, 2024 meeting minutes were approved
Tape time: 1:26:58	

Mr. Hall requested (Tape Time: 1:27:16) staff to add Old Business/New Business as an agenda item heading going forward on the agendas.

7. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 8:30 p.m.
Tape time: 1:27:58	

Signed by:

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 Secretary/Assistant Secretary

DocuSigned by:

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 Chairman/Vice Chairman