

# MINUTES OF THE SEPTEMBER 16, 2024 RECESSED AND RECONVENED CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Monday, September 16, 2024  
5:00 p.m.

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

## Call to Order

The meeting was called to order at 5:00 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 | Absent        |
| Tina Hagen           | Treasurer     | Absent        |
| Ronald Gallucci      | Supervisor    | Present       |
| George Mizusawa      | Supervisor    | Present       |

Attendance in person were; Liza Smoker, District Counsel; (via phone); Rich Hans, GMS; (by phone); Andrew Gill, GMS; Egis Insurance & Risk Advisors representatives.

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

## 1. Roll Call

Mr. Spavento called the meeting to order. (Tape Time: 0:00:03)

Mr. Gill (Tape Time: 0:00:22) stated at the last meeting he had received an insurance proposal from Egis Insurance & Risk Advisors to provide coverage to Coral Bay to begin on October 1, 2024. He also stated the previous meeting was very long and did not give the Supervisors enough time to review all the documents and make any kind of a decision. Mr.

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Gill stated he had circulated additional information to the Board over the weekend via email so they could gather their thoughts and make an educated decision at today’s meeting.

At this time (Tape Time: 0:01:50) the Egis Insurance representatives introduced themselves and gave a little bit of background information about their company and then presented their proposal to the Board.

*(At this point (Tape Time: 0:12:31) a Q&A session was held among the Board members and the Egis Insurance representatives relating to their proposal and the specific coverages) (The Board agreed to terminate the current insurance carrier, FMIT, and move forward with Egis Insurance & Risk Advisors effective October 1, 2024)*

Mr. Gill (Tape Time: 0:31:56) then asked for a motion to authorize staff to terminate the current insurance contract with FMIT and not renew it and enter into a new contract with Egis Insurance & Risk Advisors

|                    |  |
|--------------------|--|
| MOTION:            | To terminate the current insurance contract with FMIT and not renew for fiscal year 2025 and authorizing staff to enter into a new contract with Egis Insurance & Risk Advisors for fiscal year 2025 |
| MOVER:             | George Mizusawa  |
| SECONDER:          | Ron Gallucci   |
| VOTE:              | All in favor   |
| RESULT:            | The current insurance contract with FMIT would be terminated and not renewed for fiscal year 2025 and was approved   |
| Tape time: 0:32:16 |  |

## 2. Presentations/Reports – Redline Iguana Removal Proposal

*(This item was addressed at the September 12th Meeting)*

## 3. Audience Comments / Supervisors Comments

*(This item was addressed at the September 12th Meeting)*

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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**
- B. Lake Maintenance Easement Letter**
- C. Selection of Holiday Vendor Lights**

*(These items were addressed at the September 12th Meeting)*

**5. Approval of:**

- A. Second Amendment to Aquatics Maintenance Services Agreement with Solitude Lake Management, LLC**
- B. Revocable License Agreement (Pet Waste Station) (6412 French Angel Terrace)**
- C. ABM contract for Janitorial Services – Effective October 1, 2024**

*(These items were addressed at the September 12th Meeting)*

**6. Ratification of:**

- A. Hurricane or Other Disaster Debris Removal with City**
- B. Third Amendment to District Engineer Agreement KCI Technologies, Inc.**
- C. Special Duty Detail Request with City of Margate**

*(These items were addressed at the September 12th Meeting)*

**7. Discussion of:**

- A. HOA Meeting Signs on District Property**
- B. Envera Gate Hit Procedures Documentation**

*(These items were addressed at the September 12th Meeting)*

**8. Staff Reports**

- A. Attorney**
  - 1) 2024 Legislative Update – Supplemental Information**
  - 2) Affidavit Compliance with Anti-Human Trafficking Laws**

*(These items were addressed at the September 12th Meeting)*

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## **B) Engineer**

*(This item was addressed at the September 12th Meeting)*

## **C. Treasurer**

- 1) Approval of Check Run Summary and Invoices**
- 2) Acceptance of Unaudited Financials**

*(These items were addressed at the September 12th Meeting)*

## **D. Field Manager**

*(These items were addressed at the September 12th Meeting)*

- 1) Monthly Report**
- 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**
- 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**

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**4) Vendor Machine Proposal**

**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. Diamon Calls Painting
  - iii. ABM Painting
  - iv. All Counties Painting

**E. CDD Manager**

- 1) Approval of the Minutes of the August 8, 2024 Meeting
- 2) Consideration of Performance Measures and Standards as Required by Florida Statute 189.06

*(These items were addressed at the September 12th Meeting)*

**6.. Adjournment**

|                    |                                |
|--------------------|--------------------------------|
| MOTION:            | Adjourn the Meeting            |
| MOVER:             | Ron Gallucci                   |
| SECONDER:          | George Mizusawa                |
| VOTE:              | All in favor                   |
| RESULT:            | Meeting adjourned at 5:35 p.m. |
| Tape time: 0:33:59 |                                |

DocuSigned by:  
  
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Secretary/Assistant Secretary

DocuSigned by:  
  
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Chairman/Vice Chairman