

MINUTES OF THE NOVEMBER 14, 2024 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, November 14, 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	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; Adam Andrews, Envera Systems; (by ZOOM) Christopher Morris, Envera Systems: (by ZOOM); Sal Perrone, Shinto Landscaping; 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. Spavento called the meeting to order. (Tape Time: 0:00:03)

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2. Presentations/Reports – Q&A With Envera Systems – Gate Arm Reset

Mr. Spavento (Tape Time: 0:00:44) moved on to presentations and asked Mr. Gill who was in attendance from Envera for the presentation.

Mr. Gill (Tape Time: 0:00:49) stated that Adam Andrews from Envera was on the phone to answer any questions relating to the gate arm reset.

Mr. Andrews (Tape Time: 0:01:09) stated he was also expecting Christopher Morris from his service department to be on the call. Mr. Andrews then asked for any questions relating to the barrier arms.

(At this point (Tape Time: 0:02:09 a Q& A session was held among the Board members and Mr. Andrews relating to this item)

Mr. Hall (Tape Time: 0:02:10) asked how long the time is between when a barrier arm is knocked out of its holster and the time that Envera receives a signal.

Mr. Morris (Tape Time: 0:03:15) stated that Envera has areas they can see around all the barrier arms at the gates, and they can see all 3 of the gates, so they immediately know and receive an automatic alert signal.

Mr. Hall (Tape Time: 0:04:01) also commented on setting up a volunteer program in the community for a small group of volunteers to be notified to check and attempt to reset a dislocated barrier arm before a service call was dispatched by Envera.

Mr. Mizusawa: (Tape Time: 0:07:01) stated he had a couple of meetings with Mr. Padilla and Mr. Asher from Envera relating to how Envera would implement the process and initiate the program.

Ms. Hagen (Tape Time: 0:09:41) also requested Mr. Andrews work together with Mr. Padilla on creating a written procedure relating to the process so everybody would be on the same page going forward.

Mr. Andrews (Tape Time: 0:10:33) stated he understood Ms. Hagen's request and would follow up with Mr. Padilla relating to the process.

(At this point (Tape Time: 0:12:44) the discussion continued among the Board members, staff, Mr. Andrews and Mr. Morris)

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Mr. Spavento (Tape Time: 0:17:31) stated someone from Shinto Landscaping was also in attendance who also wished to make a presentation.

Mr. Perrone (Tape Time: 0:17:35) stated he was in attendance to give a brief update relating to the account representative structure for Shinto Landscaping's key accounts, one of which was Coral Bay. He stated Fernando would be taking over for Avelio Rumirez as assistant account manager and it should be a pretty smooth transition. Mr. Perrone also gave a brief update relating to some of their current landscaping practices.

3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments. (Tape Time: 0:20:52)

Mr. McCormick (Tape Time: 0:21:04) made a brief comment relating to the 30th Street swing gates.

(At this point (Tape Time: 0:22:08) a discussion was held among the Board members and staff relating to this item)

A resident (Tape Time: 0:23:24) from Fay's Cove made a comment relating to the security gates that sometimes work and sometimes don't, and that anybody could come in at any time. She also made a comment relating to the placement of cameras at the pool restrooms, damage to parts of the concrete sidewalk, the need for a budget increase to accomplish some of the outstanding items, the need for shaded areas at the pool, and other items as well.

(At this point (Tape Time: 0:27:08) Mr. Spavento addressed her concerns relating to the gates, the budget, the sidewalks, coconut trees, cameras at the pool restrooms, etc.) (Ms. Hagen also made a few additional comments relating to the pool cameras and other items relating to the security gates as well) (Mr. Gallucci made a few comments on the off-duty police patrol)

A resident (Tape Time: 0:40:47) from Port Antigua also made a comment relating to the visitor gates.

(At this point (Tape Time: 0:41:16) Mr. Spavento addressed her concerns relating to the visitor gates, the traffic, and the cameras) (Mr. Gallucci also made some

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additional comments relating to the license plate reader at the gates) (Mr. Hall made some additional comments as well)

A resident (Tape Time: 1:01:09) from The Cape made a comment stating she was in support of heating one of the pools. She also made a request relating to running the irrigation system during nighttime hours as opposed to daytime.

(At this point (Tape Time: 1:02:49 Mr. Spavento addressed her concerns relating to the irrigation system and Ms. Hagen addressed heating one of the pools.)

4. Item(s) for Board Consideration

A. Resolution #2025-01 Amending the Fiscal Year 2024 Budget

Mr. Spavento (Tape Time: 1:04:02) moved to item No. 4A, resolution #2025-01 amending the fiscal year 2024 budget and asked for a motion to approve the resolution.

MOTION:	Approve Resolution #2025-01 amending the fiscal year 2024 budget
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	Resolution #2025-01 amending the fiscal year 2024 budget was approved
Tape time: 1:04:13	

B. Proposal for Peninsula Park Dock with South Florida Dock & Seawall

Mr. Spavento (Tape Time: 1:04:33) moved on to item B, proposal for Peninsula Park dock with South Florida Dock & Seawall and asked Mr. Gill to present the item.

Mr. Gill (Tape Time: 1:04:42) stated this was a proposal for the installation of 756' of dock, deck and pilings at Peninsula Park. Mr. Gill also stated the Board had previously approved the demolition but not the installation, and Florida Dock & Seawall could not rebuild unless the Board authorized it.

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(At this point (Tape Time: 1:05:09) a discussion was held among the Board members and staff relating to this item and additional upcoming capital projects for FY2025)

MOTION:	Approve proposal from South Florida Dock & Seawall in the amount of \$44,412 for 756' square feet of dock, deck and 6 additional pilings to support the framing
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	was approved
Tape time: 1:10:47	

5. Ratification of Exit Swing Gate Repairs at 30th Street by AT&I Systems

Mr. Spavento (Tape Time: 1:11:07) moved to item 5, ratification of exit swing gate repairs at 30th Street and asked Mr. Gill to present the item.

(At this point (Tape Time: 1:11:15) a discussion was held among the Board members and staff relating to this item) (Mr. Spavento believed this company was too overpriced and suggested staff go back and negotiate a more competitive price or bring back additional proposals from other vendors) (The Board agreed with Mr. Spavento's suggestion)(Mr. Padilla (Tape Time: 1:14:09) also gave a brief explanation relating to the other vendors who work with Envera's parts and equipment)

MOTION:	Ratify exit swing gate repairs at 30th Street by AT&I Systems
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor

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RESULT: Ratifying the exit swing gate repairs at 30th Street by AT&I Systems and authorizing staff to negotiate a lower price or not to exceed amount of \$8,300 was approved

Tape time: 1:26:36

6. Staff Reports

Mr. Spavento (Tape Time: 1:27:50) moved to the next item, staff reports, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:27:54) reminded the Board once again they needed to complete their 4 hours of ethics training by December 31, 2024.

Mr. Hall (Tape Time: 1:28:25) asked if they had a signed contract with Light Er Up Miami for holiday decorations. Ms. Smoker (Tape Time: 1:28:31) stated it was still unsigned, and that she had prepared an agreement and a separate general release for the payment.

Mr. Gill (Tape Time 1:29:04) stated he reached out to Nick at Light Er Up relating to the contract, who had stated he knew the contract was still outstanding, and he would not receive payment until it was signed.

(At this point (Tape Time: 1:29:19) a discussion was held among the Board members and staff relating to this item) (Mr. Gill (Tape Time: 1:36:56) stated the Light Er Up contract should have been included in the agenda but was not included) (The Board agreed to direct District Counsel to prepare a draft agreement inclusive of having the previous balance be brought to zero, and the current agreement not to exceed \$29,650 for execution)

MOTION: Approve to execute the contract with Light Er Up for holiday lights not to exceed \$29,650

MOVER: Tina Hagen

SECONDER: John Hall

VOTE: All in favor

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RESULT:	The Light Er Up contract for holiday lights not to exceed the original proposal of \$29,650 provided they execute a general release of all claims for consideration was approved
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Tape time: 1:40:41

B. Engineer – Discussion of North Bay Park Tennis Court Resurfacing Proposal with 3-D Paving

Mr. Spavento (Tape Time: 2:04:40) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 2:04:51) gave a brief update on the North Bay Park tennis court resurfacing proposal and stated he did get in touch with another company who does resurfacing however, they declined to submit a bid because the project was too small, so other than the proposal from 3-D Paving he didn't have any additional proposals within the \$100,000 range.

(At this point (Tape Time: 2:05:33) a discussion was held among the Board members, staff and Mr. Geiger relating to this item) (The Board agreed to table this item until staff is able to obtain a more agreeable price)

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: 2:10:43)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor

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RESULT: Check Run Summary and the unaudited financials were approved

Tape time: 2:10:47

D. Field Manager - Monthly Report

Mr. Spavento asked for an update on the field manager’s monthly report. (Tape Time: 2:24:54)

Mr. Gill (Tape Time: 2:25:10) gave a brief update relating to lake District easements and encroachment letters that went out to homeowners living on the lake stating he had received a few phone calls and emails due to some incorrect addresses which were taken from an older list. He further stated he would be sending out a second letter informing the homeowners to remove their structures from the easement areas after making sure he had all the correct addresses. Mr. Gill also gave a brief update on the Shinto Landscaping wall lifts due to trees and noted that the holiday lights had already been covered.

(At this point (Tape Time: 2:25:36) a discussion was held among the Board members and Mr. Gill relating to the District easement encroachment letters)

Mr. Padilla (Tape Time: 2:36:13) gave a brief update on several items listed on his field manager’s report relating to pet station installations, community items, lakes and canals, dock renovations, fountain repairs, sidewalk repairs, and other landscaping items.

(At this point (Tape Time: 2:37:01) Q&A session was held among the Board members, Mr. Padilla and Mr. Geiger relating to his updates)

E. CDD Manager – Approval of the Minutes of the October 10, 2024 Meeting

Mr. Spavento asked (Tape Time: 2:50:47) for a motion to approve the minutes.

MOTION: Approve the Minutes of the October 10, 2024 Meeting as presented

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MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The October 10, 2024 meeting minutes were approved
Tape time: 2:50:53	

7. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	George Mizusawa
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 10:03 p.m.
Tape time: 3:03:42	

Signed by:

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Secretary/Assistant Secretary

DocuSigned by:

John Hall

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Chairman/Vice Chairman