

MINUTES OF THE OCTOBER 10, 2024 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, October 10, 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 | Absent |
| 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; Luis Asher, Envera Systems; 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: 0:00:05)

2. Presentations/Reports

(No presentations were scheduled for this meeting)

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3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments. (Tape Time: 0:00:53) *(There were no audience comments at this time)*

Ms. Hagen (Tape Time: 0:01:03) stated there were no checks provided for signature due to Hurricane Milton and GMS' office being closed but, she would be making arrangements with Mr. Gill to get the checks signed as soon as possible. She also made a comment relating to the Coral Bay website requesting the hurricane preparedness policies and guidelines be posted on the website without the contact list just to keep the residents informed of hurricane procedures.

(At this point (Tape Time: 0:02:29) a discussion was held among the Board members and staff relating to this item) (The Board had no objections and agreed with Ms. Hagen's request relating to the hurricane procedures)

4. Item(s) for Board Consideration

Mr. Spavento (Tape Time: 0:03:06) moved to item No. 4 and asked if there were any items for the Board's consideration.

Mr. Gill (Tape Time: 0:03:11) stated there were no items at this time for the Board's consideration.

5. Discussion of HOA Meeting Signs on District Property

Mr. Spavento (Tape Time: 0:03:18) moved to item No. 5 and asked the Board members for their input relating to this item.

(At this point (Tape Time: 0:03:22) a discussion was held among the Board members and staff relating to this item) (The Board requested staff to inform Port Antiqua HOA Management office not to place their meeting signs on District property, and if necessary, to place them only at the entrance of Port Antiqua's El Capitan entrance not at the back gate or on CDD property)

6. Staff Reports

Mr. Spavento (Tape Time: 0:06:39) moved to the next item, staff reports, and asked Ms. Smoker for her report.

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A. Attorney

Ms. Smoker (Tape Time: 0:06:44) reminded the Board they need to complete their 4-hours of ethics training by December 31, 2024, and she could circulate the memo again to anyone that needed it.

(At this point (Tape Time: 0:07:06 a Q&A session and discussion was held among the Board members and staff relating to this item)

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

Mr. Spavento (Tape Time: 0:10:31) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 0:10:46) gave a brief update and explanation on the two revised tennis court resurfacing proposals that were included in the agenda, both from 3-D Paving. He also stated he was still trying to obtain additional proposals from other companies as well, and would hopefully have some other bids at the next meeting.

(At this point (Tape Time: 0:12:43) Q&A session 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. Spavento asked for any questions, or a motion to approve the financials. *(Tape Time: 0:27:51)*

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| MOTION: | Approve Check Run Summary and Invoices |
| MOVER: | Tina Hagen |
| SECONDER: | Ron Gallucci |
| VOTE: | All in favor |
| RESULT: | Check Run Summary and the unaudited financials were approved |
| Tape time: 0:27:52 | |

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D. Field Manager
1) Monthly Report

Mr. Spavento asked for an update on the field manager’s monthly report. (Tape Time: 0:28:44)

Mr. Gill (Tape Time: 0:28:54) gave a brief update on District easements and encroachment letters that were sent out, wall lifts due to trees, pet station installations, and holiday lighting which was listed at the top of the field manager’s report.

(At this point (Tape Time: 0:29:50) Q&A session was held among the Board members and Mr. Gill relating to his updates)

2) Vending Machine Proposals
a. Caribbean Coffee Group
b. YD Vending, LLC

Mr. Spavento (Tape Time: 0:36:30) moved to item #D2, vending machine proposals and asked Mr. Gill for his input.

Mr. Gill (Tape Time: 0:36:31) gave a brief summary of the vending machine proposals stating he asked Caribbean Coffee Group to provide some additional information, however, he was informed they wished to withdraw their proposal. Mr. Gill then stated that YD Vending, LLC was the current vendor for Coral Bay and was the only proposal he had at this time and it was up to the Board if they wanted to continue with them.

(At this point (Tape Time: 0:37:08) Q&A session and discussion was held among the Board members, staff and Mr. Gill relating to this item) (The Board agreed to continue with YD Vending, LLC and authorized staff to draft an amendment to extend the current agreement)

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| MOTION: | Approve proposal from YD Vending, LLC to continue providing vending machine services |
| MOVER: | Tina Hagen |
| SECONDER: | George Mizusawa |
| VOTE: | All in favor |
| RESULT: | The proposal from YD Vending, LLC to continue providing vending machine services and authorizing District staff to |

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prepare an amendment to extend the contract was approved

Tape time: 0:38:05

3) Discussion of Envera Gate Hit Procedures

Mr. Spavento (Tape Time: 0:38:18) moved to item #D3, Envera gate hit procedures and asked for the Board’s input.

(At this point (Tape Time: 0:38:34) a discussion was held among the Board members and staff relating to this item) (The Board agreed to have Mr. Gill email Envera a list of all Board members names and 911 Pressure Cleaning to be on the mailing list for authorized persons to re-seat the gate arm and possibly cure the problem before Envera repair personnel are dispatched. Mr. Gill will also coordinate setting a time and date for an Envera person to provide a demonstration and answer any questions for all of the designated authorized personnel)

4) Discussion of Mulch and Annuals

- a. Mulch and Annuals Proposals Summary**
- b. Coral Bay CDD – Mulch and Annuals Specs**
- c. Mulch Color Selection**
- d. Annuals Type and Color Selection**

Mr. Spavento (Tape Time: 0:44:08) moved on to item #D4 and asked for the Board’s input.

Mr. Gill (Tape Time: 0:44:13) gave a brief explanation and overview of the mulch and annual proposals summary.

(At this point (Tape Time: 0:45:28) a discussion was held among the Board members and staff relating to this item) (The Board agreed to pick the mulch color and annual type and color at a later date)

| | |
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| MOTION: | Approve the Annual proposal from Shinto Landscaping to install the annuals in the amount of \$23,997 |
| MOVER: | Tina Hagen |
| SECONDER: | Ron Gallucci |
| VOTE: | All in favor |

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RESULT: The proposal from Shinto Landscaping to install annuals in the amount of \$23,997 was approved (mulch color and annual type and color to be determined at a later date)

Tape time: 0:46:28

5) Peninsula Park and Clubhouse Dock Renovations Change Order Request

Mr. Spavento (Tape Time: 0:49:06) moved on to item #D5, Peninsula Park and clubhouse dock renovations and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 0:49:17) gave a brief explanation relating to the change order request from South Florida Dock & Seawall. Mr. Mizusawa (Tape Time: 0:49:50) also made a few comments relating to their report.

(At this point (Tape Time: 0:50:05) a discussion was held among the Board members and staff relating to this item)

MOTION: Approve the Peninsula Park and Clubhouse dock renovations change order from South Florida Dock & Seawall in the amount of \$11,500 dated 9/19/24

MOVER: Tina Hagen

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: The Peninsula Park and Clubhouse dock renovations change order from South Florida Dock & Seawall in the amount of \$11,500 dated 9/19/24 was approved.

Tape time: 0:51:01

E. CDD Manager – Approval of the Minutes of the September 12, 2024 and September 16, 2024 Meetings

Mr. Spavento asked (Tape Time: 0:53:58) for a motion to approve the minutes.


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| MOTION: | Approve the Minutes of the September 12, 2024 and September 16, 2024 Meetings as presented |
| MOVER: | Tina Hagen |
| SECONDER: | George Mizusawa |
| VOTE: | All in favor |
| RESULT: | The September 12, 2024 and the September 16, 2024 meeting minutes were approved |
| Tape time: 0:54:03 | |

7. Adjournment

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| MOTION: | Adjourn the Meeting |
| MOVER: | Tina Hagen |
| SECONDER: | Ron Gallucci |
| VOTE: | All in favor |
| RESULT: | Meeting adjourned at 7:55 p.m. |
| Tape time: 0:54:58 | |

DocuSigned by:

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 Secretary/Assistant Secretary

DocuSigned by:

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 Chairman/Vice Chairman