

MINUTES OF THE FEBRUARY 13, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, February 13, 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 (by phone)

Attendance in person were; Liza Smoker, District Counsel; 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: 0:00:35)

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: 0:01:55) *(There were no audience comments at this time)*

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Mr. Padilla (Tape Time: 0:02:06) stated that Mr. Kasin, a resident, had a request for a permit application, he was the gentleman they had spoken to earlier, and Mr. Padilla wanted to know if they should address that item now.

Mr. Hall (Tape Time: 0:02:21) agreed they should take care of the item now.

Mr. Padilla (Tape Time: 0:02:27) stated Mr. Kasin provided him with a survey of what he had submitted with his application. Mr. Padilla passed that information out to the Board members at this time.

(At this point (Tape Time: 0:03:10 a discussion was held among the Board members, staff and Mr. Kasin relating to his request) (Mr. Hall (Tape Time: 0:03:26) also gave a brief explanation to the Board relating to this request as well)

MOTION:	Authorizing to approve the permit application for 3120 Cape Circle for a shoreline restoration of 36' of rip rap
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The permit application for the shoreline restoration of 36' rip rap at 3120 Cape Circle contingent on District engineer's final review was approved
Tape time: 0:05:05	

Mr. Hall then asked if there were any Supervisor's comments. (Tape Time: 0:16:30)
(There were no comments at this time)

4. Item(s) for Board Consideration

A. Consideration of Resolution #2025-05 Appointing Paul Winkeljohn as Secretary

Mr. Hall (Tape Time: 0:16:51) introduced resolution #2025-05 appointing Paul Winkeljohn as secretary and asked for a motion to approve the resolution.

(At this point (Tape Time: 0:17:05) a discussion was held among the Board members and staff relating to clarification of this item)

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MOTION:	Approve Resolution #2025-05 appointing Paul Winkeljohn as secretary
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Resolution #2025-05 appointing Paul Winkeljohn as secretary was approved
Tape time:	0:18:43

5. Discussion of:

A. Envera Gates – Gate Hit Offenders List

- 1) Gate Hit Offenders Payment Collection**
- 2) Envera Gate Reset Volunteers and Procedures**
- 3) Barrier Arms Reports**
- 4) Summary Reports**
- 5) Service Invoice Summary Reports**
- 6) Cross Referencing Reports and Setting Up Envera Check and Balance System**

Mr. Hall (Tape Time: 0:18:59) moved to item No. 5A, Envera gate hits and stated there was still a lot of confusion with the gate hits information. He provided samples that he had done of the various pieces of information that Envera sends including gate hit reports, repair reports and invoices. He stated that all of this information should be related and supplied to the Board in a management summary form and should substantiate the charges that are on the invoices.

(At this point (Tape Time: 0:19:11) a discussion was held among the Board members and staff relating to the above listed items) (The Board requested staff to invite Envera to attend the next meeting to discuss Envera’s monthly responsibilities and substantiate the billing process on the above items)

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MOTION: Directing District staff to invite Envera to the next meeting in order to discuss Envera’s creation of additional reports that cross-reference the information that we receive in a manner that substantiates the invoices and sets up a check and balance system for Envera and the District

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: Directed District staff to invite Envera to the next meeting in order to discuss Envera’s creation of additional reports that cross- reference the information that we receive in a manner that substantiates the invoices and sets up a check and balance system for Envera and the District

Tape time: 0:48:00

B. Lake Maintenance Easement – Items Constructed in Easement

Mr. Hall (Tape Time: 0:50:05) moved to item No. 5B, lake maintenance easement, items constructed in the easement. He stated that this item has been discussed for over 2 years and that he had made suggestions on how it should be handled, but nothing was ever done. He also stated that originally Mr. Padilla had created a video of the 37 homes that were suspected of having items constructed in the easements and asked the Board for any input or suggestions on how to resolve this issue so it would no longer be an agenda item until the next inspection was done.

(At this point (Tape Time: 0:52:01) a discussion was held among the Board members and staff relating to this item) (Mr. Gallucci stated letters were sent out to those 37 homeowners informing them of the violations giving them 30 days to respond .)(Mr. Padilla stated he was still waiting on some responses)

C. Items Planted or Grown in Easement

Mr. Hall (Tape Time: 1:10:37) moved to item No. 5C, items planted or grown in the easement. He stated that no encroachment agreement would be needed for these cases

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since this was all vegetation. He therefore suggested that if the Board agreed, staff should draft an additional letter to the homeowners stating vegetation within the District easement needs to be removed or the District would remove it, and would not be responsible for replacing it.

(At this point (Tape Time: 0:52:01) a discussion was held among the Board members and staff relating to this item)(The Board agreed with Mr. Hall’s suggestion to draft a letter to all homeowners that have vegetation planted or growing in the District’s easement and bring back the letter to the next Board meeting)

MOTION: Authorizing District staff to draft an additional letter to send to all homeowners with vegetation planted or growing in the District’s easement to remove those items, or the District would remove them and would not be responsible for replacing them, and bring back the proposed letter to the next meeting

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: Authorizing District staff to draft an additional letter to send to all homeowners with vegetation planted or growing in the District’s easement to remove those items, or the District would remove them and would not be responsible for replacing them, and bring back the proposed letter to the next meeting was approved

Tape time: 1:21:44

D. Major Project List

- 1) Tennis/Pickleball Courts**
- 2) Tennis/Pickleball Fencing Around Courts – Southwind Lane Hedge**
- 3) Removal/Replacement**
- 4) Heating Clubhouse Pool**

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- 5) Fay’s Cove Dock**
- 6) Additional Landscaping Replacement**
- 7) Possible Wall Section Drain Cutout Cover**
- 8) Items from Board Members**

Mr. Hall (Tape Time: 1:23:09) moved to item No. 5D, the major project list, stating this list was his project list, but he went through everybody’s list, and many of these items have been talked about, and he would like further input from the rest of the Board so staff can obtain updated prices on the items the Board agrees on.

(At this point (Tape Time: 1:24:13) a discussion was held among the Board members and staff relating to these items)(The Board agreed to email Mr. Padilla or Mr. Gill adding any additional items they wanted to discuss to be included on project list and bring them back to the next Board meeting)

E. Update on:

1) Proposal for Sidewalk Grinding/Replacement

Mr. Hall (Tape Time: 1:27:25) moved to item No. 5E-1, proposal for sidewalk grinding/replacement and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time 1:28:40) gave a brief update relating to this item referring to his field manager’s report under section 6D stating the first proposal Patrick Burgess received from Concrete Squad was for \$50,020. Mr. Padilla stated he requested Concrete Squad to provide a new proposal at a lower amount. The second proposal was from a subcontractor of 911 Commercial Cleaning, under the name of MVA Services, in the amount of \$34,100, and the third proposal was from ABM in the amount of \$14,950.

(At this point (Tape Time: 1:30:42) a discussion was held among the Board members, and staff relating to this item)(Mr. Padilla stated the budgeted amount for this project was \$20,000 which was the line item for sidewalk maintenance)

MOTION:	Approve the proposal from ABM for sidewalk grinding/replacement in the amount of \$14,950
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor

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RESULT: The proposal from ABM for sidewalk grinding/replacement in the amount of \$14,950 was approved

Tape time: 1:32:35

2) North Bay Drive Fountains

Mr. Hall (Tape Time: 1:33:32) moved to item No. 5E-2, North Bay Drive fountains and asked Mr. Padilla for an update or any progress on those.

Mr. Padilla (Tape Time: 1:33:41) stated the vendor was still trying to schedule the people to remove the fountain and also the people that inspect it, so he had no updates at this time and also stated it’s been a little bit of a communication struggle with this company as well.

3) Items Constructed on CDD Property without CDD Authorization

Mr. Hall (Tape Time: 1:34:08) moved to item No. 5E-3, items constructed on CDD property without CDD authorization. He stated that Mr. Padilla informed him that the only part of the shoreline the homeowner doesn’t own all the way to the water’s edge was at the canal that runs along the east side of Indian Key. He further stated that in those cases, the CDD owns that shoreline property, and that depending on the actual location, the CDD-owned property is anywhere from 10 to 20 feet from the shoreline towards the home. Mr. Hall added that like the swales that the CDD owns throughout the District, the homeowner has to maintain that CDD-owned shoreline property and cut the grass. Mr. Hall also stated that currently a homeowner had built a seawall, without a city permit, which was not allowed, and he also built inside the seawall another concrete wall which was also not allowed, and he had done other things as well.

(At this point (Tape Time: 1:40:25) a discussion was held among the Board members and staff relating to this item) (The Board requested District Counsel to draft a letter for future issues relating to homeowners who are in non-compliance and have built items on CDD property and bring that back to the next meeting. He also directed District staff to work with the City of Margate relating to enforcement where non-permitted construction items exist on CDD-owned property)

MOTION: Appointing Tony Spavento as liaison to work with Ms. Smoker to finalize the non-compliance violation letter

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MOVER:	Tina Hagen
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	Tony Spavento was appointed as liaison to work with Ms. Smoker to finalize the non-compliance violation letter
Tape time: 1:45:34	

6. Staff Reports

Mr. Hall (Tape Time: 1:48:35) moved on to staff reports and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:48:41) stated she had nothing to report other than the two releases pending with Light Er Up which were provided to the Board for execution. She also stated that included in the agenda was the waiver of liability and hold harmless form for the Envera gate volunteers when the appropriate time comes to provide that.

(At this point (Tape Time: 1:49:28) a discussion was held among the Board members and staff relating to this item)

B. Engineer

Mr. Hall (Tape Time: 1:49:55) moved on to the engineer and stated Mr. Geiger was not in attendance for any report.

Mr. Gill (Tape Time: 1:49:58) stated he spoke to Mr. Geiger yesterday, and stated he had nothing to report.

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: 1:50:07)

Ms. Hagen (Tape Time: 1:50:24) gave a brief explanation relating to the check run summary stating the first 11 checks on the check run were written prior to the January 9,

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2025 meeting and given out. She further clarified that when the recurring monthly contractual invoices were not submitted in time (particularly when the CDD Meeting was earlier in a month) and contractually could not be held for the next meeting (over a month away), that those checks were issued by GMS prior to the meeting.

(At this point (Tape Time: 1:53:09) a discussion was held among the Board members and staff relating to this item)

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

Tape time: 1:56:15

D. Field Manager - Monthly Report

Mr. Hall asked for an update on the field manager’s monthly report. (Tape Time: 2:01:23)

Mr. Padilla (Tape Time: 2:01:26) 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: 2:03:18) 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)

E. CDD Manager – Approval of the Minutes of the January 9, 2025 Meeting

Mr. Hall asked (Tape Time: 2:11:10) for a motion to approve the minutes.

MOTION:	Approve the Minutes of the January 9, 2025 Meeting as presented
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The January 9, 2025 meeting minutes were approved

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Tape time: 2:11:13

7. Old Business

Mr. Hall asked (Tape Time: 2:11:45) if there was any old business to discuss.

There was no old business.

8. New Business

Mr. Hall asked (Tape Time: 2:11:48) if there was any new business to discuss.

There was no new business.

9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:15 p.m.
Tape time: 2:11:59	

Signed by:

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 Secretary/Assistant Secretary

DocuSigned by:

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 Chairman/Vice Chairman