

MINUTES OF THE APRIL 14, 2016 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, April 14, 2016
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
Daniel Dean	Vice Chairman	Present
John Hall	Supervisor	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Jake Ozyman, District Engineer, Rich Hans, GMS, Dennis Baldis, GMS and Julio Padilla, GMS.

Pledge of Allegiance

Mr. Spavento led the pledge of allegiance.

2. Audience Comments/Supervisors Responses

There were being none, the next item followed.

3. Staff Reports

A. Attorney

Mr. Pawelczyk: Mr. Carberry was at the last meeting and wanted us to take care of his trees behind the wall and I sent a form of easement we have done in the past on the Clare property but this property is a completely different situation and I will leave that up to you. I am working on the cost share agreement with Toscana that will be based on an annual amount that they are going to pay that will fluctuate a little. Rich and I wanted to make it clear that they are responsible for the headwall back through the pipe into their property because if that headwall fails it doesn't impact us but they will be responsible to fix it.

Mr. Hans: They are going to be responsible for the headwall and the pipe and that is the big expense.

B. Engineer

Mr. Ozyman introduced himself to the board.

C. Treasurer

- ***Approval of Check Run Summary, Invoices, Subsequent Check Run Summary and Invoices***

ACTION:	Approve check run summary
RESULT:	Check run summary approved
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 22:36	

Combined Balance Sheet, Statement of Revenues and Expenditures

A copy of the combined balance sheet was enclosed.

D. Field Manager – Consideration of Actions and Proposals from Field Manager’s Report

Mr. Padilla reviewed with the board the items listed on the field manager’s report, copy of which is attached and made a part hereof.

Monthly Report

Gate Reports

Report from Diamond Dolphin Aquatic, Inc.

A copy of the monthly report, gate incident damages report and reports from Diamond Dolphin Aquatic, Inc. are included in the package.

E. Manager – Approval of the Minutes of the March 10, 2015 Meeting

ACTION:	Approve minutes of March 10, 2016 meeting
RESULT:	March 10, 2016 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 40:44	

4. New Business

A. Consideration of Resolution 2016-01 Approving the Proposed Fiscal Year 2017 Budget and Setting the Public Hearing

ACTION:	Approve minutes Resolution 2016-01
RESULT:	Resolution 2016-01 approving the proposed budget and setting a public hearing for July 14, 2016 was approved.
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 49:14	

B. Discussion of Procedures for the General Election

Mr. Hans: We have to run a notice of the qualifying period for candidates for the board of supervisors, copy of which is included as part of the agenda package.

Additional New Business

Mr. Spavento: I would like to ask the office that when a board member uses the term “for the record” that means that we want that included in the minutes. I have gone through minutes where apparently I haven’t said a word but when there is something important and somebody on the board wants to make sure they can go back in the future and find it they don’t want to wait until next month to see if it is in the minutes and they have gotten it. That way when the transcriber hears that expression they know they have to pay a little more attention and put some detail in the minutes.

Ms. Hagen: I mentioned something similar to Rich about the fiasco we had last month with the guy with the landscaping that if we get a letter at the meeting that it be included along with the draft minutes so we have it. Do you have an update on that?

Mr. Hans: Our minutes are very condensed at your direction but we will make it clear that one once you make that statement they put more detail.

Ms. Hagen: Did we resolve anything with that man?

Mr. Spavento: We went to the property the following Wednesday and unless he can come up with an easement there is nothing we can do for him.

Mr. Hagen: Do we know if we ever maintained it?

Mr. Pawelczyk: According to the backup documentation that was distributed he may have had a deal with John Petty, who was a manager here but there is nothing from John Petty that there is an arrangement, there is nothing in writing. What may have happened is the district may have trimmed trees in the mid 1990's and there is correspondence when Lee was the manager but no indication as to whether or not it was done.

Ms. Hagen: Have we given him anything to close this out or will he be back in a couple months?

Mr. Baldis: We gave him the option to come to the board and ask for an easement but I was here with John Petty and I'm certain that John just called him and said no we can't do that. Then the topic was there is lighting and irrigation back there and it shouldn't have been there so we eliminated it.

Ms. Hagen: Should we direct a letter to him that goes into the record and says no so he doesn't come back?

Mr. Pawelczyk: Management already sent him a letter. (A copy of the letter was provided to the Board)

Mr. Spavento: I would like us to get our records perhaps in a folder of easements in one place then when someone says easement we can look in the easement book.

Mr. Baldis: In other districts the engineer made up a book with a color coded map and I will show that to Jake and he can see what you want.

Mr. Pawelczyk: I will go through all of my files, Rich can go through his files and we will send it to the engineer and that could be the engineer's starting point to put it together in the form of a map or book that shows all the easements we have. They will give you an estimate of the cost to put it together.

Mr. Spavento: I just want a place to go to pull up the agreement, I don't need a map and he doesn't need to do it lot by lot.

Mr. Hans: If this board entered into an agreement it would be scanned into our files. The older stuff may not be.

Mr. Pawelczyk: Rich can start it and I can take a look at it.

Mr. Spavento: Is there any way to give gate pass power to the HOA for enforcement?

Mr. Pawelczyk: My concern is comingling responsibilities and if there is a dispute who do they appeal to?

Mr. Spavento: The American Flag is red, white and blue it does not have gold trim and I would like to see the American Flag in here that shows our authority.

5. Old Business

A. Capital Projects and Landscaping Priority Lists

A copy of this report was included as part of the agenda package.

B. Lighting Plan Update

Mr. Hall: I see the examples but has anyone met with the city and discussed with them if we can use any of these fixtures. In certain areas the swale is non-existent, I don't know the city regulation about having a telephone pole a foot or two off the street. We can only make a decision on fixtures and location based on what the city will permit.

Mr. Spavento: I don't know if he has contacted Comcast, FP&L or any other utility provider that may already have wiring in the swale.

Mr. Hall: Staff needs to ask these questions.

The meeting adjourned at 8:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman