

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

Thursday, July 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 Ginger Wald, District Counsel, 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

Mr. Kapalka: Last month I was here and we discussed cleaning the cove across from the resident gate. Supervisor Spavento directed the district management team to clean the cove and it still hasn't been cleaned. I would like to know where we stand on that.

Mr. Padilla: We contacted the lake maintenance company to do a service and they are usually here twice a month and sometimes they will go in between those times

and clean up the garbage. If it comes to our attention again we will contact them again and they will come out and do it.

Mr. Spavento: It is cleaned out repeatedly but unfortunately any garbage that ends up in the lake will eventually end up on the west side of the community.

Mr. Harris: In the morning we walk around the complex and there is standing water after it rains.

Mr. Spavento: The area by the tot lot is lower than other areas and when it rains it takes a while for the water to drain.

Mr. Hall: I noticed the last two weeks when I come in the resident gate on North Bay Drive it takes 20 to 30 seconds for it to close. Four or five times a month I came in the west gate and the exit gate and arm on 30th Street are wide open. It is closed tonight.

Ms. Hagen: I went out the back gate and saw that and I called Envera. I also notices the delay on the North Bay Drive Gate, reported that to Envera on the same call, and they are going to have the techs look at that.

Also, when I came back in later yesterday, a white panel van raced up behind me and tried to tailgate through. Due to the timing of his racing in, the barrier arm came down on the top of the truck. I therefore called Envera, gave them the time to ensure that he was not a cause of any subsequent malfunction of the arm, and said if this guy calls to complain about it I will be happy to testify if needed, but it should be clear on the camera.

Mr. Padilla: The 30th Street gate was fixed today and there is an issue with the loop at the North Bay Drive entrance and they are working on that.

Ms. Ross: What is the issue with the cameras? Do the cameras work at the pool area? Do they go as far as the bathrooms? I saw two guys going into the girl's bathroom.

Mr. Spavento: The cameras are always on. They are monitored from 10 p.m. until 6:30 a.m. So if someone walks in the park during those hours, a live person comes on and says the park is closed you have to leave. During the rest of the day, the cameras run and they are recording, and we can get that footage; but nobody is actively monitoring them during the time the park is open.

3. Staff Reports

A. Attorney

Mr. Hall: I was hoping to have an agreement with Toscana by now and we don't. When we finally reach an agreement with Toscana I would like to have a total figure on how much we have spent on legal fees, because I would like to give it to the city since the city did not represent our interest in our canal when granting Toscana its use.

B. Engineer

There being none, the next item followed.

C. Treasurer

- 1) ***Approval of Check Run Summary***
- 2) ***Combined Balance Sheet, Statement of Revenues and Expenditures***

ACTION:	Approve check run summary
RESULT:	Check run summary approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 22:57	

D. Field Manager

- 1) ***Monthly Report***
- 2) ***Gate Reports***
- 3) ***Report from Diamond Dolphin Aquatic, Inc.***

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

Mr. Padilla presented four options to bring in power for the irrigation pump project. After discussion of all options, including the increase in capacity that the option for a new transformer would provide, the following action was taken.

ACTION:	Authorize staff to proceed with Option 3 for the irrigation pump project
RESULT:	Staff authorized to proceed with Option 3, the installation of the new irrigation pump that included a new transformer, for a total project amount of \$74,380
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 36:07	

Mr. Padilla presented four proposals for Lake and Wetland maintenance

ACTION:	Consider proposals for Lake and Wetland maintenance
RESULT:	Proposal from Lake and Wetlands for lake and fountain maintenance was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 44:23	

Mr. Baldis: In Peninsula Park there are six gazebos along the concrete path, four on the west side and two on the east side. We have come up with the idea of covering them up, putting plants around it and turning it into a butterfly garden, so when you walk down the path it becomes a garden and not a landing pad. The cost would be \$1,700 per pad. It was the consensus of the board to table the item.

E. CDD Manager

1. Approval of the Minutes of the June 9, 2015 Meeting

ACTION:	Approve minutes of June 9, 2016 meeting
RESULT:	June 9, 2016 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 55:41	

2. Consideration of Proposed Fiscal Year 2017 Meeting Schedule

ACTION:	Approve fiscal year 2017 meeting schedule
RESULT:	Fiscal Year 2017 meeting schedule approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 57:21	

3. Discussion of Financial Disclosure Report Form the Commission on Ethics

All supervisors have filed the financial disclosure report.

4. New Business – Public Hearing to Adopt the Fiscal Year 2017 Budget

A. Motion to Open the Public Hearing

ACTION:	Open public hearing
RESULT:	Public hearing opened
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 58:15	

B. Public Comment and Discussion

Mr. Kapalka: I feel strongly about Peninsula Park and when I moved in, there were barbeques and pavilions that were used. The pavilions were the only area of shade at Peninsula Park. Lately no one goes to the park that much because we don't have those amenities or shade out there. I am sure we have FEMA funding to recoup some of the money.

Ms. Hagen: No.

Mr. Kapalka: Ok, then I stand corrected. I would like the board to consider giving our amenities back so we could use the pool the way it was meant to be used. I would like you to put money in the budget to put the pavilions back. Also, what is the fund balance? I thought it was a reserve or slush fund money that was not assigned to a specific project but I'm not sure. I'm looking at unassigned fund balance from page 2.

Ms. Hagen: Regarding your second question, that is the reserves. We are required by law to have a certain level of reserves. Our fiscal year runs from October 1 to September 30th of the next year. We don't start to collect the annual assessments until December, so we have to have enough money in the budget to carry us through until we start collecting for the next year. The main difference in the budget versus actual is that when we start out we have a number of major projects that we have been looking at doing, some we have estimates for and some of them we do not have estimates. In putting the budget together we want to keep the assessment the same, and we can spend X amount for major projects. We have a major projects list that we constantly

rearrange and prioritize, management gets estimates for the projects, and based on the relative priorities, we initiate the projects that we think we can handle within the budget.

As far as the gazebos are concerned, we did NOT get FEMA money to replace those; we got FEMA money for a lot of things, but not those. They were in bad shape to begin with and we have not had a lot of requests to replace them. In fact, you are the first person since Hurricane Wilma to make that request. If we ever have a number of people saying they want them, it will go on the priority list and when we go through the projects that are upcoming, we will prioritize it. It may or may not get to the top of the list. One of the reasons why we probably haven't had a lot of requests is the fact that Peninsula Park is not accessible to the majority of the community. The reason people come to this, the clubhouse pool, pool is that there IS parking available. We have people in Fay's Cove parking on the loop.

Mr. Dean: The damaged gazebos were taken down, and, at the time, the consensus was that they should be taken down because they were providing no benefit to the community and they were an eyesore. We had numerous discussions with residents directly affected by this, meaning people in the Cape and Mallory Harbor and they were telling us to take them down. When there was a discussion of improving the parking situation at Peninsula Park, this room was full of people telling us don't do it. There is on file a petition from residents in the Cape and Mallory Harbor with about 200 names of people who were demanding that no further action take place.

Ms. Hagen: The things that we do, we want benefit most of the community.

Mr. Kapalka: It would be nice if the board were more pro-community and solicited opinions as to whether they wanted those gazebos there.

Ms. Hagen: Let's put the facts out. I know you are running against me in the election. I have been involved with the board for ten years. Last meeting was the first meeting I ever saw you at any meeting. All of these things you would like to do, I have not heard one word until now.

Mr. Kapalka: You are hearing it now and if you look in the records you will see that I was a supervisor in the past.

Mr. Hall: I disagree with what Mr. Kapalka said since he made it sound like the board has not done anything to increase the amenities or replace the ones destroyed by Hurricane Wilma, and I take exception to that. I moved to the community in 1995 and have been on the board since 1997 and Wilma took what was left of the gazebos down and this board chose not to put them up and the reason was most of the people in the two communities adjoining Peninsula Park asked us not to replace them and asked that we take down the old ones. When I bought my house in 1995, this was not a gated community, it did not have a perimeter wall; it had a wooden fence that the board spent \$20,000 to \$40,000 per month replacing rotted wood, painting and everything else. We had one tot lot in the corner that had a handful of pieces of equipment because we watch out for the community and have a lot of children in the community. We revamped that tot lot and added another recreational area next to the tennis courts and the basket ball courts. We put in outdoor exercise equipment for adults. You are right, we did not replace the gazebos. But that is the only thing that we didn't replace, and the amount of enhancements that been done by all the boards since I have been here is huge. We have replaced more landscaping since Hurricane Wilma than any other community in Margate, and we did that without raising taxes. In 1995, the parks belonged to the City of Margate and this CDD purchased those parks from the City of Margate, and now they are owned by Coral Bay. If we hear enough residents say we want those gazebos, then that will go on the capital projects list and get prioritized. There are things we want to do that we don't have the money to do. We have lighting the basketball courts on the project list for a long time; it is at the bottom because there are other things that have come along that we feel and the input we get from the community has said that lighting the basketball court is the least of our worries. The tennis courts have all been redone, and it is not just a coat of paint or a coating; they have been totally rebuilt. The boat ramp has been replaced. The lighting has been replaced in the parks. We have a camera system. A blanket statement saying you are not replacing the amenities that Wilma destroyed is incorrect. There is one amenity we have not replaced.

Mr. Gallucci: I have lived here since day one and those pavilions were built with a hole in the top and the sun came through at an angle. They are so far from the pool that if parents wanted to sit in the shade while the kids are in the pool, it is too far away. I

think we need more shade at Peninsula Park, but I would have a shade structure closer to the pool.

Mr. Spavento: If you were at the meetings when this happened you would know it was not a snap decision about the gazebos. It was discussed at length over the course of three or four meetings.

C. Consideration of Resolution #2016-02 Annual Appropriation Resolution

ACTION:	Approve Resolution 2016-02 the annual appropriation resolution with the cited amendments
RESULT:	Resolution 2016-02 approved as amended
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:28:45	

D. Consideration of Resolution #2016-03 Levy of Non Ad Valorem Assessments

ACTION:	Approve Resolution 2016-03 levy of non-ad valorem assessments
RESULT:	Resolution 2016-03 approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:30:51	

E. Motion to Close the Public Hearing

ACTION:	Close public hearing
RESULT:	Public Hearing closed
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:31:16	

5. Old Business

A. Capital Projects Priority Lists

A copy of the list was included as part of the agenda package.

B. Lighting Plan Update

Since the consultant provided us with notice that he was unable to attend tonight's meeting, no discussion was held on this item.

The meeting adjourned at 8:39 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman