

# MINUTES OF THE AUGUST 11, 2016 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, August 11, 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, Dennis Baldis, GMS, Julio Padilla, GMS, Alan Kapalka resident, and Robert Daniels, Brilliant Lighting Design

## Pledge of Allegiance

Mr. Spavento led the pledge of allegiance.

## 1. Audience Comments/Supervisors Responses

Mr. Kapalka: Thank you for doing the work by the cove and getting that cleaned up. I would like to leave the board with some thought for possible consideration in the future about the possible purchase of concrete tables and benches for the path in Peninsula Park for community use.

## **2. Brilliant Lighting Presentation**

Mr. Daniels: There are three phases, the sidewalk and wall lighting on the perimeter, tree lighting predominately on South Bay Drive and 20 lighted entrances to go around the perimeter. We are not quite finished but the clubhouse lighting I want to go into that in detail whereas the lighted entrances I have the drawings.

When we started the project we were looking at placing pole light fixtures on each of the 520 columns going around the perimeter. Then we looked at having pole light fixtures on half of the columns (that is 260) at intervals of 40 feet on center. While I was walking the perimeter and looking at the layout, I realized that 40 feet on center starts making the lights more predominant. We have since found a fixture that we can put at 60 feet on center, 15 feet high and that will give us double the light standard required by the City of Margate. We have therefore gone from 520 pole light fixtures (units) to 166 pole light fixtures plus 42 wall packs that will now have one unit in the middle of the wall. We are going to be holding between 2 and 3 foot candles of light on the ground and at eye level. The minimum requirement of the City of Margate is 1 ½. We are well above the minimum and the uniformity is exceptionally good. I investigated nine different poles from various manufacturers that would qualify as sidewalk lighting and arrived at this pole that is just 35 watts with the right amount of lumens and right amount of distribution. We will put a shield on the light so that it keeps almost all the light off of people's backyards.

166 pole light units at roughly \$1,650 each comes up to \$273,000. 42 units of the wall light is roughly \$11,000. Tree lights are predominately from the southwest entrance to 30<sup>th</sup> Street and it totals about \$30,000. Reworking 20 lighted sign entrances, as just as a guess, would be about \$35,000. That total is about \$360,000. Before we were looking at between \$500,000 to \$1 million, so this is quite a bit under.

Mr. Daniels will get a cost for three wall lights and three pole lights to be used as a demonstration at the next meeting and provide that information to management.

## **3. Staff Reports**

### **A. Attorney**

There being none, the next item followed.

## B. Engineer

Mr. Ozyman: We received a request from a contractor working for the City of Margate at the southeastern part of the park south of Duval Drive to replace water main and force main, the pipe that carries the raw sewage to the plant. They need to de-water, removing the groundwater or surface water from the construction site, and are seeking authorization to discharge the groundwater into a sediment tank and discharge it to the canal. Their engineer certifies that the dewatering plan is in compliance with state and local rules and regulations.

After discussion by the board the following action was taken.

ACTION:	Authorize the district manager to sign off on the authorization, subject to legal review and inclusion of a provision that clarifies the responsibility of the city and/or its contractor for any costs incurred by the district as a result of this action
RESULT:	Motion failed
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All voted nay
Tape time: 1:13:13 – 1:16:52	

The motion failed and the engineer was directed to see if the discharge could be made to the south side and not involve the district.

Mr. Ozyman reported on the need of mountable curbs in three areas to allow school buses and waste management trucks to be able to turn and to cut down on damage being incurred to landscape area in the approximate amount of \$6,000 per location. He was directed to obtain bids for this work to be considered at a future meeting.

**C. Treasurer**

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

ACTION:	Approve check run summary
RESULT:	Check run summary approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:25:53	

**D. Field Manager**

- 1) ***Monthly Report***

- 2) ***Bulk Trash Schedule***

Staff was directed to put out the bulk trash pickup sign on the Monday before Friday pickup and not before.

- 3) ***Reports from Diamond Dolphin Aquatic, Inc.***

- 4) ***Gate Reports***

Staff directed to contact the City of Margate Police Department to find out how many threats Mr. Snyder has to make and continue to damage district property before they do something. Staff was also directed to send a letter to the woman who damaged the gate twice to collect for the damage and if not paid to turn off her transponder. Staff was further directed to enforce the policies that are in place in a uniform manner. Staff was directed to come back with a proposal for tennis court lighting with four lights rather than eight.

**E. Manager – Approval of the Minutes of the July 14, 2016 Meeting**

ACTION:	Approve minutes of July 14, 2016 meeting
RESULT:	July 14, 2016 meeting minutes approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:51:04	

**4. New Business**

**A. Approval of Cost Share Agreement Between Coral Bay CDD and Toscana Park Villas**

Mr. Pawelczyk reported the agreement is consistent with what we discussed, the effective date is April 1 and they will pay from April 1.

ACTION:	Authorize the chairman to execute the cost share agreement with Toscana Park Villas
RESULT:	Chairman was authorized to execute the cost share agreement with Toscana Park Villas
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:54:07	

**B. Discussion of Request from City of Margate for Easement Work**

This item discussed under the engineer’s report.

**C. Discussion of Construction Plans for Cul-de-Sac Curb Repairs**

This item discussed under the engineer’s report.

**D. Discussion of Clubhouse Restroom Renovations**

Mr. Padilla presented three proposals for the restroom renovations and was directed to replace the sink in the handicapped space and replace the dividers with a commercial grade material.

**E. Discussion on Concrete Landscape Pads at Peninsula Park**

There being no update, the next item followed.

**5. Old Business**

**A. Major Projects Priority Lists**

There being no update, the next item followed.

**B. Lighting Plan Update**

This item discussed earlier in the meeting.

**C. Discussion of Pest Control Contract Renewal**

**ACTION:** Authorize execution of agreement with Massey for pest control services for the amount set forth in the proposal

**RESULT:** Chairman was authorized to execute an agreement with Massey for pest control services as outlined in the proposal

**MOVER:** John Hall

**SECONDER:** Dan Dean

**AYES:** All in favor

Tape time: 2:15:42

**D. Lake/Canal Water Fountains**

**1. South Bay Entrance and North Bay Exit Pump Replacement**

**2. LED Retrofit Kit Options**

ACTION:	Approve proposal from Hall Fountains, Inc. for pump and LED lighting
RESULT:	Proposal from Hall fountains, Inc. for pump and LED lighting in an amount not to exceed \$7,500 was approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:21:26	

The meeting adjourned at 9:24 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman