

# MINUTES OF THE JANUARY 12, 2017 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, January 12, 2017  
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, Robert Daniels, Brilliant Lighting and Armando Fernandez, Brilliant Lighting.

## 1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order and led the pledge of allegiance.

## 2. Audience Comments/Supervisors Responses

Ms. Hagen: You have a copy of the draft of the Buzz that I put together. I went around to get signatures to change my village's HOA documents, and these articles address questions that the majority of the people asked about. Almost all of it is repeated articles, very little is new. We can handle this under new business rather than doing it now.

Mr. Spavento: Without objection we will move the Brilliant Lighting presentation to the front of the class, and then you don't have to sit here for an hour listening to some other things.

## **Lighting Plan Update**

Mr. Daniels did not have a means of projecting his presentation via a projector, and so made his presentation using the hard copy from the package.

Mr. Daniels: Starting with the section called lighting design analysis, the first page inside of the cover should be lighting design guide. We did a presentation earlier that basically summarized all of this as to what works and doesn't work. This is on the matrix format that I presented when I initially hired on with you. It has wall packs and bollards and pole lights both 15 feet and 12 feet. We did eliminate all the poles that were wall mounted because after analysis of the precast walls and columns in Coral Bay, I felt that it was creating too much possible stress on the wall, and liability I don't think anybody wants to assume. For example, if a wind came and hit the pole and knocked the wall down or anything happened to the wall, then it could be attributed to attachment ... and that is quite a liability. That, in turn, would create doubt for the whole mounting system that would be attached to the wall.

So, with that in mind, there are several alternatives that do work, but basically it came down to wall packs that would work in all situations. However, there are a lot of knockoffs of all wall packs, and having susceptibility to vandalism (if it isn't an anti-vandal fixture) would be one of the elements to consider when choosing the pack to use. One thing you can't get away from is the glare as you walk by; with each wall pack there is considerable glare. That is the nature of the beast.

The best option was found to be a free standing pole of 12 feet, but since the rules of the City of Margate are that poles have to be between 15 feet and 40 feet, the 15 foot one is what we end up recommending. Price wise, going with that system, we have a very good spread with the fixture that was selected, which is a Lithonia fixture. Lithonia is like the Chevrolet of all lighting; it is not high priced but it is the most popular ... and the fixture that we chose has the best light distribution for a sidewalk. It gets down to 35 watts per fixture for every 70 feet. It is extremely efficient, which allows for (1) initial low cost

because you are putting less fixtures in and (2) ongoing energy efficiency on the total electric consumption. The only problem with pole lights is that there are areas where you don't have a grassy swale. So in those cases, it is our recommendation to go with the wall packs that are anti-vandal. It will look nice on the wall, but it gets a little glary as you walk by it.

The next pages in here are computer rendered images of what the wall lights would look like. We also have some actual pictures that show some of these situations. Bollards are low; wall packs have lower vulnerabilities to vandalism than wall packs. The light from wall packs provides a pretty good distribution on the wall or walkway, but getting the light up higher is not a major design of wall packs; they are mostly shooting down. So that is why we are showing the facial areas as being very limited.

The next picture is a free standing pole light that is showing spacing at 20 feet, but we can now go out to 60 feet. This is an acorn fixture that gives you a 360° spread, so what happens is this is wasting electricity by lighting the grass area when you don't need to. But you will notice that there is very little shadowing on the walls, and facial features are very well delineated.

The next one is a picture from a wall mounted wall light and that actually has some problems to it: there is shadowing on the wall and shadowing on people on the far side.

The best is a pole light mounted on the grass that overhangs the sidewalk area and lights the person's face. It is anti-vandal, it is energy efficient, and we can go out to 60 feet with no problem; they actually can go out to 70 feet with no problem. We are gaining over 3 foot candles of light on the sidewalk with this fixture and the minimum requirement for Margate is 2 foot candles. That is the page titled 12 foot on low light located in grass.

That is basically what you are going to get. It can be drawn up a little bit higher because we are looking at a minimum of 15 feet high.

The next one is a gooseneck mounted on a 12 foot pole. Again it has basically the same problems as the acorn in that there is very little light control on it, so you end up with a 360° pattern and over half of the light is being wasted at that point. If you don't have as good a light spread, you are using more fixtures and more electricity.

The last picture of our rendering series is wall packs. We are showing these at 10 feet on center. You will notice that the wall pack has a hot spot around it and then it dies off. That is the wall appearance but the appearance on the sidewalk itself as far as safety goes it is very smooth. It does produce a safe walkability, it has some glare, and in identifying people it's got some shadowing in there so it is not the most ideal. But where you don't have grass, it is about the only thing left that can be mounted.

The next picture on here is one of myself with a 12 foot pole light and that was a light source that you mount up there and was 35 watts of compact fluorescent. What this shows, by having a light meter with me, is that we ended up with over 2 foot candles of light on me. So, this is basically even low compared to what the new fixture will do. The next fixture will get you over 3 foot candles.

The picture after this is the pole lighting mockup and it shows that you have a light up high that you are walking into but it lights the wall pretty smoothly as indicated with a follow-up picture afterwards. In other words you will get die off in between with the 60 foot pole spacing, but it gives you a pretty smooth lighting.

Here is the situation: 35 watts is a small pole light, and if you put them any closer than 60 feet it starts getting quite bright. I mean you can easily get 6 or 8 foot candles, which is as bright as being directly underneath an overhead parking lot light. The other problem is that appearance-wise. I looked at this situation about having poles every column of the wall or every other column of the wall and it still has a feeling like we are selling too much of this, and that the poles at 3 columns apart really seem like not as much of an imposition into the environment. It blends in a little better because it is just not hitting you all the time.

The following picture is a wall pack where we just basically held the light right up at the wall to show what it's going to look like. You will notice it is bright right in front of you, right on your face but the opposite side of your face is dark. That can't be helped because that is the way wall packs project ambient light. The only good thing about a wall pack is that it mounts fairly easy when it comes to running a power line on the outside of the wall or just going through the wall (they call that a line mount right into the fixture). So our plan is not going into the column but rather putting two fixtures 10 feet apart and 5 feet from each end on each relevant 20 foot length of wall. So that would

allow for easy mounting, and would also allow it to be put out on an area next to the sidewalk that doesn't have grass.

This last picture is of me with a bollard type of light that would be coming from out at the edge of the sidewalk looking up. That is superior, but you have to have grass to make it work. It doesn't work in about 10% of the total wall area.

The next picture is about tree lighting on the South Bay Drive. The best situation on the tree lighting is to light the tree from both sides. This was done with a 50 watt flood, but I found a very good commercial light (again from Lithonia) that has a 100,000 hour rating to it, and this will be pretty close to what this lighting demonstration was. The nice thing about it is that when you light both sides, you are seeing the lighted tree from both directions of the roadway. Also you get a blend of light when you are right at the perpendicular; like this picture, you get a blend of the light on the tree itself with a little shadowing in between as it hits the apex there. So it is an attractive light to light these trees.

The next picture shows continuous lighting of the trees and in this case here we were one-sided. If you light every other tree, you have a savings of light and it also reduces the impact of having a lighted forest there. In other words, it is a little more delicate and gives you a little more artistic sense. There is an energy savings and initial cost savings and yet when you light every other tree you don't really miss having that alternate tree not lit because you are getting the whole row of trees lit. When you turn in the other direction, we were doing a test of what kind of an angle the light should be, and how the glare is on it. The first tree is lighting straight up and down. What happens is that you will get a little bit of unlit area at the base of the tree, but basically you get no glare in people's eyes.

The next one is a 4 foot position and the third light there is an 8 foot position and it's going over to hit the tree. So again our recommendation on this is straight up and down.

This is a picture of a tree with one side lit, and as I said, it has a kind of an imbalance to it compared to the first picture of the tree lighting.

Again, we are talking here about the 8 foot tilt away from the tree and it gets real glary. There is a street (actually it is Coral Way in Miami, over in the approach to Coconut Grove from the City of Miami) that put hundreds of these lights in, without doing this kind of a test, and then they had to come back and put glare control on it all because they didn't place the fixture close enough to have it positioned right ... and then they turned around and bought a whole new set of lights when LEDs came in. So basically, the guy that sold all of the lights on this got a lot of sales and ultimately, on the third time around, the City of Miami got a good lighting job.

The last picture in this group is our typical sign lighting design. What we have done is that we've created soft lighting and highlighting and high throw lights where the same fixtures can be used in most every situation of lighting all the signs. So there is a uniformity about it. These really don't have much maintenance/repair, except lighting for the tall palms has a screw-in LED bulb. You have something like that right now but everything needs to be changed out. Basically our concept was to light the sign, the name, and get a nice wide throw with this, light any large plantings of ground shrubbery, and then highlight any of the palm trees. We are showing the column that there is currently a post light on top of, and I was told by Julio that you didn't want that, but I didn't have that in writing.

So what we are doing is we've completed the design work, all the specifications, all the drawings. They have been turned in, and over the next 30 days we would like you to review this. If you have any changes that you want, any additions, and/or deletions, make a list of them by the drawing name, and we will be glad to change that for you. But, basically the project is done as far as our work goes on this, other than any changes that you want to have. We can go over the drawings if you want that is in the next group.

As a result of the presentation, considerable discussion ensued regarding:

Providing a clear description of the estimates including assumptions and statements of what was and was not included

Concern about what lines, etc are already under the ground in that area and could cause problems with the installation

Mr. Daniels: \$318,000 should basically include everything but the only variable on it is the labor that the contractor is going to charge.

Mr. Spavento: One thing that is not, is permitting.

Mr. Hall: So if we chose the first alternative, and put it out for bid we should anticipate bids in the \$318,000 range.

Mr. Daniels: I don't know how much they are going to charge to hand dig. If I was a contractor doing this, I would do a sample digging somewhere just to see how much stuff I was dealing with (e.g., you have fire water lines in there, you have telephone, you have electric).

Mr. Spavento: 1-800-Dig-It or whatever is the number that should be called to do that. We already know that we have cable and things going around our perimeter, and that is what has concerned me. I have brought up the following types of issues multiple times: how do you know you can put these poles in? Have you called? do you know what is in our swale? It might be a waste of time for whoever does this, because we could have cable, phone lines, electricity that might already be in the swale but you don't know that.

Mr. Daniels: See here is the thing, you have anywhere from a 3 to an 8 foot swale right there. So actually, to look at conflicts, you would probably want to look at the 3 foot, which is more over on the north side. It is pretty narrow through there. However, one of the beauties of direct burial is, you can auger a very small hole; we are talking about putting a 4" square tube in there.

Mr. Pawelczyk: The contractor calls, and they mark it for the contractor so he doesn't hit anything. If it turns out that there is stuff in there and he can't dig there, then you have to come up with a solution to try to figure out how to fix it. Most of the time they are going to find a way to fit it in there somewhere because these don't go down that deep, do they?

Mr. Daniels: You have to go down about 5 feet.

Mr. Ozyman: Also, you put in the contract documents that the contractor is supposed to verify exact location of utilities. You can put a line item for example, asphalt is \$300 or \$400, swales are a lot cheaper.

Mr. Spavento: This isn't called Coral Bay for a joke, there is coral around this entire place.

Mr. Ozyman: You could clearly identify, the contractor responsibility to verify the exact location, and if they do damage to your lines, they are to repair it and all that.

Mr. Baldis: I was wondering do we have a sample of the lights we are actually purchasing?

Mr. Daniels: They were here at the meeting at the park.

Mr. Baldis: So, we have seen that?

Mr. Spavento: We have. The light that he is talking about that is in this packet, the pole lights. We were not brought the prison wall pack lights.

Mr. Hall: They were fairly vandal proof.

Mr. Daniels: In fact they're guaranteed. If you can break it they will replace it. This company catalog makes prison lights, they wouldn't be in business if they built an easily damaged fixture. I'm glad I found them. In regards to the installation there is a spec that I left out here that didn't get into this package that has just this thing, there is several sentences in there in regards to the contractor calling 611 the No Cut company, having that inspected and approved. So, that is in there and I will get that spec to you.

Mr. Spavento: I happen to be doing a spec right now for a city and for it to go out to bid we didn't put products like this, what we have to do is what you spoke of earlier talking about how many watts you are using, how many foot candles you are going to put on the ground, not a particular pole because somebody else can achieve the same thing with a 25 watt and get us more watts per lumen than your 35 watt. So are you giving us a bid to go out to with only one manufacturer listed as the spec I don't see a spec I see a manufacturer. I want to be able to go because I just sold something today for \$30 less than I sold it for six months ago. The prices are dropping, so I think that the spec should



have included wattage and foot candles, as opposed to a specific item. Do you have it broken down that way anywhere?

Mr. Daniels: Okay, Tony you know a little about the LED industry, what is a good lumen efficacy?

Mr. Spavento: When you refer to that, are you talking about the guide book?

Mr. Daniels: Lumens per watt.

Mr. Spavento: I'm getting up to 105 on some.

Mr. Daniels: These fixtures are 135, and they are aimed so that every bit of the light goes on the surface that we need to light.

Mr. Spavento: Right but that is something that should be in our specs so that other people don't have waste more.

Mr. Dean: Tony, there is a solution to this, if that is how we wish to construct our bid packet when we go for it. Do we have the specifications; I assume you have the specifications for this.

Mr. Spavento: Yes it is on these cut sheets.

Mr. Dean: Then we have that information and we can build it into the bid packet.

Mr. Daniels: I personally examined 10 major manufacturers. I say major manufacturers because they are going to be around to support this ten years down the line if you need something for the fixture. Lithonia has been here something like 60 years. If you go with somebody that is a quick startup on this, it is really not a good idea even if they have a great fixture. Have them made in this territory in this market so that there is longevity for repair and replacement parts. Believe me, I looked at all of this I was up at the 50 watt range and when I got down finally to this Lithonia unit it just blew everybody out. It was like a one-horse race out there with a big distance between the first and second. Now I can put all of that back together. You guys had that report as far as I gave you like eight or nine fixtures and all the specs on it and that was last year. I can dig all of that up and I will get you the fixture specs generalized on that. However, I was told we don't want to see anything, just make the decisions and give it to us. I will put it into a format that was in December of last year with the construction of the fixture

itself, with full specification, and if somebody can come up with another product that is equal, I will glance at it and look at it and tell you whether that is equal. But basically you hired me to get you the best, and that is what I have done. Even like on the signs, it is very easy to find a little LED flood that has what is called a yoke mount not a U with a wire coming off the back that you connect into a junction box that is not safe. The fixture that we have listed there has a slip knuckle to it and the wires are entirely hidden, and they go into the junction box because I consider that a much safer installation.

So, I think that you need to make a list of what you want to see, and I will gladly add or subtract anything. If you don't want the post stoplights on the columns on the wall, we'll take those off. But I need everything in writing. I'll give you a list of everything that would go into the pole light as far as an itemized list.

Ms. Hagen: I just don't want to be blindsided by having somebody come back with double the estimates that you've given me because they say, well this wasn't included this wasn't included, this wasn't included, so I would like to see something I don't need to know the price of every little screw and nut and everything that goes into it.

Mr. Daniels: Can I get a review from you guys within say two weeks and then I will take two weeks to incorporate it, and we will meet at your February meeting and go from there?

Mr. Spavento: Without objection? (everyone agreed)

Mr. Spavento: Julio, make a note to maybe in a week to send out an email to tell everybody they have one more week.

Mr. Padilla: Okay.

Mr. Daniels and Mr. Fernandez left the meeting at this time.

### **3. Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

**B. Engineer – Update on Approved Gate Repair Negotiations with Stanford**

**C. Treasurer**

- 1) *Approval of Check Run Summary and Invoices*
- 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: 47:55	

A copy of the combined balance sheet was enclosed.

**D. Field Manager**

- 1) *Monthly Report*
- 2) *Lake Report*
- 3) *Gate Reports*

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

**E. Manager – Approval of the Minutes of the December 8, 2016 Meeting**

ACTION:	Approve minutes of December 8, 2016 meeting
RESULT:	December 8, 2016 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:03:15	

## 4. New Business

Ms. Hagen: The articles in this draft of the Buzz (previously sent to you) address questions that were brought up during my door-to-door rounds for my HOA. There are one or two articles that I would like to discuss.

First, a lot of people said they saw the sign for the website, but they hadn't actually accessed it. I pointed them towards the HOA tab so they could find the documents my HOA was talking about modifying. I therefore thought that the article describing what was on the website was worthwhile.

Second, parking is an issue. Our HOA had people complaining about a number of things. One thing I noticed is we have only one diagram in the last version of the parking article, and it said no parking on the sidewalk and swale from 2AM – 6AM, which implies it is okay to park on the swale and sidewalk during the day. The article says, parking is never permitted on non-paved district property including but not limited to landscaped areas and that the sidewalk must remain open. So I thought this version of the article and diagrams would be clearer.

Third, the maintenance of the sidewalk and swales turned out to be an issue. According to what I understand, the homeowners are responsible for maintaining the swale in front of their property and from what I gather pressure cleaning the sidewalk periodically to keep it clean. The only thing we are doing with regard to the sidewalks is that if there is lifting or there is a trip hazard, we repair them to avoid a liability to us

Next, the article on Envera Gate entry services is about the fact that the gate sometimes opens automatically. Residents were complaining to me that people/guests

are just coming through the gates and nobody is stopping them, the gates just open. We made a change to how the gates work and we haven't advertised it.

*Considerable conversation arose among the various Board members regarding the various articles that were included in the draft.*

Ms. Hagen: Again, I created this draft based on having gone door-to-door for the HOA trying to get signatures for our proposed amendment and spending half an hour with one person, going to the next one, spending half an hour up to an hour with the next one . When they started asking the same question over and over again, it was my feeling that we should publish something whether it repeats previous articles or not. Many people who are relatively new resident owners had never seen any of these articles before, had never seen the parking laws, or the web site.

I believe at one point Dan was talking about trying to put together a welcome packet for new people, and this may be stuff that should go into a welcome packet, and then we don't have to keep sending it out. The welcome packet could give people the places to look for things and the rules and regulations.

At this point I have no pride of authorship and I am not the official Coral Bay Buzz editor, so I did this and I rest my case and what you choose to do now is your own business.

*Considerable discussion was then had regarding the timing of getting the Buzz published, whether any or all of the articles were appropriate to be in this issue in full or whether the details should be placed on the web site and referenced in the Buzz, and whether any other articles should be included in addition/instead.*

Mr. Spavento: To move this along does someone want to make a motion if that is what it is going to come to, that we put out a Buzz in the next 30 days and put it to a vote?

Mr. Baldis: I was wondering if you thought it was a good idea to mention the lake maintenance easement, what is going on with that and also it may be a good idea to put something positive in there saying all of the things we have done over the years, the new tot lot.

Mr. Pawelczyk: This is not legal in nature. However, I'm thinking to myself objectively as someone who doesn't live here if I just moved in. If I saw this page and a half article on parking, I'm not going to read it; but if I am interested in knowing about the parking rule, then tell me where I have to go find it. Maybe that's what you do because as Dennis said: put the good stuff in there, but let's say parking rules can be found here for the parking in Coral Bay.

Mr. Spavento: Let's get back to the Buzz. Are we going to put out a Buzz generally with a few corrections as is or are we going to wait for the Buzz to be revised into a different kind of Buzz?

Mr. Dean: I would like to see it revised and put it back through our process, we all know what that is' We can come out with something in the next 30 days, which I think was your initial suggestion.

Mr. Spavento: I have no problem with that, but I don't want to wait more than 30 days.

Mr. Dean: I will make a motion to publish a Buzz within the next 30 calendar days from today.

Mr. Spavento: Make it 45 days then it is after our next meeting.

Mr. Dean: Then 45 days.

Mr. Spavento: I don't think there is a motion necessary I would like everybody to present Mr. Dean with positive articles including Mr. Baldis. I would like to give a rundown from the management on some of the actual expenditures/improvements over the last year. Also under new business I want to bring back two things. One, I was called today about the bees by the public works director. They were curious about who might have to pay for this service.

Mr. Dean: Where were the bees specifically?

Mr. Spavento: They were on a person's property on Saltaire.

Mr. Dean: Were they in a wall?

Mr. Spavento: I don't know that. I want to find out the details because four or six people I have heard two different things were sent to the hospital. Was somebody up

there trimming a tree and somebody, we don't have the information yet. What we do want to know is I can't see in any way shape or form if it is on private property how Coral Bay would have to pay the expense. The City of Margate would be just as culpable it happened in Margate just as it happened here. Since we don't know anything since it just happened a few days ago.

Mr. Hall: It just happened today.

Mr. Dean: It happened today, the code red went out at 11:50 a.m.

Mr. Spavento: Will you send us the information you get from the city along the lines of what happened, how many people really got stung? Last year we removed a beehive on Coral Bay property and that was not a problem. It is a private property that is a problem. Along with the old business of the lighting, have these been turned over and examined as legitimate expenses by anyone?

Mr. Hall: Look at the contract and if they are not legitimate expenses then we will not pay them.

Mr. Padilla: As I recall any of the charges are supposed to be sent to this board and have them approved prior to any work being done.

Mr. Spavento: Travel times and meeting times and stuff like that we need to know if this is legit within the contract.

Mr. Pawelczyk: The contract says that such additional expenses for travel need to be approved in advance by the district manager.

Mr. Spavento: \$125 an hour for driving.

Mr. Pawelczyk: The \$125 an hour is the rates in the contract for his time.

Mr. Spavento: All I'm asking is management make sure we are not paying anything we are not supposed to be paying.

Mr. Pawelczyk: I don't think anything is going to get paid at this time until they have a chance to look at it and then I'm sure they will call, maybe they have sent everything to me already. Once they have the chance to do their analysis then we will look at it with them.

## **5. Old Business – Lighting Plan Update**

This item taken earlier in the meeting.

The meeting adjourned at 8:54 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman