

# MINUTES OF THE MARCH 9, 2017 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, March 9, 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 (by phone), Dennis Baldis, GMS, Julio Padilla, GMS, Donnette Bailey, resident and Philip Epps, resident

## 1. Roll Call and Pledge of Allegiance

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

## 2. Engineer's Report (Formerly Item 4B)

Mr. Spavento stated the engineer was on the phone and asked that this item be the first order of business. Without objection from the Board members this item was taken up at this time.

*(At this point a brief discussion took place with the engineer regarding the current permit, and what the District is responsible for relating to the lake bank easement)*

Mr. Spavento stated the Board needed to have a deeper discussion on this item and asked the Board if they would like to move this item under new business, or possibly table it to think about it for a month.

Ms. Hagen made a motion to table this item.

ACTION:	Table item of lake bank slope easement
RESULT:	Lake bank easement slope discussion was tabled
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 14:04	

### 3. Audience Comments/Supervisors Responses

Mr. Spavento asked if there were any comments from the audience.

Ms. Bailey: Yes my name is Donnette Bailey, and I live in Fay’s Cove. What is the problem between the school next door and the community?

Mr. Spavento: In regards to?

Ms. Bailey: In regards to harassment, this is the thing, I usually take my daughter to school, and she for some reason enjoys walking to school for herself, and I watch her while she walks down the walkway and I watch as she’s crossing that section where our entrance joins Turtle Creek and she’s coming out, and as soon as she comes out a car comes down the street and she backs up, and he stops, she goes over, and then goes down. Now for me, even though she walks to school, I still drive slowly up the street and watch her, I see her go across and make sure she goes to school, and then go back home. Because I saw that incident with that gentleman who was coming down on her, I started having her sit in the car, get out on the left side and just go across when there’s no vehicle, it’s safe, and to me it’s safer. Now there’s a cop there who’s saying no you can’t do this because you’re having problems at the school. To me it is safer for her to get out, because right there in the morning it’s horrible. For you to get out, to make that

left turn to go across Sample Road, to make that U-turn, and go back up is pretty awful. But they're saying there's a problem between the school and the community to do that.

Mr. Hall: Well the problem is there's a lot of people that don't live in Coral Bay that don't want to get into this line, so they pull in and block our entryway to let their children out by the curb. When you're trying to come home, you can't come home because sometimes there is the car in the right lane against the curb, and then someone will pull up next to them; they think they're at the school. So this is what caused the problem that made us hire an off duty police officer; that was a private patrol. They're Margate Police but that's what promoted us to do that. Now there's a huge traffic problem that we can't really address and that part of the road and the school are in Coral Springs. The other side of the canal, that's Coral Springs. Personally I don't think that Charter School has a school zone; there is no school zone on Sample and 62nd Avenue. I go to the gym every morning at 7:00 and come home a few minutes before 8:00 and sometimes it takes me 10 minutes to actually turn left into the community. Now did the situation that they told you there was a problem happen today?

Ms. Bailey: Well the police officer was there this morning, but last week she was also there with another lady and she was standing there and I witnessed that people would actually turn in and drop their kids off. But that's not the situation for most of us because most of the community has teachers or workers that work over there or kids from this community that go to school there. That's one of the reasons I purchased a home here, because it's so close to school. So I can understand if there's a problem in terms of that, but how would they address us as parents taking our kids to school and having to go across the street, it's difficult to go across the street. You are there sometimes 5 or 10 minutes before you can actually go across the street. How would we address that because if you let your child out, then the cop is right there, and then if she walks down the street, there's a driver coming down, actually I think there was a morning that a child got hit right there on his bicycle.

Mr. Spavento: That's one of the things we're trying to avoid.

Mr. Hall: It's a horrible situation and I'm going to be going to a Margate meeting Wednesday of next week and that's one of the things I want to discuss because we, as Margate residents, have no leverage with Coral Springs. Coral Springs and their police

department are not going to listen to us; I've tried it. I'm not saying they don't have the right to block off the road but it's very irritating when they block off half of 62nd Avenue, and half of their parking lot in front of that school is empty. It needs the chains off so they could have those cars in the parking lot zigzagging around. Instead, they choose to block off the street so everybody going south on 62nd is forced into one lane which ends up being continuous. So when you're trying to exit or enter the community on North Bay Drive, it's almost impossible. You get a little opening and you better have a quick car to get in there.

Mr. Spavento: Mr. Baldis has something.

Mr. Baldis: Couldn't you ask the school to provide a crossing guard?

Ms. Bailey: There is a crossing guard. There is actually a crossing guard, not here at Coral Bay community, but just a little further up; there's a crossing guard right there and then there's a cop further up.

Mr. Baldis: Where did the child get hit by a car?

Ms. Bailey: Right at our intersection, right there.

Mr. Baldis: At Coral Bay's intersection?

Ms. Bailey: Yes Coral Bay's intersection. He was riding his bike to school. Because I take her to school every day, I've witnessed a car coming down on her and I was so mad one morning. There's also the issue of the drivers not looking for the kids. But I can understand your point at the same time because when I drive up to the school and I have to come down and make that right turn, I have your problem too. I have used the U-turn over there also, It's a situation that's hard to address because everybody wants to take their kids there quite frankly, but there's still the issue of how do I? If I have her walk, I still have to worry about her crossing and a car coming down on her - that I can't deal with.

Mr. Hall: There is a pathway that people use.

Ms. Bailey: It goes across the canal?

Mr. Hall: Yes, and I'm not telling you to do it, but I'm saying there is a pathway, and it's walked so much no grass will grow there. They walk around the canal and walk down the sidewalk in front of Publix here right to the school.

Ms. Hagen: That's very dangerous.

Mr. Baldis: I wouldn't suggest that.

Mr. Hall: I wouldn't suggest it, but there is a pathway. I don't know the answer; I think it's something the City of Margate and the City of Coral Springs need to work together on helping us with that.

Ms. Bailey: Yes but we also need to deal with it because you have many students in the community.

Mr. Spavento: What we have to deal with though, is we have to deal with allowing traffic to flow. Those are traffic lanes. They have to be open, when people have to go down that lane and they want to make a right turn; they don't want to drive around a parked car. Your child might walk around that car because you're blocking it, and the next guy might be speeding. You're setting up a situation where there's more danger. So we have to keep those lanes free, and that is why we've asked the police to assist us.

Ms. Bailey: Let's say, those lanes are free. Then how do we address this, we the parents going over on Turtle Creek because like you say, it's difficult to make that left turn.

Mr. Spavento: You would go out 30th Street, up to Sample Road, and come around, or you walk your child. You have to realize that number one: a lot of people here don't have children, and number two: that school is a private business, it's not a public school. I don't think they should be allowed to block traffic or close a lane at all. You don't let McDonald's close a lane, that's not a public school.

Mr. Pawelczyk: I just want to add, just so you know, this Board and I, and I'm the attorney for the Board, have talked about this ad nauseam and many of the Board members and staff have gone and said that we need a school zone here. We need the City of Coral Springs to take care of this, we need the City of Margate to take care of this, and the only thing that we've been able to accomplish, get anyone to listen to, and John

you correct me if I'm wrong, is to get Margate to give us an officer out there to help protect our entrances to alleviate the dangerous condition that's there, right?

Mr. Hall: Yes, that's right, but they won't provide it. These are off duty patrol officers.

Mr. Pawelczyk: That we're paying for; they won't even do it on their own to protect the kids unless we pay them for what? A 3 hour minimum?

Mr. Hall: Yes.

Ms. Bailey: So you're saying we're actually paying someone to stop me from having my daughter dropped off?

Mr. Pawelczyk: No that's not what we're saying at all.

Mr. Spavento: Well we're paying someone to keep the roads clear, which is what the roads are for. They're not parking lanes; they're not there for people to park.

Ms. Bailey: I know, and no one is parking there. I'm not parking there.

Mr. Spavento: But you're stopping there and staying.

Mr. Pawelczyk: Stopping and standing, which is parking. In other words, that's no different than getting off in the middle of South Bay or North Bay Drive, stopping your car and letting somebody out. It's a roadway.

Ms. Bailey: But this is it; it's not that I can stop there and just let someone out, you're actually waiting to make a left turn, but the traffic is heavy coming down on Turtle Creek (i.e., NW 62nd) and it's hard to get out.

Mr. Pawelczyk: Well because there's no school zone, and because the Charter School will not do anything to help alleviate the traffic, that's correct.

Ms. Bailey: They've tried.

Mr. Pawelczyk: No they have not.

Ms. Bailey: They've sent stuff home and said if you park there, if you turn into Coral Bay, Coral Bay is charging us ... and they tell us how much you guys are charging them. I've gotten that. So they say with regard to the cars that are picking up students at Coral Bay, (parents that are dropping off and picking up students at Coral Bay), that you

guys are going to charge them ... and if you guys charge them, then we're going to pay. They've now changed their rules and said if kids are walking home, what you have to do; they changed their rules completely to alleviate that.

Mr. Dean: So I guess there are two things here. First of all, I can only speak for myself that sitting in these meetings(Mike you can probably speak to this because anything like that would have come from Mr. Pawelczyk), that I don't believe they've ever sent anything to that effect to the Charter School. So they lied; just plain and simple, they lied. The next piece of this is, when the Charter School came to us and was working with us to actually be there, I sat right here in this seat and the person who was representing the school was about where you are, and I looked them squarely in the eye and I asked them: is the presence of your business going to in any way adversely impact the community in which I live? The answer was no sir; it was a little bit longer than that, but it basically boiled down to, no sir. Since that school has been there, they have done nothing but adversely impact us. Whether you live in this community or not, our entryway is not a loading and unloading zone for the school, period. It is our entryway. It is a roadway. It is to be clear. It is for cars to traverse, traffic notwithstanding. We can't control the traffic; that's caused outside of this, but we can't simply turn this into a loading zone for the school that's different for somebody who lives here versus somebody who doesn't live here. It's the same as the Publix parking lot or anywhere else where parents have tried to avoid the situation that the school has created of their own accord with their loading and unloading procedures. I mean, I don't even want to go near Publix in the morning or the evening because of what they have done, but it's the one that I live next to. I don't care if it's any school; it's right there, and it didn't used to be. You didn't used to have a problem getting in there until they came; it's that simple. It's the school. They need to change how they do this; they have the space to do that. They've chosen not to.

Ms. Bailey: So what's your recommendation, because I go to PTA. What's your recommendation?

Mr. Spavento: One moment, let Mr. Baldis comment again before we get into recommendations.

Mr. Baldis: Like Mike was saying, the school is causing a problem. The school is in Coral Springs. The Board has tried to make it safer for the people in here, but I think

you would be better served if you were to call the city manager's office at Coral Springs and tell them a child has been hit by a car.

Then you can ask to get put on the city commission agenda to speak, and if I were you, I would get you and whoever else can go that's having this issue. Show up there at the city commission meeting and they'll let you speak ... and then they'll start looking at it because it's in their city. They're overflowing us just by 50', but it's their problem. They had the same problem at another school in Coral Springs where traffic backs up because the police don't do anything. They let the cars stack up and people get out where they want to, and they blame everybody but themselves. So that's what I would do. It's the City of Coral Springs issue. They're collecting tax money from that school, and they're creating the problem and that's where I would go. I would go to the source of the problem.

Mr. Spavento: Alright, and Mr. Hall?

Mr. Hall: If you're on the PTA at that school, here is one suggestion you may make: I've been by there in the afternoon when people are picking up kids, and half of their parking lot is empty. When you drive through their parking lot, they have chains. That parking lot used to be a Target store. When I bought my home here it was a Target store, and there was a big parking lot. If you go through their parking lot now, they have large areas that are chained off, that are just empty, row after row ... and they could wrap traffic in their own property that they are leasing or that they own (I don't know who owns the building), and worm it around through their own parking lot and get it off the street. Now it's been probably 6 months since I checked, and that area was empty ... but if it's still empty, that's the school's fault.

Ms. Bailey: Quite frankly, you go up and down, they call it, where you have to go up and down, zigzag and you have to go all the way around.

Mr. Hall: But do they still have 3 or 4 of those rows chained off and no cars drive through them?

Ms. Bailey: Quite frankly, all the rows are like that.

Mr. Hall: Ok, they may have changed it.



Ms. Bailey: When school just starts, traffic goes all the way out to the street and they're using all the loop. You're going all around the loop; it's jammed packed.

Mr. Hall: But Dennis is right, our problem is to keep the roadways open for Coral Bay, not to provide a loading zone for the school ... and I don't mean to sound cruel, but the fact that this is a gated community; those are stacking lanes. When you have visitors come in that can't come right through the gate like you and I that are in that other lane, I've seen that get backed up all the way to NW 62nd Avenue because people are waiting to come in and the gate lets them in one at a time. There are legal requirements that we have to have stacking lanes for "X" number of cars, and if that's a loading zone for the school, we will not be able to meet those requirements. I sympathize with you, and I understand what you're saying, but I think Dennis is right, that you're trying to turn this Coral Springs charter school problem, that is a Coral Springs city problem, into a Coral Bay problem.

Ms. Bailey: But it is a Coral Bay problem because truthfully we have many students from Coral Bay that go to the school. So even though it's in a Coral Springs location, it's still a Coral Bay problem.

Mr. Hall: But we have no legal authority there. Even the City of Margate, that we can go talk to, has no legal authority there. Margate can tell them to clean up their act or redesign the traffic, and they're going to say: Who are you to tell us that? I mean the City of Miami might as well tell them that because they're not going to listen to Margate, and they're not going to listen to anyone else.

Ms. Bailey: So in other words, there's no solution to the problem.

Mr. Dean: There is. The solution is in Coral Springs.

Mr. Hall: Right, there is a solution. They need to reroute their traffic and figure out how to handle the traffic.

Ms. Bailey: They totally reroute their traffic though.

Mr. Hall: But they're not handling it like they said they would before they opened the school.

Ms. Bailey: So I'm sure you guys did whatever was possible. But have you guys gone back to them and said: This is what you guys said in the beginning?

Mr. Hall: Yes.

Mr. Dean: So I'm just going to tell you that I personally have been in front of the principal of that establishment and I told her that (quite plainly and quite bluntly), and she looked at me like she just really didn't care. It was not her problem. She is there to run a business and we are some completely annoying neighbors. That was the impression that I was given.

Ms. Bailey: Ok.

Mr. Spavento: Mr. Attorney?

Mr. Pawelczyk: I have been this Board's counsel for a number of years and all of these Board members have served for a substantial number of years on this Board. I don't want to speak for the Board, but I believe that if the school or somebody had a solution that we could partner with them somehow. This Board would always be willing to consider it, but the solution I think needs to start with the enforcement of the traffic laws that are out there by the City of Coral Springs, and the school coming up with a solution to deal with parent pick up and drop off.

Mr. Spavento: But if I'm correct, this all stems from you wanting to watch your daughter walk until she gets to that next area. So if you look at our position, if we were to allow cars to sit there, do we have to now check if they're a parent or a predator? There could be predators sitting at our entrance.

Ms. Bailey: But that's the thing. It's not like someone sits there; you're waiting.

Mr. Spavento: What you're saying is you sit and watch.

Ms. Bailey: But you're waiting for the traffic to turn left.

Mr. Spavento: But the officer didn't ticket or tell you to move from a stop sign unless you weren't going through there.

Ms. Bailey: No. She actually was across the street standing there with someone.

Mr. Spavento: Right but what did she want you to do?

Ms. Bailey: She says you guys can't drop kids off here anymore. The school is having a problem with you guys, the homeowners association.

Mr. Spavento: But there's a difference again. If you're just dropping the child off it's one thing; if you're dropping the child off and then watching as she goes, that's different.

Ms. Bailey: But watching is not parking and watching. I drive slowly through the school zone and you can go a certain amount of miles through a school zone. Everybody knows that.

Mr. Dean: Actually ma'am, that is not a school zone.

Ms. Hagen: Our street is not a school zone.

Mr. Dean: Right, our street is not a school zone; neither is NW 62nd Avenue.

Ms. Bailey: Actually I'm so sure I've seen cops out there ticketing.

Mr. Dean: The school zone should be south of North Bay Drive, it starts 100 yards to the south of North Bay Drive and goes around the corner by Penn Dutch. North of North Bay Drive is not a school zone.

Mr. Gallucci: The school zone is for the other school.

Mr. Dean: Yes, it's for the one over here.

Mr. Spavento: Alright, Ms. Bailey I'm sorry obviously you're not going to be happy with the answers you're hearing. If you go to the PTA, as the attorney said, if they have some kind of idea that we could work together on, we would love to hear it. We tried to avoid this before they built the school. They made promises; they didn't keep them. Again, as a private citizen, I don't think they should be able to block that right lane in the afternoon at all. I think it's dangerous and it shouldn't be allowed. It's a public road being used for private business. I've got video tape of it backing up across Sample Road in the afternoon. People are making a left turn and they can't go because cars are there in that right lane. Those two lanes were meant to flow, so it shouldn't be there, but that's my opinion. Again, if you have something that you could come back to the Board with or the school contact says something, we'd love to hear it, . We'd love to make people's lives

easy; we're not looking to make anybody's life harder. That's not the purpose of these rules. Anything else? Phil do you have anything tonight?

Mr. Epps: No.

Mr. Spavento: Ok, I don't really want to move on and be disrespectful. I just want to make sure that we're good. Alright, moving on.

Ms. Bailey: And could I ask one more thing? Is there a recommendation, you guys could give me for my roof?

Mr. Spavento: I'm sorry?

Ms. Bailey: Is there a company that you guys could refer me to to clean my roof? I got something in the mail about my roof.

Ms. Hagen: Oh she wants a referral for the roof.

Mr. Spavento: So, it's not an HOA asking, this is just a neighbor asking for a recommendation.

Ms. Bailey: Yes.

Mr. Spavento: Does anybody have a roofer that they trust?

Ms. Hagen: The same one that we use.

Ms. Bailey: The letter says, I need to take down my Christmas lights.

Mr. Spavento: That's not a CDD question.

Mr. Hall: I will try. If you'll leave me a phone number or email, I can tell you who I use. I'm not going to say you have to use him, but I use a company that cleans it once and then they come every 6 months and they rinse it off, and they don't have to pressure clean every time. It's easier on your roof.

Ms. Bailey: Ok.

Ms. Hagen: I might have it right here. Yes I have it.

Mr. Hall: And she uses the same one.

Ms. Bailey: Ok.

Mr. Hall: Julio, while they're giving that information out, can you at the management company when they have time, I would like them to research and go back to the minutes that Dan was referring to. I'd like a copy of the minutes when they had the representative from the school stating that.

Mr. Dean: I don't know that we have that. We can look for them, John.

Mr. Hall: Well, it will be in the minutes because I remember. I was at that meeting, but I would like to get a copy of those minutes and send them to the city manager at Coral Springs.

Mr. Spavento: Well they would be on the webpage, it's just a matter of finding out when it was.

Mr. Dean: Right, do you remember which meeting it was?

Mr. Spavento: Yes, Mr. Attorney?

Mr. Pawelczyk: You have to remember also that we had no legal ability to stop what was being built there.

Mr. Spavento: That's true.

Mr. Hall: Oh of course.

Mr. Pawelczyk: In Coral Springs or Margate, or across the street or whatever, or next door, we just try to get what we can. But you're right, I remember them saying that.

Mr. Hall: I would like to be able to send the minutes of that meeting to the city manager of Coral Springs, and also the interim city manager of Margate.

Mr. Baldis: I just believe you(directed to Ms. Bailey) will get much more traction if residents with children show up at the City of Coral Springs, because a letter is going to go on someone's desk and say we thank you very much. You really need to go there in person, and have a person speaking to them about your child. They'll listen to you there. All the commissioners sit there and they'll try to do the right thing if there's an issue. I believe that because they have the authority to do something.

Mr. Hall: And if you go, if you would like me to go with you, let me know. I'll be happy to go.

Ms. Bailey: Ok, thank you.

Mr. Spavento: Alright, moving on to staff report, Mr. Attorney.

*Original Agenda Item 3, Agreement between Broward County Property Appraiser and Coral Bay Community Development District for Non Ad Valorem Assessments was moved to a position later in the meeting*

## **4. Staff Reports**

### **A. Attorney – Consideration of Small Project Agreement with Sundek for Pool Deck Renovation Repairs**

Mr. Pawelczyk stated he didn't have anything specific to report on that is not already listed as an agenda item.

Mr. Spavento asked if there was a reason why the small project agreement was listed under attorney on the agenda.

Mr. Pawelczyk stated that somehow it was placed under his report as he prepared the agreement, but said that he had nothing to do with it other than the fact that it's an agreement with Sundek for the pool and the District had used them previously. He also stated that the agreement is a standard form of agreement in the amount of \$12,900 for pool deck repairs with a 2 year warranty which was what was given last time.

Mr. Dean asked if this was going to be discussed under field manager.

Mr. Padilla stated yes it would be.

### **B. Engineer**

*This item was taken up earlier in the meeting.*

### **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:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 43:32	

A copy of the combined balance sheet was enclosed.

**D. Field Manager**

- 1) ***Monthly Report***
- 2) ***Lake Report***
- 3) ***Gate Report***
- 4) ***Consideration of Request to Enter Into Agreement with Precast Wall Systems for North Bay Wall Repairs***

Mr. Padilla reviewed with the Board the items listed on the field manager’s report, the monthly report, the lake report, the gate report and the request to enter into an agreement with Precast Wall Systems for wall repairs (*this item relates to field manager’s report #9*)

*At this point staff did a very lengthy review of samples of the walkthrough properties on the lake banks to verify if they were 10’ or 15’ clear easement areas. Photographs and notes of any obstructions were shown (via computer) and discussed with the Board of Supervisors. (Tape Time: 58:07)*

A lengthy discussion took place between staff and the Board members regarding the transponder report. It was stated by Mr. Hall there are too many transponders out there for a 997 home community.

Mr. Dean stated there needs to be a policy put in place relating to expiring transponders. He also suggested that we deactivate transponders that have not gone through the gates in the last 365 days. (*Tape Time: 1:32*)

Mr. Padilla stated that item No. 3 on the revised agenda was inadvertently skipped over. (Tape Time: 1:55:31)

**5) Agreement between Broward County Property Appraiser and Coral Bay Community Development District for Non Ad Valorem Assessments (Original Agenda Item 3.)**

Mr. Pawelczyk stated the new Property Appraiser has requested his name appear on all new agreements, and also stated there was a slight change in paragraph #10 for new assessments who would be charged \$1,000 for the first year. However, per Rich Hans of GMS, that would not apply to Coral Bay CDD where the tax roll has already been established.

ACTION:	Approve the Agreement between Broward County Property Appraiser and Coral Bay Community Development District for Non Ad Valorem Assessments
RESULT:	Agreement between Broward County Property Appraiser and Coral Bay CDD was approved and the proper district officials were authorized to execute the document as necessary
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:00:23	

Mr. Spavento asked if staff went over item No. 4 under field manager’s report, consideration for that agreement with Precast.

Mr. Padilla stated not yet, however that would be the next item.

Mr. Pawelczyk stated staff is asking for motions on both of the agreements that are referenced on the revised agenda if the Board chooses to go in that direction, which would be the Sundek agreement for the pool deck renovation repairs and also the agreement with Precast Wall Systems for the North Bay wall repairs.



ACTION: Approve to enter into an agreement with Sundek for pool deck renovation repairs

RESULT: Entering into Small Project Agreement with Sundek was approved and the proper district officials were authorized to execute the document as necessary

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 2:02:35

ACTION: Approve to enter into an agreement with Precast Wall Systems for North Bay Wall Repairs for the clubhouse

RESULT: Entering into a Small Project Agreement with Precast Wall Systems was approved and the proper district officials were authorized to execute the documents as necessary

MOVER: Dan Dean

SECONDER: John Hall

AYES: All in favor

Tape time: 2:03:56

**E. Manager – Approval of the Minutes of the February 9, 2017 Meeting**

ACTION:	Approve minutes of February 9, 2017 meeting
RESULT:	February 9, 2017 meeting minutes approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 2:05:21	

**5. New Business – Discussion of Survey Documentation from Ms. Doris Pashall**

A brief discussion took place between the Board members relating to this homeowner’s request to cover their existing brick pavers with grass and a wood deck and how much paperwork was actually provided on this item.

Mr. Baldis suggested to the Board perhaps not approving anything until a policy is decided upon by the Board.

*(This item was not approved as a result of not providing enough information on the application. More information is needed as well as HOA approval. CDD Board to establish a policy before this approval would be considered)*

Mr. Baldis stated staff will let Ms. Pashall know that nothing new will be approved until a policy has been determined. He also stated staff will call the city and send a letter explaining this issue and ask the city to direct anyone who requests a permit in the District’s easement to get approval from the CDD Board first.

**6. Old Business**

**A. Discussion of Final Analysis Plan from Brilliant Lighting**

Mr. Padilla stated Mr. Daniels from Brilliant Lighting had asked for some additional invoices be paid and staff responded with a letter informing him that those invoices would

not be paid by the District because according to the contract he was supposed to provide a proposal and get Board approval before any additional work was done. Staff is now waiting on his response. Mr. Padilla stated that they are waiting for him to finish his work, and then spoke to District counsel on how to proceed.

## **B. Discussion of Rental Form Agreement for Renting the Clubhouse**

A discussion between the Board members and staff on the rental form agreement was taken up at this time. Mr. Spavento asked if there were any questions or additions to this item from the Board.

Ms. Hagen asked if this item was done a while back when the rules and procedures were done for the clubhouse.

Mr. Dean asked why this item was brought back.

Mr. Padilla explained certain changes just needed to be made to update the agreement. For example, the phone number for the Margate Police Department was incorrect and the hours for use of the facility needed to be revised slightly.

Mr. Pawelczyk stated there were no major changes to this agreement, just a few updates were necessary and then explained to the Board what those exact changes were.

ACTION:	Approve rental form agreement changes
RESULT:	Rental Form Agreement approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:21:58	

Mr. Hall asked staff to call Margate Code Enforcement regarding the home on the corner of Apache and Buena Vista because the resident has a tree that overhangs onto the street and rather than trim his tree to the 14' height per Margate code, he parks his car in the opposite direction on the street to block it. However, state statutes says you can't park within 30' of an intersection or a stop sign or you're in violation.

Mr. Baldis stated staff will call the Margate Code Enforcement and follow up.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman