

MINUTES OF THE AUGUST 10, 2017 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, August 10, 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, Vanessa Steinerts, Billing, Cochran, Lyles, et al, Jake Ozyman, District Engineer (by phone), Dennis Baldis, GMS, Julio Padilla, GMS, Victor Castro, Lux Solar, Gilbert Soles, Lux Solar, Jeremy Latimer, AT&T, and several residents (copy of sign in sheet attached hereto and made a part hereof)

(PLEASE NOTE: Due to some recording difficulties, this meeting begins with the presentation from Victor Castro of Lux Solar already in progress, and as a result these minutes have been summarized to the best of our ability.)

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

Mr. Spavento asked if there were any comments from the audience. There were no audience comments.

3. Presentation from Lux for Road Markings

(At this point there was a brief presentation by Mr. Victor Castro from Lux Solar relating to the road markings) – There was also a short question and answer session during and after the presentation.

The Board asked Mr. Castro for other local locations where their products have been installed and asked for an email to follow up. Mr. Castro agreed to send all the information to the Board in an email indicating the various locations and also the different applications that could be done, such as stop bars, speed humps and other various applications.

Ms. Hagen suggested having Mr. Padilla go check out the various locations so that he could inform the Board what locations they would be able to drive to and take a look at them. *(Tape Time: 2:58)*

Mr. Baldis stated the community across the street from the District was planning a meeting within the next week to approve and move forward with installing some of these road markings, so it would be a very short driving distance for the Board to see them. *(Tape Time: 4:46)*

Mr. Castro commented that it takes approximately 3 to 4 weeks to complete the work. *(Tape Time: 5:07)*

Mr. Kapalka, a resident, asked if a community has those installed and they have to mill and re-pave then what happens.

Mr. Castro stated they usually recommend planning accordingly and mill and repave first so they can be in there for the lifespan of the roadways which is typically 15 to 20 years.

4. Presentation from AT&T for North and South Bay Main Gate Internet Upgrades

A) Current T1 Service

B) Proposed Upgrade to MPLS

Mr. Spavento then introduced the next presentation which was AT&T. *(Tape Time: 6:44)*

(At this point there was a short Power Point presentation from Mr. Jeremy Latimer from AT&T relating to the current T1 service and the proposed upgrade to MPLS) – There was also a lengthy question and answer session during and after the presentation.

Mr. Latimer stated that Mr. Padilla brought up an issue to him to come up with a resolution for visitors to have a better experience coming into the community at North and South Bay Drive at the visitor's gate at both the North Bay and South Bay entrances. *(Tape Time: 7:33)*

He also stated that basically at the end of the day they would create a private network between the gates that would communicate on an Ethernet based platform. And that along with that they would supply dedicated fiber based internet, not shared, not copper, but dedicated fiber that will allow for a secured program that no one would be able to tamper with, and it would also be dedicated between those two sites to communicate with the Envera system with no down time. *(Tape Time: 8:21)*

Mr. Padilla stated that the current costs for both North and South Bay gates right now is at \$1,000 but if the new system were approved the District would pay double that amount or approximately \$2,000 for a 3 year contract and it would help in the future for HD upgrades to the cameras. *(Tape Time: 12:10)*

Mr. Latimer commented there would be a 90 day install time. *(Tape Time: 18:01)*

Mr. Baldis asked if it would affect the cameras at North Bay Park.

Mr. Dean stated it would not. *(Tape Time: 18:46) (The decision was made under old business.)*

5. Staff Reports

Mr. Spavento introduced the next item and asked the Board if they wanted to hear the engineer first under staff reports since he was attending by phone. The Board had no objection. *(Tape Time: 37:58)*

A. Engineer – Recommendations of Speed Hump Locations from Traffic Study (Formerly item 5B)

Mr. Ozyman stated he was supposed to have a recommendation report for the speed humps but his traffic engineer had been off from work for a couple of weeks and so he was not able to have that ready for the meeting. He stated that it would be ready early next week and each Board member would be able to review the report and then he would be able to discuss in detail at the next meeting. *(Tape Time: 38:36)*

Mr. Spavento asked if there were any other questions for the engineer, there were none. *(Tape Time 39:14) (The engineer left the meeting via phone after his report)*

B. Attorney – Lake Bank Maintenance Policy

Mr. Pawelczyk stated that he had distributed a rough draft of a lake and canal bank rule to the Board on August 7th via email and commented that he had modeled it after what was distributed to the Board some time ago. He also stated there were certainly many unanswered questions in the draft. *Tape Time: 40:13)* Mr. Pawelczyk briefly explained the draft rule to the Board and stated that no action would need to be taken by the Board other than perhaps provide some better direction to staff. He also stated that there were existing amenity rules that are listed on the website (www.coralbaycdd.com) *(under the CDD Rules tab, Amendment and restated rules section, Amended and Restated Rules Governing the use of the Recreational and Other District Facilities of the Coral Bay Community Development District (pdf), Section 4.0 Stormwater Management Areas)* and in those rules there are provisions that deal with the docs and encroachment into the lakes. *(Tape Time 41:55)* Mr. Pawelczyk went on to explain in more detail the resolution *(shown on the overhead projector at the meeting)* for the lake bank maintenance policy to the Board. Mr. Pawelczyk completed his brief overview and asked if the Board had any questions or any direction and he would be happy to accommodate them. *(Tape Time: 52:34)*

Mr. Spavento asked if it was decided to remove items that were existing, would there be a necessity to go to court first.

Mr. Pawelczyk commented not if it's on District property, but it would really depend upon what the item was because basically you want to avoid a lawsuit because lawsuits are very costly. *(Tape Time: 53:03)* He also stated the purpose of the policy is to try to get people to comply and relax the standards, at least that's the direction he was given but it would be up to the Board as to how that would be done and the best way to accommodate the District. *(Tape Time: 55:03)*

Mr. Baldis asked if structures like docks or seawalls, if that's on District property is the District liable if someone were to fall off the seawall and couldn't get back up?

Mr. Pawelczyk commented that the first question would be, does the CDD have a duty to keep that area safe. If the seawall is on District property, there probably would be a duty because it's on the District parcel, but if it's in the easement, maybe not. *(Tape Time: 57:34)*

Mr. Spavento stated that he would like to have the opportunity to look at the lake and canal bank rule more carefully.

Mr. Pawelczyk stated that he would like Mr. Padilla to look at it and compare it to his list because the next question the Board would probably ask is how many properties are in violation, and is the Board's goal to have less violations as long as the District can still use the easement, or is the goal to clean the easement up completely. So Mr. Padilla should look at it before the next meeting to help provide some guidance to the Board as to what is actually currently encroaching. *(Tape Time: 1:09:25)*

Mr. Dean stated to get this particular rule off our plates, to start with dealing with whatever homeowner have items on CDD property.

Mr. Baldis commented that he was wondering why a rule would actually be needed to move forward. Mr. Baldis agreed with Mr. Dean and stated why can't the CDD just go to the homeowners who are on District property and tell them the District is taking this item out because it's on District property? So you can take it out, or we're going to take it out, but it's coming out, and just start there. He also stated there were 31 homeowners that have items on District property. *(Tape Time: 1:13:45)*

Mr. Pawelczyk stated he was ok with what Mr. Baldis proposed and he had no objection to that, and that would just be included as part of a rule just for clarity but the more advance notice the better it would be, such as posting it on the website. (*Tape Time: 1:14:33*)

Mr. Hall agreed with Mr. Baldis and asked if there would be a period of time for the homeowner to remove the item.

Mr. Baldis stated probably no more than 30 days. (*Tape Time: 1:15:04*)

Mr. Pawelczyk again suggested to have Mr. Padilla bring back his list and present an estimate of what it may cost to remove the items and exactly what the encroachments are. (*Tape Time: 1:16:44*)

Mr. Spavento commented that would be a good idea and stated he would need that information before moving forward. (*Tape Time: 1:16:47*)

Mr. Dean agreed and stated it would be a good idea to have Mr. Padilla provide the detail and the estimates for the cost of removal on the 31 properties, and “draft” a notice to those homeowners. The Board agreed. (*Tape Time: 1:17:26*)

C. Treasurer

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

Mr. Spavento introduced the next item which was the treasurer section and asked for any discussion or questions. There were none, however, Mr. Spavento made a few comments at this point relating to the printing of the black and white material and the cost to print those items, stating that it was excessive and unnecessary and a lot of toner that the CDD was paying for. Mr. Spavento commented that he thought PDF files would be sufficient because everyone has a computer and everybody can read it that way, and also since it is put up on the screen at the meeting, it doesn't make sense to pay for the hard copies. (*Tape Time: 1:31:05*) Mr. Spavento also asked about the balance amount of the job for Green Light Energy Systems if that check was being signed off on at tonight's meeting.

Mr. Padilla stated that was already paid as part of their contract.

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:33:31	

A copy of the Combined Balance Sheet and Statement of Revenues and Expenditures were enclosed.

D. Field Manager

1) Monthly Report

2) Lake Report

Mr. Spavento introduced the next item which was the field manager’s report. (*Tape Time: 1:33:45*)

Mr. Padilla reviewed the items listed on the Field Manager’s Report, Monthly Lake Report and Gate Report, which were included in the agenda package. (*Tape Time: 1:34:00*)

3) Gate Report

A Gate Report was provided in the agenda package and a “revised” Gate Report was provided via email after the agenda package was sent out to the Board.

Mr. Spavento asked if there were any questions, there were none. Mr. Spavento had a couple of comments stating that Mr. Pawelczyk should have been removed from the emergency contact list.

Mr. Pawelczyk stated that it was actually Mr. Lyles.

Mr. Baldis stated that he could not confirm that has taken place.

Mr. Spavento commented to make a note to make sure that is done. He also asked if the grass was replaced next to the problem of the weir.

Mr. Padilla stated that he believed they put pellets to make the grass grow and he also checked to make sure and stated it was filling in. *(Tape Time: 1:47:09)*

Mr. Spavento also asked if staff contacted the bug/rodent maintenance people.

Mr. Padilla stated they were in touch with them and they started spraying already and treating the buildings. *(Tape Time 1:48:02)*

E. CDD Manager - Approval of the Minutes of the July 13, 2017 Meeting

ACTION:	Approve minutes of July 13, 2017 meeting
RESULT:	July 13, 2017 meeting minutes approved as amended
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:50:23	

6. New Business

There was no new business discussed at the meeting.

7. Old Business

Mr. Padilla asked the Board for direction for AT&T if the Board wanted to upgrade or not for clarification.

Mr. Dean asked again about what the actual problem was that needed to be solved. *(Tape Time: 1:50:55)* He commented that a 20 megabyte line is insane, and at double the cost it's ridiculous.

Mr. Spavento stated he knew somebody that was a gold star AT&T person, very highly connected in AT&T and suggested to the Board that he go in person and present

the issue, which is that the current internet speeds affect remote camera viewing and kiosk audio, and internet speed upgrade is needed, that he might be able to get some other option and perhaps a better deal at a lower price.

Mr. Dean agreed. (*Tape Time 1:51:28*)

8. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 9:06 p.m.
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor

Tape time: 2:00:01

Secretary/Assistant Secretary

Chairman/Vice Chairman