

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

Thursday, November 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, Dennis Baldis, GMS, Julio Padilla, GMS, Jake Ozyman, District Engineer, Al Kapalka (resident) and several other residents (copy of sign in sheet attached hereto and made a part hereof)

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.

Mr. Kapalka: I have one.

Mr. Spavento: Your name and association. *(Tape Time: 1:34)*

Mr. Kapalka: Al Kapalka, I live at 3106 W. Buena Vista Drive. Not a big deal but I think we might have a habitual problem with the drinking out here at night. I was walking this morning and I always look over the wall and there's about 2 dozen beer cans floating in the water over there, right out front on the left hand side.

Mr. Baldis: There's some people out on the bench.

Mr. Kapalka: Yes, so there's a couple dozen cans in the water and it's been happening every week, every day there's something happening over there. If anybody wants to see pictures or a video, I have a video, so that's all I have, I just wanted to make everybody aware. *(Tape Time: 38.4)*

Mr. Gallucci: Well I don't know if it's the same people that you guys were chasing out here but there's always like two guys or men sitting on the bench over the wall all the time, so I don't know if it's them or not.

Mr. Baldis: I've been wondering that myself. *(Tape Time 58:0)* Pulling in, I thought I recognized the one guy sitting on the bench but, we haven't seen him inside at all. I guess what we could do is ask the detail and the police, tell them there's a situation and ask them to come by and say hi to everybody. *(Tape Time: 1:19)*

Mr. Spavento: Does anyone else want to say something to the Board? No, ok.

3. Staff Reports

Mr. Spavento introduced the next item as staff reports. *(Tape Time: 1:42)*

A. Attorney

Mr. Pawelczyk stated he had nothing to report unless the Board had any specific legal questions to ask. He also added that the Board had talked about an amendment to the landscape maintenance agreement to make the landscape contractor FEMA certified, and there was a rough draft prepared for that. *(The District management office is looking into how to better identify what certifications are actually required to present to the Board and the contractor) (Tape Time: 2:19)*

B. Engineer – Update Regarding Traffic Calming Locations of Current Devices

Mr. Spavento introduced the next item on the agenda which was the engineer's staff report on the update of the traffic calming devices and their locations. *(Tape Time: 2:47)*

Mr. Ozyman gave a brief update on the speed humps and their locations. *(Tape Time: 4:34)*

(At this point a lengthy discussion took place between the Board and the engineer relating to the pictures provided and the locations and various options for the speed humps) (Tape Time: 6:38)

Mr. Hall stated that this item is repeated every meeting and should be voted on. He suggested having speed humps like the ones that are currently at the gates now and suggested to perhaps put the raised brick speed humps on the perimeter road and all of the stop signs. Also have them at the parks because there are sidewalks there and also at North Bay Park by the tennis courts because people walk there and have to cross the street. (Tape Time: 8:00)

Mr. Ozyman also provided the board with some more examples of various speed calming techniques in the area. *(Tape Time: 12:40)*

Ms. Hagen agreed with Mr. Hall that a vote needed to be taken on whether the board was in agreement to proceed with the initial project work, and also that the Board members should make an effort to drive to some of the sites supplied by the engineer to experience driving over the various types of traffic calming measures. *(Tape Time: 13:37)* She also stated that she personally would vote to proceed with the initial project plan, whether immediately or later on, and would like to be in a position to move forward when the financial issues are resolved.

Mr. Dean stated the Board needs to hear from the engineer on recommendations of where to actually put them, where and what kind of speed humps. *(Tape Time: 15:54)*

Mr. Ozyman will provide more information to the Board and come back with a master plan. (Tape Time: 16:45)

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. *(Tape Time: 19:58)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 20:00:03	

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

D. Field Manager

- 1) ***Monthly Report***

Mr. Spavento introduced the next item which was the field manager’s report. *(Tape Time: 27:21)*

Mr. Padilla reviewed the items listed on the Field Manager’s Report and also gave updates on items #3 (irrigation pump replacement) *(Tape Time: 27:53)*, item #5 (wall vehicle damage) *(Tape Time: 28:21)*, item #6 (AT&T Agreement execution - no updates) *(Tape Time: 29:46)*, item #9 (FEMA Claim) and item #10 (Peninsula Park paver repair) Another item that was not on the monthly report was the coach lights at all the main entrances and the subdivisions and the possibility of removing them. *(Tape Time: 32:04)*

Mr. Baldis gave a brief explanation of why staff is suggesting to remove all of the coach lights and change everything to up lighting on the landscaping because the coach light fixtures are old and are experiencing maintenance problems. (Tape Time: 32:29)

Ms. Hagen stated if it's within the maintenance budget and there is sufficient money to cover it, she would be fine with it. *(Tape Time: 34:26)*

Mr. Hall stated he didn't have any objection with removing the coach lights if the new up lighting would cover the same amount of lighted area or more. *(Tape Time: 34:59)*

Mr. Dean stated there is a repetitive problem with up lighting on the monument signs where the landscape grows in front of it, and it becomes entirely ineffective, but if there was a way of mitigating that, he would be fine with it also. The Board stated without object to have staff move forward with the project of converting the coach lights to an up lighting system. *(Tape Time: 35:44)*

2) Lake Report

3) Gate Report Update

The lake report was included in the agenda package. No gate report was provided due to continuing recovery of Hurricane Irma. *(Tape Time: 43:56)*

E. CDD Manager - Approval of the Minutes of the October 12, 2017 Meeting

ACTION:	Approve minutes of October 12, 2017 meeting
RESULT:	October 12, 2017 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 50:00	

4. New Business

A. Consideration of Request from Indian Key HOA to put up Holiday Decorations

B. Consideration of Permit Application for Kristian and Danielle Reyes

Mr. Spavento introduced the two items under new business and was informed that the residents for item B were not present at the meeting, however the Board did discuss this item briefly with staff and requested that management obtain additional information. Mr. Spavento then moved to item A.

Mr. Dean stated that some time ago the Indian Key association had put up its own holiday decorations at their entryway, and that the Indian Key HOA Board was now seeking the CDD Board's permission to do that again for their entryway.

ACTION:	Request approval from the CDD Board for Indian Key HOA to put up holiday decorations at their entryway
RESULT:	Authorization given as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 53:53	

5. Old Business

Mr. Spavento introduced any old business.

Mr. Hall brought up the issue of the problem homes in the community with the parking patrol, and having the patrol people take pictures every time they pass the problem areas, especially at 6408 Buena Vista. Staff will follow up with the parking patrol regarding that particular address to find out the status. Mr. Hall commented on the topic of the resident who was blocking the street with their shipping container trailer in Indian Key. After being told that the trailer had to be moved, the resident ended up moving it to

the grass and was running a business out of their home collecting building supplies. Staff had called Margate police to have them remove the items from the street, however the officer stated there was nothing blocking the street at that time. *(Tape Time: 1:22:01)*

Mr. Baldis read an email he had received during the meeting from Scott Brunner, PE Director of Broward County Public Works Department relating to the Renaissance School and the traffic situation. The gist of the email stated that the Public Works Department would conduct their own field assessment, along with Paul Carpenter from the City of Coral Springs regarding the traffic situation on NW 62nd Avenue because that is a city road, not a county road and they do not have jurisdiction or permit authority there. They would be working with Coral Springs and the school to see if they can compel changes that are less impactful to the residents to the south. The Publics Works Department will keep the District informed on the status of this matter. *(Tape Time: 1:37:40)*

6. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:42 p.m.
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:42:31	

Secretary/Assistant Secretary

Chairman/Vice Chairman