

MINUTES OF THE JANUARY 11, 2018 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, January 11, 2018
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, Brian Holiday, Envera, Tori Pittz, Envera and several 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. Al Kapalka, resident from Islamorada asked the Board to consider putting a trash barrel by the benches at the entrance due to beer cans being thrown all over the grass or in the water. *(Tape Time: 0:49:01)*

Mr. Baldis commented that the beer cans were coming from a couple of homeless gentlemen that the community has had problems with. Cameras showed them entering the recreation center and sleeping inside. The police were called to come in the evenings around midnight to investigate, but did not see them at that time. Mr. Baldis stated that Mr. Padilla will be going to court to testify as a result of the gentlemen being cited for trespassing, and if the gentlemen don't show up for court, they will be arrested the next time they are seen on the property. (Tape Time 2:45)

Mr. Spavento requested Mr. Padilla to give an update via email if the gentlemen did not show up for court. (Tape Time: 4:36)

Mr. Spavento asked if there were any other comments from the audience. (Tape Time: 4:51)

Ms. Danielle Reyes, 3189 Vista Del Mar, (*Las Brisas Del Mar*) expressed concern about replacing her white fence. (Tape Time: 4:58) She stated that she lives in the house which borders the clubhouse which was damaged due to the hurricane, and that she was trying to take the proper steps to replace her fence and is awaiting approval from her HOA.

Mr. Spavento stated that she was on the agenda, under old business, item 5A, to discuss her fence and commented that he wouldn't mind if the item was moved up as long as there was no objection from the Board. (Tape Time: 5:38) (*There was no objection from the Board*)

A. Formerly Old Business Item 5A – Consideration of Permit Application for Kristian and Danielle Reyes

Mr. Spavento commented the CDD would not be able to give approval without the HOA approval first, and that generally the CDD requires a 15' easement. (Tape Time: 6:01) (*There was a brief question and answer session regarding the submitted drawing between the Board and the resident.*) (Tape Time: 7:23)

Mr. Hall requested Ms. Reyes' fence diagram be projected up on the wall to discuss it. He stated that he spoke to the engineer about the drawing prior to the meeting, and it looked like the red line was where her drawing showed her property line to be, however, the blue dotted line curves and is actually the edge of the CDD easement.

The blue line was drawn in by the engineer as a suggestion that the resident could go along that line and angle it out, or go straight back which would keep it out of the CDD easement. *(Tape Time: 7:34)* Mr. Spavento asked if any of the Board members had any objection to the resident installing a white vinyl fence *(Tape Time: 10:09)* *(There was no objection from the Board as long as the HOA approved her application per the engineer's drawing given to Ms. Reyes)*

ACTION:	Approve vinyl fence permit application for Ms. Reyes subject to HOA approval, and Mr. Padilla verifying the application showing the actual fence location
RESULT:	Fence application approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 11:41:8	

B. Formerly Old Business Item 5C – Discussion of Envera Systems with Envera Representative

Mr. Spavento introduced item 5C under old business: discussion on Envera Systems with Envera representatives.

(Envera representatives, Brian Holliday and Tori Pittz gave a brief overview of the Service Update 2017 handout, and a lengthy Q&A session followed between Envera, the Board members and staff) (Tape Time: 18:00)

Mr. Hall requested Mr. Padilla to get prices on new gate towers and arms with magnets and LED light options that the Envera representatives said would make them aware sooner of any gate arm malfunction and would improve gate arm visibility. *(Tape Time: 38:50)*

At the last meeting Mr. Hall requested that Mr. Padillo run an Envera report. However, what he received was not legible, it was supposed to be a report relating to the issue of the 997 homes with multiple transponders that shouldn't be out there. Mr. Hall

wanted to get a report that listed how many transponders were registered per address; however the report that was run didn't actually answer the question. Ms. Pittz stated that Coral Bay has been a customer for a long time, and that in the beginning Envera wasn't actually inputting addresses as part of the information for each transponder. *(Tape Time: 48:01)* Mr. Hall stated his goal was to know the following: If you have a home that has 4 people living there, and they have 18 transponders, then there's a problem, and so the Board would probably need to set some kind of a policy to address that situation. *(Tape Time: 49:52)* Ms. Pittz stated she could clean up the information and cross reference it with the "My Envera System" to show each name with an address and how many transponder numbers have been issued to that address, however there was a huge amount of data to go through and there also was probably a list of exceptions. *(Tape Time: 52:44)*

Mr. Dean suggested that any transponder that hasn't had any activity in 365 days should be disabled, and if a resident comes in and states their transponder should be active, then an address can be added to that particular transponder number. *(Tape Time: 53:16)*

ACTION:	Motion directing Envera to work with staff to disable inactive transponders (i.e., those that have not gone through the gates over 365 days)
RESULT:	Motion approved. Envera will disable all inactive transponders over 365 days old was approved
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 54:50:8	

C. Discussion on Request for District to Pay for Repairs to Vehicle (Formerly Item 2A)

Mr. Spavento introduced the next item, 2A, discussion on request for District to pay for repairs to vehicle. Mr. Spavento stated this was discussed at last month's meeting and asked the Board how they wanted to proceed. *(Tape Time: 1:01:32)*

Mr. Padilla stated the resident's information was sent prior to last month's meeting, but additional information was requested by the Board, no additional information was provided by the resident.

Mr. Hall suggested it should probably go to the insurance company first to see if the damage would be covered first, if the insurance company denies his claim, then the resident can appeal to the Board. *(Tape Time: 1:02:18) (There was a brief discussion from the Board members relating to this item)*

The Board agreed with Mr. Hall regarding the insurance company reviewing it first to see if it would be covered. *(Tape Time: 1:03:56) ... and without objection, the Board directed staff to submit the resident's claim to the insurance company) (Tape Time: 1:04:17)*

3. Staff Reports

A. Attorney

There not being any items to report on or discuss, the next item followed.

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

Mr. Ozyman stated there were no new updates to report. *(Tape Time: 1:05:02)*

Mr. Padilla apologized, stating this item should have been taken off on the "revised" agenda. *(Tape Time: 1:05:12)*

Mr. Hall commented since it was on the agenda it should probably be discussed because this item has been discussed previously many times. *(Tape Time: 1:05:32)* He suggested the Board needs to quit discussing it, and make a decision to do something or

not. Mr. Hall made a motion relating to the Perimeter Road where the 3-way stops are, to install two city approved speed humps at each 3-way intersection, which are the same speed humps that are at the gates. *(Tape Time: 1:06:11)*

Ms. Hagen stated there are 4 intersections with 3-way stops, which would be a total of 8 speed humps. *(Tape Time: 1:06:54)*

Mr. Ozyman commented that originally the price was \$12,000 to do 10 speed humps, so roughly it would be \$1,200 for one which included the advance warning signs. Mr. Ozyman stated he would get an updated cost estimate from the contractor. *(Tape Time: 1:07:22)*

Ms. Hagen asked if the Board wanted this item to be brought back with the estimate for approval.

Mr. Hall stated the Board should approve it to go forward, and if the Board wants to wait to get an estimate before approving an amount of money, that would be fine, but to keep discussing it over and over and not making any decisions until something bad happens did not get anything accomplished. *(Tape Time: 1:07:50)*

Mr. Spavento commented that Mr. Hall requested proposals for this meeting from BSO and FHP for off duty work and asked if those were provided? *(Tape Time: 1:08:55)*

Mr. Padilla stated he was able to get one proposal from BSO, but he hadn't received one from FHP as of yet. BSO mentioned that each city is doing their own, and they're willing to get a letter from the City of Margate Police Department allowing them to do off duty work for Coral Bay. *(Tape Time: 1:09:30)*

Mr. Baldis stated the story with BSO is they want the City of Margate to sign off first, because they have the first option for the detail. *(Tape Time: 1:10:22)*

Mr. Padilla stated the proposal he received from the BSO for off duty officers was \$43 per hour. *(Tape Time: 1:13:40)*

ACTION:	Install speed humps at 3-way stops on Perimeter Road, two at each intersection for a total of 8 speed humps
RESULT:	Speed humps will be installed at 3-way stops on the Perimeter Road, with the work pending approval of the cost estimate from the Engineer
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	4 in favor, 1 opposed (T Spavento)
Tape time: 1:13:54	

Mr. Dean suggested to direct staff as quickly as possible to obtain the appropriate form and present it to the City of Margate Police Department so they can sign off on the request for BSO to provide off duty detail to Coral Bay. Ms. Hagen agreed with Mr. Dean's suggestion. *(Tape Time: 1:14:13). Without objection, staff was directed to proceed.*

Mr. Hall stated that the city manager would probably be the one who would have to sign off on that approval from the city. *(Tape Time: 1:14:38)*

C. Treasurer

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

Mr. Spavento asked for any discussion or questions. *(Tape Time: 1:18:48)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:18:51	

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

D. Field Manager

1) Monthly Report

Mr. Padilla provided updates on items listed on the Field Manager’s Report. *(Tape Time: 1:19:30)*

Mr. Baldis stated when the new pump was installed, the wells around the community were eliminated. There were old motors and pumps attached to those wells which had no further use. Mr. Baldis asked the Board for a motion to declare those as surplus property so the equipment could be donated to the City of Margate. *(Tape Time: 1:22:39)*

ACTION:	To declare old irrigation pumps as surplus property to be donated to the City of Margate
RESULT:	Declaring old irrigation pumps as surplus property and authorizing those to be donated to City of Margate <i>itemized list to be provided by Mr. Baldis)</i>
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:23:42	

2) Lake Report

3) Gate Report Update

The lake report was included in the agenda package, no gate report provided.

(Tape Time: 1:24:13)

E. CDD Manager - Approval of the Minutes of the December 14, 2017 Meeting

Mr. Hall stated that his request for the Envera report relating to transponders by address, which was provided by Mr. Padilla (via email), was not reflected in the December minutes. *(Tape Time: 1:27:08)*

Ms. Hagen asked Mr. Hall if he wanted the minutes to be amended, Mr. Hall stated he did. *(Tape Time: 1:28:18)*

ACTION:	Approve minutes of December 14, 2017 meeting
RESULT:	December 14, 2017 meeting minutes were tabled subject to Mr. Hall's comments being added to the minutes
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:28:25	

4. New Business

A. Discussion of Broward Sheriff's Office and Florida Highway Patrol Off Duty Police Work

(This item was discussed earlier at this meeting)

5. Old Business

A. Consideration of Permit Application for Kristian and Danielle Reyes

(This item was discussed earlier at this meeting)

C. Discussion of Envera Systems with Envera Representative

(This item was discussed earlier at this meeting)

D. Discussion of Rules

Mr. Spavento introduced under old business the discussion of rules, and asked Mr. Pawelczyk if this was a resolution or a need for a motion. *(Tape Time: 1:32:16)*

Mr. Pawelczyk commented this was just an item for discussion, and recalled that it was included in the agenda just in case the Board wanted to review and change any of the rules.

(A brief discussion took place regarding the rules) (Tape Time: 1:36:08)

Mr. Spavento stated somewhere in the rules it says something about drinking only with permission, but the actual rental agreement prohibits drinking. He commented that everything should be consistent and should state the same thing in every document. *(Tape Time: 1:37:53)*

Mr. Pawelczyk commented it would be much easier to change the rental agreement than to change the clubhouse rules because you don't have to advertise to change the rental agreement. Mr. Pawelczyk stated he would rewrite the rental agreement and put it on the agenda for the next meeting. *(Tape Time: 1:39:28)*

The Board directed staff to add verbiage to any sign which is in enclosed areas (pools and tennis court) relating to rule 3.16, smoking in enclosed areas, and then add this item to the list for future changes to the rules. *(Tape Time: 1:50:26)*

B. Consideration of Permit Application for Michael Brown

Mr. Padilla stated there was another permit application that was skipped over on the agenda for the Board's review. *(Tape Time: 1:51:07)*

Mr. Spavento asked if the resident had the HOA approval letter to go with that application.

Mr. Padilla stated he did have that, however Mr. Hall stated he did not see it attached to the application.

Mr. Spavento commented that he would like to have someone make a motion that the CDD Board not review anything in the meetings unless it has HOA approval first, because there was no sense in having residents come to the CDD meeting to be disappointed telling them they have to go back to the HOA first to get that approval. *(Tape Time: 1:51:30)*

ACTION:	To not review any resident permit applications at the CDD meetings unless it has prior HOA approval first
RESULT:	No resident permit applications will be reviewed by the CDD Board unless it has prior HOA approval
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:51:51	

6. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:53 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:21:36	

Secretary/Assistant Secretary

Chairman/Vice Chairman