

# MINUTES OF THE FEBRUARY 8, 2018 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, February 8, 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, Mike Glynn, 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. (*There were none*) He then asked for Supervisor comments.

Mr. Hall stated he received a call from the City of Margate regarding a community outreach session which would take place on February 15th at the Margate City Hall from 6:00 to 8:00 p.m. in the Commission Chambers relating to Coral Bay to consider a bicycle

lane on 62nd Avenue. They would also consider closing one of the lanes and converting that to a bicycle lane, the other possibility would be widening the road for bicycles, or making the lane smaller and widen less to make room. *(Tape Time: 01:15)*

Mr. Baldis stated he did some research on the project and commented that the project is funded, the city had gotten \$5.5 million dollars to work on this and the project is between Coconut Creek, Coral Springs and Margate and they would be doing a loop, it would not cost the City of Margate anything to do work on the project.

Mr. Ozyman commented it was called the Turtle Creek Mobility Project and he briefly described the project to the Board stating that it's being run by DOT. *(Tape Time: 4:05)*

*(There was a brief question and answer session between the Board and staff regarding the project) (Tape Time: 5:47)*

### **3. Presentation from Envera for Gate Arm Barriers Upgrade with LED**

*(At this point a lengthy presentation was given by Mike Glynn from Envera relating to LED gate arm barriers. A question and answer session followed the presentation) (Tape Time: 11:04)*

## **4. Staff Reports**

### **A. Attorney**

Mr. Spavento asked District counsel about the rules agreement for the rental of the clubhouse. *(Tape Time: 41:07)*

Mr. Pawelczyk stated he made the necessary revisions to the clubhouse rental agreement to match the rules and sent them on to District management on January 16th, but hadn't heard anything back from anyone yet. He also suggested the final version should be put on the agenda for the next meeting. *(Management to email the redline and clean version to the Board to review the changes) (Tape Time: 42:42)*

**B. Engineer – Speed Humps Proposals for all 3-way Stops at Perimeter Road (2 at each location)**

Mr. Ozyman stated he prepared a set of drawings to show the proposed speed hump locations per the Board's direction and review. He commented if the Board was agreeable he would move forward with getting the permit from the City of Margate. He also distributed a contract just to get pricing for the project. (Tape Time: 44:10)

(A lengthy discussion between the Board and the District Engineer followed) (Tape Time: 44:39)

ACTION:	To obtain permitting from the City of Margate for 5 speed humps according to the presented plans, obtain speed hump proposals, and also to move location of 1 speed hump closer, from 30th Street to the Tot Lot area
RESULT:	District Engineer to proceed with speed hump project as presented, submit for permitting to the City of Margate, and obtain proposals from contractors for pricing on 5 speed humps, and also to move 1 speed hump location closer, from 30th Street to Tot Lot area
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	3 in favor, 2 opposed (T Spavento, R. Gallucci)
Tape time: 57:47:09	

**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: 1:01:29)

Mr. Spavento then asked why Coral Bay was paying for pay phones that didn't work. *(Tape Time: 1:03:08)*

Mr. Padilla stated they were only paying for the phones that were working and there was actually two different pay phone companies.

Mr. Dean commented there was a calendar date set to cancel the phones which was on a 10 year cycle.

Mr. Pawelczyk stated that it had actually been 10 years, so it had probably expired and was on a month to month basis as far as he could tell so if the Board wanted, management could notify them to cancel the contract. *(Tape Time: 1:04:08)*

Mr. Spavento stated perhaps staff could also inquire about leaving the phones for VOIP and see if that option was available.

Mr. Spavento asked if anyone had any other questions for the engineer or any objection to let the engineer leave the meeting. *(There were no questions or objections, the engineer left the meeting at this time)* *(Tape Time: 1:04:35)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:01:30	

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

*(Ms. Hagen highlighted some items on the general fund budget. She indicated a relatively small error on the printing and binding forecast. More importantly, she noted that the wall maintenance and repair variance of \$18,000 would be offset by a reimbursement from the insurance company that the reimbursement check had just been received and would show up on the next report as revenue to offset that expense, and that she had asked the bookkeeper to add that to the budget's comments section for next*

time. She stated that she had also asked the bookkeeper to add both the offsetting projected/actual income reimbursements and explanations in the future for similar situations.

Mr. Pawelczyk commented that since the Board had spoke about the phone contract with First American Telecom, they would just need to direct management to follow through with the termination and removal of that contract, so he asked for a motion from the Board to direct management to follow through on that item.

ACTION:	To terminate the First American Telecommunications contract with Coral Bay CDD at S. Bay Drive
RESULT:	Directing management to terminate the First American Telecommunications contract with Coral Bay CDD for pay phones on S. Bay Drive
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:05:30	

**D. Field Manager**

**1) Monthly Report**

Mr. Padilla provided updates on items listed on the Field Manager’s Report with some additional handouts at the meeting. *(Tape Time: 1:08:17)*

Mr. Hall asked a question regarding item #14, (MPD details) if management had gotten the document signed that BSO had requested after the last meeting just in case the Board wanted to go with BSO instead of MPD. *(Tape Time: 1:16:20)*

Mr. Padilla stated he spoke about that item with MPD, and they agreed to enforce the traffic rules, so it was Mr. Padilla’s understanding there was no need to move forward with the BSO document. *(Tape Time: 1:16:34)*

Mr. Dean commented there probably should be a couple of locations added to that since there was a parking problem on SBD with the school across the street. *(Tape Time: 1:16:59)*

Mr. Hall stated he would forward Mr. Padilla the Coral Bay instructions for detail to enforce traffic rules with no radar which MPD had taken a picture of and sent to Mr. Hall. *(Tape Time: 1:17:43)*

**2) Lake Report**

**3) Gate Report Update (will be provided at Board meeting)**

The lake report was included in the agenda package and Mr. Padilla gave an update on that. The gate report was provided to the Board as a handout at the meeting. *(Tape Time: 1:22:55)*

**E. CDD Manager - Approval of the Minutes of the December 14, 2017 (please see page 6 for revisions) and January 11, 2018 Meetings**

ACTION:	Approve minutes of December 14, 2017 (revised) and January 11, 2018 meetings
RESULT:	December 14, 2017 and January 11, 2018 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:28:35	

## 5. New Business

### A. Discussion on Tot Lot Lighting

### B. Discussion of Map Regarding Disabled Pumps and Ratification of Donations to the City of Margate

Mr. Baldis stated he went to investigate the lighting regarding the tot lot and noticed that much of the canopy was gone, so the current street lighting was working the way it should. He also commented that the dark spots were actually at the tot lot. He stated he came up with an idea of putting pole lights on the tot lot side which would illuminate the parking lot and entrance to the tot lot to shine light in with LED lights, similar to what was at the pool. *(Tape Time: 1:29:29) (A brief Q&A session took place between the Board and staff regarding the light pole locations) (Tape Time: 1:30:53) (Board direction was to provide proposals of new lighting at the tot lot area)*

Mr. Pawelczyk commented at the last meeting the irrigation pumps were declared as surplus property and the Board authorized donating them to the City of Margate, as well as Mr. Baldis getting a description of the pumps. He also stated that at the neighboring community they did a declaration of gift form, so if Margate wanted some kind of documentation that could be done, and so he had prepared that as a draft. *(Tape Time: 1:33:05)*

## 6. Old Business

Mr. Hall stated once again how disappointed he was in the Christmas decorations, and commented they may be able to get out of their contract if they did it by June. He also commented that no immediate action would be needed but, he wanted to see if management could get proposals before the June deadline. *(Tape Time: 1:34:06)*

Mr. Baldis commented in order to obtain proposals he would need to know the desired design to get competitive prices for. *(Tape Time: 1:35:06)*

Mr. Dean stated he should at least start with the current design and perhaps ask them to suggest enhancements also. *(Tape Time: 1:35:17)*

Mr. Baldis stated he would look into that.

## 7. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:37 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:36:08	

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Secretary/Assistant Secretary

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Chairman/Vice Chairman