

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

Thursday, March 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, 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.

Marlene Brown, a resident who lives at 6495 Amberjack Terrace, asked for the Board's approval to extend her driveway. She brought all the necessary documentation, fully executed by her HOA to the meeting for approval. *(Tape Time: 001:29:03)*

Mr. Hall stated that her address had been approved by Fay's Cove HOA for the driveway extension, and stated she needed the approval from the CDD Board for the swale area to extend her driveway.

*(At this point a Q&A session took place between the Board members relating to the location of the home and the homeowner's request) (Tape Time: 004:02:03) – Without objection the homeowner's request was approved by the Board.)*

Mr. Pawelczyk requested a copy of all documentation for the record. *(Tape Time: 004:08:00)* Mr. Hall stated that all standard forms should also be filled out by the homeowner.

Mr. Suhayeb Atiyeh, a resident who lives at 6234 Vista Del Mar, Las Brisas asked the Board for reimbursement for damages from a tree branch that fell on his truck after the hurricane. The claim was referred to the District's and also IGM's insurance company. Both insurance companies informed the resident they are not responsible for the reimbursement because the CDD/IGM was not negligent and suggested he go back to the CDD Board to make a decision of who is responsible.

*(At this point a lengthy Q&A session took place between the Board members and the resident relating to his request) (Tape Time: 006:11:04)*

Mr. Pawelczyk stated he hadn't reviewed the claim in great detail, however he didn't believe the District was responsible for what happened to the resident's vehicle unless somebody could prove otherwise that the District or IGM was negligent. *(Tape Time: 007:58:09)* He also stated the only way to resolve the issue would be to take the claim to court for \$640 which would be the only way to resolve it. *(Tape Time: 12:05:01)*

Mr. Spavento stated to make the exception it would be necessary for the Board to make a motion, but they were ill-advised to do so because of creating a precedent. *(Tape Time: 13:26:01)*

Mr. Hall stated that's what insurance companies are for, they do the investigation to decide if the District is negligent or not, and they determined the District was not negligent. *(Tape Time: 13:45:01)*

Mr. Pawelczyk suggested the Board make a motion one way or the other to conclude the discussion on this particular item. *(Tape Time: 30:21:08)*

ACTION:	To approve or deny reimbursement to resident Suhayeb Atiyeh, for tree branch that fell on his vehicle during the recovery cleanup after Hurricane Irma
RESULT:	Request for reimbursement was denied
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 30:30:00	

Stewart Berman a resident, who lives 3321 Apache Lane, Indian Key, requested additional time to resolve a painting issue he was cited for. *(Tape Time: 032:50:09)*

*(The Board informed Mr. Berman this was a HOA issue and needed to be taken up with the Indian Key HOA Board) (Tape Time: 33:10:01)*

Mr. Spavento then asked for any Supervisors comments. *(Tape Time: 34:25:01)*  
Tina Hagen informed everyone at the meeting about pickpocket thieves in the area of the Coral Springs Walmart and Home Depot and to be very cautious. *(Tape Time: 34:29:03)*

### **3. Staff Reports**

#### **A. Attorney**

Mr. Pawelczyk stated he had nothing specific to report unless the Board had any questions *(Tape Time: 35:40) (There were no questions from the Board)*

#### **B. Engineer**

There not being any, the next item followed.

**C. Treasurer**

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

Mr. Spavento asked for any questions, or a motion to approve the financials, there were no questions. *(Tape Time: 35:54:60)*

Mr. Spavento requested Mr. Padilla to email him a copy of Envera’s Platinum Service Plan Agreement relating to the access gate monitoring.

Tape Time: 36:05:20

Mr. Spavento also requested Mr. Padilla to provide copies of the FPL invoices from March, 2017 and March, 2018 to see if the LED lighting replacement project to see how much money the District was saving so far. *(Tape Time: 36:25:40)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor

Tape time: 35:56:40

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

Ms. Hagen stated she spoke to Sharyn Rosina after the last meeting to make sure there was one separate income line and one separate expense line on the budget report (General Fund Statement of Revenues, Expenditures and Changes in Fund Balance) for storm cleanup and other storm-related projects ... and that those lines contain the most current data regarding both actual and projected income and expenses. Ms. Hagen then requested that Mr. Padilla ensure that both the latest anticipated project costs and the

latest FEMA information regarding reimbursement were provided to Ms. Rosina. *(Tape Time: 37:35:20)* Mr. Padilla stated it would show up on the next agenda.

Mr. Spavento asked a question relating to landscape replacement, to see if the District was replacing things that were dead and damaged, or dry and useless regarding the charges of \$673.75, \$1,582.50 and \$2,051.25? *(Tape Time: 38:47:90)*

Mr. Baldis explained that the landscaping at the North Bay Drive gate entrance that had been there since the 1980's and looked terrible, was replaced, and had made a tremendous improvement. Also, needed replacement of unattractive non-flowering plants had been done at Fay's Cove, on Southwind Lane across the street from the stop sign. In addition, certain areas along North Bay Drive that had 1 or 2 plants in certain areas that had been there for a long time were cleaned out and new material was planted. He also stated there were many spots throughout the community that were replaced to keep everything looking uniform. *(Tape Time: 39:35:60)*

Mr. Spavento stated he sees areas in the community that also need to be refreshed due to either lack of water or whatever, but just wanted to make sure the District wasn't paying for sod replacement when it should have been maintained in the first place. *(Tape Time: 40:55:30)*

Mr. Baldis commented the only items the District is paying for is areas that were damaged from the hurricane debris being stacked up or couldn't get water because the irrigation was broken. He stated that he's been giving direction over the last month to try to and replace little spots and areas around the community to make things look nicer. *(Tape Time: 41:14:30)*

## **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: 46:29:60)*

Mr. Dean asked about the power outage and the issues associated with that, in particular, North Bay Drive gate failing in the wrong position (i.e., it locked in the closed position rather than the open position). He wanted to know what Envera is doing to

correct it. *(Tape Time: 49:31:20)* Mr. Padilla stated he was waiting for Brian Holiday from Envera to give him an update on that by email. Mr. Dean stated every gate needs to be tested on a regular basis by Envera coming out and disconnecting the power to see if the gate fails correctly, at a minimum quarterly. *(Tape Time: 50:03:30)*

The Board directed Mr. Padilla to oversee that all gates are tested by Envera on a quarterly basis to see if they fail correctly when the power is shut off.

Tape Time: 51:21:40)

Ms. Hagen asked the Board since they were doing directions to staff, perhaps they may want to have things that were designated as direction “boxed in” on the minutes the same way the motions were listed. Mr. Spavento stated that was a great idea. *(Tape Time: 52:08:80)*

The Board directed staff to “box in” all Board directions from this point forward.

Tape Time: 52:09

Mr. Padilla stated a letter was sent to First American Telecommunications to remove the pay phones on the property and possibly get an emergency phone at the pool. *(Tape Time: 1:09:21)*

The Board directed Mr. Pawelczyk/staff to check with the health department to see if pool areas legally have to have emergency phones or a contact device, and also to inquire about laws requiring phones.

Tape Time: 1:13:02

**2) Lake Report**

**3) Gate Report**

The lake report was included in the agenda package and Mr. Padilla gave an update on that. The gate report was not provided at this time but would be sent out to the Board when received. Mr. Padilla discussed with the Board a proposal from Envera Systems to replace 4 damaged swing gate motors because the swing gates were not functioning properly, and the cost to repair would be \$12,748. *(Tape Time: 1:14:55)*

The Board directed staff to come back with or provide before the next meeting a report relating to the \$27,000 budgeted amount for gate repair/replacement that gives the details of what expenses have been incurred or reimbursed so far during the fiscal year.

Tape Time: 1:19:00

**ACTION:** Approve to install a replacement motor with all components to repair the swing gates at 30th Street so they function properly at back of community

**RESULT:** Envera to purchase and install a replacement motor to repair swing gate at the back gate at 30th Street not to exceed \$13,000 and to apply Envera’s discount to the total amount

**MOVER:** Dan Dean

**SECONDER:** Tina Hagen

**AYES:** All in favor

Tape time: 1:20:51

Mr. Spavento asked if IGM had moved towards getting FEMA certified (*Tape Time: 1:22:04*)

Mr. Baldis commented that Mr. Pawelczyk needs to prepare an amendment to IGM’s contract, so IGM can become FEMA certified and a drafted amendment will be on a future agenda for approval. (*Tape Time: 1:22:20*)

Mr. Spavento also asked if anybody called the city to follow up on filling the hole that is by the bus stop at NW 62nd Avenue where the rocks were temporarily laid. (*Tape Time: 1:22:43*)

The Board directed staff follow up with the city regarding the hole at the bus stop located at NW 62nd Avenue and also to shovel the nearby dirt back into the hole.

Tape Time: 1:23:01

Mr. Baldis stated that was on the list to do. (*Tape Time: 1:23:08*)

Mr. Galucci asked if lakes #2 and #3 were canals and stated that the lake report says, trampoline noted in lake #2, and asked if somebody took it out because it did not state that in the report. *(Tape Time: 1:23:19)*

Mr. Padilla stated that lakes #2 and #3 were canals and that he would check on the trampoline issue. *(Tape Time: 1:23:51)*

Mr. Hall asked whether there was any possibility of future obstruction off the weirs in the areas where the fish barriers used to be. *(Tape Time: 1:24:44)*

Mr. Baldis stated it would take some kind of a large limb to block it, but suggested he would call Industrial Divers to check all the pipes for any blockage and get a plan to check on the weirs on an annual basis if the Board would like. *(Tape Time: 1:25:27)*

The Board directed staff to obtain a plan and proposal from Industrial Divers to check the pipes on an annual basis

Tape Time: 1:26:13

**E. CDD Manager – Approval of the Minutes of the February 8, 2018 Meeting**

ACTION:	Approve minutes of February 8, 2018 meeting
RESULT:	February 8, 2018 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:27:13	

## 4. New Business

Mr. Baldis commented at the last meeting an item was brought up to consider putting lighting at the tot lot entrance near the road, and also adding more lighting in the tot lot parking lot. He stated that he made a note to see if FPL could come out and upgrade that and commented that he received two proposals for adding 8 light poles along the roadway from 30th Street down past the tot lot. *(Tape Time: 1:28:10)* *(A lengthy discussion among the Board members took place regarding the lighting at the tot lot)* *(Tape Time: 1:29:17)*

The Board directed staff to bring back a total project cost for installation of 8 light poles at the tot lot, and also a proposal for the total cost for the original scope of work, 1 light pole at the entrance to the tot lot and upgrading the existing one, and also check with FPL to see about changing the existing FPL light and the tot lot playground.

Tape Time: 1:38:44

## 5. Old Business

### A. Discussion of Speed Humps Plans Proposals and Postcard Notice to Residents

Mr. Padilla stated the engineer is working with the city on the permits. The city asked for some additional information, and as soon as he gets that cleared up he will be able to provide the Board with proposals. *(Tape Time: 1:42:07)*

### B. Discussion on Rules

Mr. Pawelczyk presented the modified Clubhouse Rental Agreement form, he stated that the changes to prohibiting smoking, alcohol, candles or open flames of any kind was allowed was not necessarily a rule, it was just a change in the rental agreement form that was being used. *(Tape Time: 1:42:47)*

ACTION:	Approve Clubhouse Rental Agreement changes to the form
RESULT:	Clubhouse Rental Agreement form change was approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:42:55	

## 6. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:45 p.m.
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:36:08	

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Secretary/Assistant Secretary

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Chairman/Vice Chairman