

# MINUTES OF THE APRIL 12, 2018 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, April 12, 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.

George Mizusawa, a resident who lives at The Cape, 6623 Bayfront Drive, expressed concerns about how much the aquatic weeds had bloomed. He presented some pictures to the Board at this time. (*Tape Time: 001:25*) Mr. Mizusawa then asked what actions were being taken to address these issues.

Mr. Baldis commented there was a major issue with hydrilla in the lake from last year and they have been aggressively treating it. He also reported that there was a large amount of it being reduced and dying, so they are making headway with that. (Tape Time: 002:07) Mr. Baldis commented they tested one area with a new chemical and it's had very good results.

Mr. Dean stated that perhaps Mr. Baldis could comment on the discussion of physical removal with a rake assemblage and would there be any way of assessing the population of the triploid carp. (Tape Time: 3:47)

Mr. Baldis stated he did not have a way to assess the population of the carp. He also stated that the mechanical removal that would be extremely costly, that it would be tens of thousands of dollars. (Tape Time: 4:08)

*(At this point a lengthy Q&A session took place between the Board members and staff relating to this issue and a plan to expand the testing of the new chemical. (Tape Time: 004:59:02)*

Mr. Gallucci commented about that he was receiving complaints about trash lying on the lake banks and asked if IGM was supposed to pick that up, or who was. (Tape Time: 006:16)

Mr. Spavento stated that this item would be covered under the management report and went back to Mr. Mizusawa for any additional comments. (Tape Time: 006:44:05)

Mr. Mizusawa stated he is currently a Board member at The Cape, and they are reviewing the covenants, and all the documents identify them as The Cape Village Association, but on the CDD website they're referenced as a HOA and asked if they were one in the same or if they were different. (Tape Time: 006:49:01)

Ms. Hagen commented that in the covenants there was a set of definitions which basically say there are alternative names for HOA and yes, they are one in the same. (Tape Time: 007:25:09)

Ms. Genevieve Bawsha, resident at 6162 Buena Vista Drive, Indian Key, asked for clarification on the parking issues with overnight parking for guests at the tennis court. (Tape Time: 007:52:00)

Mr. Padilla stated this item was going to be discussed later on in the meeting. *(Tape Time: 008:42:07)* Mr. Baldis commented that what probably needs to be addressed is the post orders for the police, and that item is on the agenda.

Mr. Dean stated this was the first time he had ever seen Margate Police issue a parking citation at the tennis court. *(Tape Time: 009:25:02)*

Ms. Bawsha stated it was written by Code Enforcement. *(Tape Time: 009:38:03)*  
*(At this point a lengthy discussion took place between the Board members, staff and the resident relating to this issue (Tape Time: 009:40:00)*

Mr. Hall stated on the record that it was hard to get Code Enforcement to do their job and enforce the code much less look at parking. Code Enforcement is part of the Margate PD. *(Tape Time: 011:44:01)*

Mr. Spavento stated that unfortunately the issue is out of the hands of the CDD and should probably be a police matter. *(Tape Time: 016:36:08)*

Mr. Stefan Ehrenberg who lives in Port Antigua is a new resident and commented about the lake taking over many areas of the property and asked what is the best way to find out more about how to address the erosion issue. *(Tape Time: 019:05:00)*

Mr. Spavento commented that there is information on the Coral Bay CDD webpage that addresses that issue. *(Tape Time: 019:33:09)*

Mr. Al Kapalka, resident at 3106 W. Buena Vista Drive stated that on the agenda there would be a discussion on the upcoming budget and encouraged the Board to help make Peninsula Park a little more user friendly and beautify it by putting in concrete tables and benches on the pads so the park can be more usable for the residents. *(Tape Time: 021:23:03)*

Ms. Filomena Rosario, 3129 Cape Circle, The Cape, stated she had a couple of issues. The first issue was that the grape leaf bush at the Cape Drive circle was overgrown and blown over by the hurricane, and she wanted to know if it would be possible to get a nice tree there. She also commented that when you go into Cape Circle, that area is starting to develop the same problem at the first circle, that is that there are rodents, raccoons, opossums nesting in the growth around the palm trees,. She also

stated that there are two neighbors that use the lake as a dumping ground. (*Tape Time: 22:12:09*)

Mr. Baldis addressed Ms. Rosario's items and stated that in Cape Circle, there was a large seagrape tree there for many years, and it was always trimmed down. At one point there were discussions about that circle, turning it into a parking lot, but that never materialized. When the tree was knocked down by the hurricane, the decision was to clean up the broken branches, let it grow back and just keep it lower, so Mr. Baldis stated he would look into the issue and address it. He also stated that the tree in the first island is a royal poinciana and that tree had been planted in different islands around the community because they look very nice but he would take a look at that. He also commented that the plant material in the island up by the pool, can be reduced and he would take a look at that also. (*Tape Time: 025:21:09*) Mr. Baldis stated that if anyone has a question about landscaping they can call his cell phone directly instead of waiting to come to the meeting, especially if it's a safety issue. (*Tape Time: 027:53:09*)

Mr. Eduardo Alves, who lives at 6450 Buena Vista Drive, had three issues. His first issue was that both the lake and the backyards that have trash behind them should have more enforcement for cleaning up. Also, the lake erosion problem should not be the responsibility of the homeowner; it should be the HOA and CDD working together to fix it. The second issue was that at night, many flies were coming from the lake and were attracted to the FPL light pole that is in front of his yard; he stated it was like an infestation and he already had Tru Green come out 5 times to spray his lawn. The third issue he had was that he stated the gate was useless and served no purpose and that the District is wasting money every month, because people tailgate all the time to get in. He stated to just leave the cameras and check the cameras. (*Tape Time: 028:37:04*)

Mr. Spavento commented the gates were not installed to protect the residents and give them massive amounts of security; the gates were installed to reduce traffic on the District owned roads. He also pointed out that the District now has 3 gates, as well as cameras at the pools, parks, and the tot lot ... and all for the price of the one guard gate that was there previously. Mr. Spavento also commented on the shoreline, stating that he also lives on the lake, and it's his property and responsibility to water, an easement allows Coral Bay CDD to come onto the property, but the responsibility to water and take

care of the shoreline is the homeowner's. He also stated that some of the issues that Mr. Alves brought up were HOA issues, if the neighbors are not cleaning up, that is HOA and code enforcement, the CDD has no police powers. *(Tape Time: 032:24:08)*

Mr. Pawelczyk commented that the District could fund a project to do lake restorations, but it was not obligated to do so. *(Tape Time: 036:50:01)*

Mr. Hall asked why the engineer wasn't at the meeting and stated two meetings ago he was going to check with the city on permitting requirements on giving updates on the speed humps. *(Tape Time: 041:08:03)*

Mr. Baldis commented the engineer hasn't heard back from the city yet, but has gotten one price from one vendor, and he's waiting to hear from another vendor to give the Board the costs. *(Tape Time: 041:31:09)*

Mr. Dean commented on the parking ticket at the tennis courts, and stated he wanted to clear up what went wrong there and whether the problem was a result of the post orders. *(Tape Time: 42:08:06)*

Mr. Spavento stated that item is on the agenda to be discussed, but there is no clarification on that.

Mr. Pawelczyk stated the Board should direct management to write a letter to Code Enforcement and copy the Chief of Police, stating we have residents who come for a meeting and are receiving parking tickets for parking in the tot lot, or the tennis court area, and here's a copy of our rule so we are wondering why they are being ticketed. *(Tape Time: 043:14:08)*

Mr. Spavento requested when the Supervisor comments are completed, someone should move that the topic of the ticketing be moved up on the agenda because this topic would also be included under item #4D. *(Tape Time: 046:20:07)*

Mr. Dean agreed and moved to his next comment which was the lake erosion issue and requested that perhaps Mr. Baldis could get some calculation costs on shoreline restoration for the upcoming budget cycle. *(Tape Time: 47:29:09)*

Mr. Spavento commented that Mr. Dean's topic should become an agenda item before getting any restoration costs and to add this item to next month's agenda to be

discussed, or it could also be brought up under new business if there was no objection from the Board. Ms. Hagen agreed. Mr. Dean stated he was fine with that. *(Tape Time: 48:34:09)*

Mr. Hall commented on Saturday, April 28th, the City of Margate, will be giving away free trees, which was also noted in the Margate Newsletter. *(Tape Time: 051:41:09)*

### 3. Staff Reports

#### A. Attorney

Mr. Pawelczyk stated he had nothing specific to report unless the Board had any questions. He also commented the Board would be receiving their Form 1's by the end of May, and if they were going to qualify to run for election to take a copy of the form with them because the Supervisor of Elections would be asking them to fill out another one. Mr. Pawelczyk stated his comment was in reference to item #4C on the agenda. *(Tape Time: 052:52:06)* *(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**

Mr. Spavento asked for any questions, or a motion to approve the financials, there were no questions. *(Tape Time: 53:47:09)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 53:51:90	

**2) Combined Balance Sheet, Statement of Revenues and Expenditures**

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

Ms. Hagen made a comment that there was a report in the agenda package on the hurricane costs (expenses that had obviously not been budgeted for) and wanted to explain a couple of things relating to that. Mr. Padilla stated there was an updated report to be handed out at this meeting. Ms. Hagen agreed, and stated that was part of the update she wanted to explain. *(Tape Time: 55:08:30) (At this point, Ms. Hagen proceeded to explain the update to the Board stating there was also a separate income line item for FEMA and insurance reimbursements)*

**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: 1:04:40)*

Mr. Hall requested Mr. Padilla to email a copy of the Envera transponders updated report to the Board.

Tape time: 1:06:06

Mr. Padilla stated that he had received an email from a resident, Marsha Arias, requesting to change Southwind Lane to an overflow parking area. Mr. Padilla provided a copy of the email to the Board for their comments. *(Tape Time: 1:18:42)*

Mr. Pawelczyk suggested that since the Board was just provided the email at this meeting, if a Board member wanted to include this item on an upcoming agenda they could make a motion for that. *(Tape Time: 1:19:55)*

Mr. Hall agreed and stated it should be on the agenda for the next meeting *(Tape Time: 1:20:19)*

Mr. Dean commented that before the discussion takes place the Board should have some rough cost estimate of this project. *(Tape Time: 1:20:43)*

Mr. Dean requested Mr. Padilla to come back with prior information on parking at Southwind Lane for the agenda.

Tape time: Tape Time: 1:20:55

**ACTION:** Item for next agenda to discuss a resident request from Marsha Arias to make Southwind Lane into an over flow parking area

**RESULT:** Add this item for discussion on next agenda

**MOVER:** John Hall

**SECONDER:** Tina Hagen

**AYES:** All in favor

Tape time: 1:20:19

Mr. Dean asked Mr. Padilla when the last time the catch basin cleaning was done. *(Tape Time: 1:21:47)* Mr. Padilla stated it was probably about 5 years ago. Mr. Dean asked if it was time to do that again and Mr. Padilla said he would check on that.

Mr. Dean requested Mr. Padilla to obtain cost estimates and add the catch basin clean up to the Field Manager’s report.

Tape time: 1:22:16

**2) Lake Report**

The lake report was included in the agenda package.

**3) Gate Report**

The gate report was also provided in the agenda.



**E. CDD Manager - Approval of the Minutes of the March 8, 2018 Meeting**

ACTION:	Approve minutes of March 8, 2018 meeting
RESULT:	March 8, 2018 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:28:17	

**4. New Business**

**A. Discussion of FEMA Certification Amendment to Agreement for Landscape Maintenance Services**

**B. Consideration of Resolution #2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing**

Mr. Spavento stated item A was for informational purposes relating to Terry at IGM becoming FEMA certified at no additional cost to Coral Bay. *(Tape Time: 1:28:32)* Item B, resolution #2018-02 was to approve the proposed budget and set the date of the public hearing.

Mr. Dean stated the traditional date for the budget is usually at the July meeting (July 12th this year) or the June meeting (June 14th this year). *(Tape Time: 1:29:47)*

Mr. Baldis commented that on item #4A, IGM has not seen the agreement yet, the agreement is being presented to the Board for direction to ask IGM to become FEMA certified so when the next storm event happens, IGM's trucks are certified and they can handle FEMA-reimbursable debris cleanup, making the whole process easier. Mr. Baldis also stated this is being done for all Districts, asking the companies first to do it, stating that the Boards are looking for them to do this. So this would be an agenda item coming from the Board, and they need to respond yes or no. In many of the other Districts, the

vendors have agreed to do it at no cost to the District because it's not very difficult to become FEMA certified. (Tape Time: 1:31:04)

Mr. Pawelczyk stated that an amendment form was prepared and if a company wants to do it, the District can have an amendment that requires them to be FEMA certified, but the intent was that any future contracts, or if a contract ever needed to be amended, that provision will be included. (Tape Time: 1:33:14)

Mr. Spavento asked for a motion from the Board to approve resolution #2018-02 for the proposed budget and set the date for the public hearing as June 14th.

ACTION:	Approve Resolution #2018-02 approving the proposed Fiscal Year 2019 budget and setting the Public Hearing
RESULT:	Approved the Proposed Fiscal Year 2019 budget and setting the Public Hearing date on June 14, 2018 at 7:00 p.m. at 3101 South Bay Drive, Margate, Florida
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:35:58	

Mr. Hall pointed out to the audience that the proposed budget was a no tax increase budget, so it did not include any increase in CDD assessments. (Tape Time: 1:36:20)

**C. Discussion of Procedures for the General Election**

**D. Discussion of Coral Bay Margate Police Ticket, Parking, and Traffic Enforcement**

Mr. Spavento stated the three currently occupied seats coming up for re-election would be Mr. Dean, Mr. Hall and Mr. Gallucci. (Tape Time: 1:41:58) There were no questions from the Board or audience on item #C. Mr. Spavento moved to item #D.

*(At this point a lengthy discussion took place between the Board members, and the audience, relating to ticketing, parking and traffic enforcement) (Tape Time: 1:42:52)*

Mr. Hall requested staff to get a copy of the Margate Police Department Parking Rules for the next meeting on the agenda.

Tape time: 1:57:56

Mr. Baldis suggested looking at the code online, and also suggested to invite a representative from the Margate Police Department to come to the meeting to address any questions or issues. *(Tape Time: 2:02:18) (The Board agreed with Mr. Baldis without objection - Tape Time: 2:02:39)*

Mr. Spavento commented that the Board needs to set a project date for painting the wall this year. *(Tape Time: 2:02:59)* Ms. Hagen stated that a cost estimate is needed before the Board can decide if there is enough money in the budget.

Mr. Dean directed staff to start obtaining quotes for wall painting and repairing.

Tape time: 2:04:07

**ACTION:** Approve driveway extension permit presented to the Board by resident, Eduardo Alves

**RESULT:** Mr. Alves' permit application for driveway extension was approved as presented subject to Mr. Padilla's review

**MOVER:** Tina Hagen

**SECONDER:** John Hall

**AYES:** All in favor

Tape time: 2:06:06

## 5. Old Business

There not being any, the next item followed.

## 6. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:57 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:08:05	

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Secretary/Assistant Secretary

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Chairman/Vice Chairman