

***Coral Bay***  
**Community Development District**

[www.coralbaycdd.com](http://www.coralbaycdd.com)

**Tony Spavento, Chairman**

**John Hall, Vice Chairman**

**Tina Hagen, Treasurer**

**Ronald Gallucci, Assistant Secretary**

**George Mizusawa, Assistant Secretary**

**April 13, 2023**



# **Coral Bay**

## **Community Development District**

### **Agenda**

Seat 2: Tony Spavento – (C.)	
Seat 4: John Hall – (V. C.)	
Seat 1: Tina Hagen – (Treasurer)	
Seat 5: George Mizusawa – (A.S.)	
Seat 3: Ron Gallucci – (A.S.)	

**Thursday**  
**April 13, 2023**  
**7:00p.m.**

**Coral Bay Recreation Center**  
**3101 South Bay Drive, Margate, FL 33063**  
**<https://us02web.zoom.us/j/89617331237>**  
**1-305-224-1968 or 1-646-931-3860**  
**Meeting ID: 896 1733 1237**

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments/ Supervisors Responses
4. Staff Reports
  - A. Attorney
  - B. Engineer – Traffic Survey on Southwind Lane
  - C. Treasurer
    - 1) Approval of Check Run Summary and Invoices
    - 2) Combined Balance Sheet, Statement of Revenues and Expenditures
  - D. Field Manager – Monthly Report
  - E. CDD Manager
    - 1) Approval of the Minutes of the March 9, 2023 Meeting
    - 2) Discussion of State Board of Administration Account
    - 3) John Hall – Questions for GMS
      - a. Status on Last inspections of Lakefront Violations
      - b. Status on Final Invoice for Sidewalk Shaving and Replaced Sections
      - c. Possible Curbing at Homes in Mallory Harbor East where CDD Removed Coral Rock Protecting CDD and Homeowners
      - d. Update on Fountains and Fountain Lights
      - e. Update on Plan of Action for Raised Wall Sections from Homeowner Trees
      - f. Price on Building Pickleball Court
      - g. Communicate with Companies Owning GPS Satellites Directing Visitors to 30<sup>th</sup> Street Gate for Public Entry
      - h. Update on Dennis Baldis Memorial Garden
      - i. Communicate with BCT to Replace the 62<sup>nd</sup> Avenue Bus Stop Railing
      - j. Discussion of Preparation of Pools and Parks by Summer

- k. Update on Tree Trimming for Hurricane Season
  - l. Discussion of Sprinklers on Perimeter Roads to be Set During School Hours
  - m. Update on Decks at Meeting Room and Peninsula Park Deck
5. New Business
- A. Consideration of **Resolution #2023-05** Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing
  - B. Discussion of City of Margate Hurricane or Other Disaster Debris Removal Agreement Renewal from April 1, 2023 – March 31, 2024
  - C. Discussion and Approval of Letter to Homeowners – Tina Hagen
  - D. Updated on Detail Activity – Ron Gallucci
  - E. Fay's Cove Placing an HOA Entry Sign at Stop Signposts at Fay's Cove Entrances – John Hall
  - F. Allow Residents More Than 3 Minutes During Audience Comments – John Hall
  - G. Fay's Cove Boardwalk Plans – John Hall
6. Old Business
- A. Update on Envera 30<sup>th</sup> Street Gate Repairs and Progress of New Contract – John Hall
  - B. Small Signs at North and South Day Drive Gates Stating “Gates Will Open Following the Messages” – John Hall
  - C. Discussion to Stop Margate Building Department from Issuing Building Permits to Homeowners to build on CDD property without CDD Authorization – John Hall
  - D. Update on Victor Ackrill Areca Palms – Tony Spavento
  - E. Discussion of Tow Procedure – John Hall
  - F. CDI – Christmas Designers Incorporate Proposed Credit
  - G. Discussion for Setting District/Facilities Rules Public Meeting
  - H. Update on Trail Camera – Ron Gallucci
7. Old Business Continued... Parking Issues
- A. Car Count Study for Southwind Drive – John Hall
  - B. Overflow Parking – John Hall
  - C. Blocking of Sidewalks in CDD - Florida Statue 316.1945 – John Hall
  - D. Parking Patrol Instructions and Possible Booting of Offending Vehicles Cannot be Towed – John Hall
8. Adjournment

***If any person decides to appeal any decision made with respect to any matter considered at these meetings such person will need a record of the proceedings and such person will need to ensure that a verbatim record of the proceedings is made at his or her own expense and which records include the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (954) 721-8681 at least seven (7) days prior to the date of the particular meeting. Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://coralbaycdd.com>***



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

**WORK AUTHORIZATION**  
**March 31, 2023**  
**KCI Project No. 481900241.00**

The purpose of this form is to obtain your authorization for the work verbally requested and to confirm the terms under which these services will be provided. KCI Technologies, Inc. is pleased to provide the services described below as a Work Authorization to the contract previously executed, dated December 9, 2010, with Keith & Schnars and Assigned from Keith & Schnars to KCI Technologies, Inc. on March 26, 2019, and as Amended June 10, 2021, for the Project called Coral Bay Community Development District (the "District"), located in Margate, FL 33063.

Invoices to: Coral Bay Community Development District  
c/o Government Management Services  
Attention: Julio Padilla, Field Manager  
5385 N. Nob Hill Rd.  
Sunrise, FL 33351

**Scope of Work: Coral Bay Community Development District  
Traffic Survey on Southwind Lane**

KCI Project No.: 481900241.00

**KCI will perform the following work:**

**1. Traffic Counts on Southwind Lane:**

Continuous Seven Day Bi-directional machine traffic counts at two locations on Southwind Lane to determine the feasibility of converting a portion of Southwind Lane's travel lanes into additional street parking for the District:

- a. Between N Bay Drive and Amberjack Terrace; and
- b. Between Amberjack Terrace and Buena Vista Drive.

The count locations are presented in "EXHIBIT A".

The traffic counts will be performed by the following Traffic Count vendor:

Traffic Survey Specialists  
85 SE 4th Avenue, Unit 109  
Delray Beach, Florida 33483

*Employee-Owned Since 1988*

## 2. Traffic Technical Memorandum

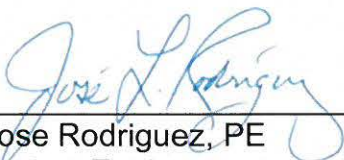
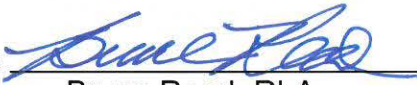
KCI will prepare a Traffic Memorandum summarizing the data obtained from the aforementioned traffic counts. The Traffic Memorandum will include pertinent graphs and tables. The Memorandum will be certified by a Licensed Florida Professional Engineer.

Any additional work and/or meetings not specified above will require a change in scope and fee.

**Fee: Total Lump Sum of this Task is: \$2,840.00**

This fee includes the following:

Traffic Technical Memorandum (Labor):	\$1,280.00
Traffic Counts (Direct Expense):	\$1,560.00

Prepared by:  Approved by:   
Jose Rodriguez, PE  
Project Engineer  
Bruce Reed, RLA  
Regional Practice Leader

**PURSUANT TO FLORIDA STATUTE § 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF KCI TECHNOLOGIES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF PROFESSIONAL SERVICES RENDERED UNDER THIS PROFESSIONAL SERVICES CONTRACT.**

***Signature page follows***

**Guarantee:** In consideration of the execution of this contract and extension of credits, the signatory does hereby unconditionally and personally guarantee the payment of all fees and expenses arriving out of said contract.

**Work Authorized by:**

\_\_\_\_\_

(Name of Firm)

\_\_\_\_\_

(Print or Type Name)

(Title)

\_\_\_\_\_

(Signature)

(Date)

## EXHIBIT A LOCATIONS OF TRAFFIC COUNTS



CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT

**Summary of Invoices**

**April 13, 2023**

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
<i>Payroll</i>	3/9/23	50785-50789	\$ 923.50
<i>General</i>	3/22/23	14899-14903	\$ 953.91
<i>General</i>	4/4/23	14904-14921	\$ 59,763.84
<b>Total Invoices for Approval</b>			<b>\$ 61,641.25</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/23	00034	2/11/23	0605787- SVCS-03/23	202303	320	53800	41000		COMCAST - AUTO PAY	*	169.95	169.95	014899
3/22/23	00173	2/11/23	1085906- SVCS-03/23	202303	320	53800	41000		COMCAST - AUTO PAY	*	176.95	176.95	014900
3/22/23	00174	2/11/23	1086078- SVCS-03/23	202303	320	53800	41000		COMCAST - AUTO PAY	*	171.95	171.95	014901
3/22/23	00175	2/11/23	1084602- SVCS-03/23	202303	320	53800	41000		COMCAST - AUTO PAY	*	171.95	171.95	014902
3/22/23	00176	2/11/23	1084966- SVCS-03/23	202303	320	53800	41000		COMCAST - AUTO PAY	*	263.11	263.11	014903
4/13/23	99999	4/13/23	VOID CHECK	202304	000	00000	00000		*****INVALID VENDOR NUMBER*****	C	.00	.00	014904
4/13/23	99999	4/13/23	VOID CHECK	202304	000	00000	00000		*****INVALID VENDOR NUMBER*****	C	.00	.00	014905
4/13/23	99999	4/13/23	VOID CHECK	202304	000	00000	00000		*****INVALID VENDOR NUMBER*****	C	.00	.00	014906
4/13/23	00017	5/06/22	46530 SVCS-05/06/22	202205	320	53800	46508			*	205.00		
		5/09/22	46576 SVCS-05/09/22	202205	320	53800	46508			*	215.00		
		5/09/22	46617 SVCS-05/09/22	202205	320	53800	46508			*	215.00		
		5/12/22	46777 SVCS-05/12/22	202205	320	53800	46508			*	205.00		
		5/19/22	47128 SVCS-05/19/22	202205	320	53800	46508			*	215.00		
		5/23/22	47274 SVCS-05/23/22	202205	320	53800	46508			*	205.00		
		5/25/22	47388 SVCS-05/25/22	202205	320	53800	46508			*	205.00		

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/31/22 47613	202205 320-53800-46508		*	205.00	
		SVCS-05/31/22					
		6/03/22 47769	202206 320-53800-46508		*	201.00	
		SVCS-06/03/22					
		6/07/22 47909	202206 320-53800-46508		*	215.00	
		SVCS-06/07/22					
		6/08/22 47995	202206 320-53800-46508		*	205.00	
		SVCS-06/08/22					
		6/09/22 48020	202206 320-53800-46508		*	235.00	
		SVCS-06/09/22					
		6/10/22 48103	202206 320-53800-46508		*	215.00	
		SVCS-06/10/22					
		6/13/22 48117	202206 320-53800-46508		*	205.00	
		SVCS-06/13/22					
		6/15/22 48302	202206 320-53800-46508		*	215.00	
		SVCS-06/15/22					
		6/17/22 48437	202206 320-53800-46508		*	215.00	
		SVCS-06/17/22					
		6/20/22 48502	202206 320-53800-46508		*	205.00	
		SVCS-06/20/22					
		6/20/22 48524	202206 320-53800-46508		*	155.00	
		SVCS-06/20/22					
		6/23/22 48732	202206 320-53800-46508		*	205.00	
		SVCS-06/23/22					
		6/27/22 48898	202206 320-53800-46508		*	155.00	
		SVCS-06/27/22					
		6/27/22 48899	202206 320-53800-46508		*	215.00	
		SVCS-06/27/22					
		6/28/22 49104	202206 320-53800-46508		*	215.00	
		SVCS-06/28/22					
		6/30/22 49230	202206 320-53800-46508		*	215.00	
		SVCS-06/30/22					
		7/07/22 49588	202207 320-53800-46508		*	215.00	
		SVCS-07/07/22					
		7/08/22 49658	202207 320-53800-46508		*	215.00	
		SVCS-07/08/22					
		7/11/22 49812	202207 320-53800-46508		*	215.00	
		SVCS-07/11/22					
		7/12/22 49848	202207 320-53800-46508		*	155.00	
		SVCS-07/12/22					
		7/13/22 49893	202207 320-53800-46508		*	215.00	
		SVCS-07/13/22					
		7/18/22 50097	202207 320-53800-46508		*	215.00	
		SVCS-07/18/22					
		7/19/22 50174	202207 320-53800-46508		*	251.00	
		SVCS-07/19/22					

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/27/22		50626		202207	320	53800	46508			*	215.00		
			SVCS-07/27/22										
7/29/22		50798		202207	320	53800	46508			*	215.00		
			SVCS-07/29/22										
8/01/22		50871		202208	320	53800	46508			*	292.50		
			SVCS-08/01/22										
8/02/22		50956		202208	320	53800	46508			*	215.00		
			SVCS-08/02/22										
8/05/22		51130		202208	320	53800	46508			*	205.00		
			SVCS-08/05/22										
8/10/22		51369		202208	320	53800	46508			*	205.00		
			SVCS-08/10/22										
8/16/22		51646		202208	320	53800	46508			*	480.00		
			SVCS-08/16/22										
8/16/22		51668		202208	320	53800	46508			*	215.00		
			SVCS-08/16/22										
8/23/22		52065		202208	320	53800	46508			*	205.00		
			SVCS-08/23/22										
8/23/22		52095		202208	320	53800	46508			*	205.00		
			SVCS-08/23/22										
8/24/22		52170		202208	320	53800	46508			*	205.00		
			SVCS-08/24/22										
8/26/22		52272		202208	320	53800	46508			*	215.00		
			SVCS-08/26/22										
9/06/22		52808		202209	320	53800	46508			*	205.00		
			SVCS-09/06/22										
9/08/22		52979		202209	320	53800	46508			*	205.00		
			SVCS-09/08/22										
9/12/22		53131		202209	320	53800	46508			*	155.00		
			SVCS-09/12/22										
9/12/22		53185		202209	320	53800	46508			*	155.00		
			SVCS-09/12/22										
9/19/22		53605		202209	320	53800	46508			*	215.00		
			SVCS-09/19/22										
9/22/22		53803		202209	320	53800	46508			*	215.00		
			SVCS-09/22/22										
9/26/22		53966		202209	320	53800	46508			*	205.00		
			SVCS-09/26/22										
9/27/22		54017		202209	320	53800	46508			*	215.00		
			SVCS-09/27/22										
----- ENVERA SYSTEMS -----											10,664.50	014907	
4/13/23	00192	3/19/23	83100075	202303	320	53800	41000			*	1,083.94		
			SVCS-03/23										
----- AT&T -----											1,083.94	014908	
----- CBAY **CORAL BAY** JWASSERMAN -----													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/23	00009	2/28/23	179784	202302	310	51300	35100		BILLING, COCHRAN, LYLES, MAURO &	*	3,780.00	3,780.00	014909
4/13/23	00012	3/10/23	23031505	202303	320	53800	34502		CITY OF MARGATE-POLICE DEPARTMENT	*	468.00		
		3/24/23	23032915	202303	320	53800	34502			*	1,092.00	1,560.00	014910
4/13/23	00013	3/21/23	230058-0	202302	320	53800	43100		CITY OF MARGATE-UTILITIES	*	207.36	928.66	014911
		3/21/23	230060-0	202302	320	53800	43100			*	474.06		
		3/21/23	230064-0	202302	320	53800	43100			*	234.66		
		3/21/23	239260-0	202302	320	53800	43100			*	12.58		
4/13/23	00123	3/06/23	2194253	202303	310	51300	32300		COMPUTERSHARE TRUST COMPANY	*	3,500.00	3,500.00	014912
4/13/23	00197	3/08/23	9926	202303	320	53800	46507		EAGLE GROUP, INC	*	426.70	6,224.95	014913
		3/11/23	9915	202303	320	53800	46507			*	982.76		
		3/20/23	9920	202303	320	53800	46507			*	2,877.26		
		4/03/23	9922	202303	320	53800	46507			*	1,938.23		
4/13/23	00032	3/31/23	4196	202303	320	53800	46408		EAST RIVER POOLS AND SPAS, INC.	*	582.50	3,022.50	014914
		3/31/23	4196	202303	320	53800	46418			*	2,440.00		
4/13/23	00053	3/14/23	96469136	202302	310	51300	42000		FEDEX	*	4.75	42.53	014915
		3/21/23	80748978	202303	310	51300	42000			*	37.78		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/23	00020	3/23/23	032023	202303	320	53800	43000			*	8,223.55		
			SVCS-03/23										
								FPL				8,223.55	014916
-----													
4/13/23	00001	4/01/23	340	202304	310	51300	34000			*	5,935.67		
			MGMT FEES-04/23										
		4/01/23	340	202304	310	51300	35100			*	83.33		
			COMPUTER TIME										
		4/01/23	340	202304	310	51300	51000			*	23.25		
			OFFICE SUPPLIES										
		4/01/23	340	202304	310	51300	42000			*	6.24		
			POSTAGE AND DELIVERY										
		4/01/23	340	202304	310	51300	42500			*	66.90		
			COPIES										
		4/01/23	341	202304	320	53800	34000			*	1,957.17		
			FIELD SVCS-04/23										
								GMS-SO FLORIDA, LLC				8,072.56	014917
-----													
4/13/23	00021	3/21/23	18453	202303	320	53800	46409			*	5,499.75		
			LANDSCAPE INSTALL-03/23										
		3/30/23	18608	202303	320	53800	46404			*	828.00		
			REPAIRS-03/23										
		3/30/23	18609	202303	320	53800	46404			*	787.75		
			SVCS-03/23 NE PUMP STATIO										
		3/30/23	18610	202303	320	53800	46404			*	442.75		
			SVCS-03/23 62 ST REPAIRS										
								INNOVATIVE GROUNDS MANAGEMENT, LLC				7,558.25	014918
-----													
4/13/23	00195	4/04/23	934632	202303	310	51300	31100			*	2,000.00		
			SVCS-03/23										
								KCI TECHNOLOGIES, INC.				2,000.00	014919
-----													
4/13/23	00196	4/01/23	PSI61063	202304	320	53800	46407			*	2,717.40		
			MAINT-04/23										
								SOLITUDE LAKE MANAGEMENT				2,717.40	014920
-----													
4/13/23	00198	3/28/23	03282023	202303	320	53800	46401			*	385.00		
			SVCS-03/23										
								SOUTHERN PLANT AND PEST SERVICES				385.00	014921
-----													
								TOTAL FOR BANK A			60,717.75		
								TOTAL FOR REGISTER			60,717.75		

CBAY \*\*CORAL BAY\*\* JWASSERMAN

**CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts  
Fiscal Year 2023

ASSESSMENTS - TAX COLLECTOR							\$1,457,642.32	\$97,866.68	\$1,555,509.00
							FY 2021	FY 2021	TOTAL
							.36300.10000	.36300.10000	
							93.71%	6.29%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/23/22	11/1/22-11/15/22	\$130,090.28	\$5,315.49	\$1,247.75	\$0.00	\$123,527.04	\$115,755.19	\$7,771.85	\$123,527.04
12/9/22	11/1/22-11/30/22	\$1,167,486.63	\$46,680.84	\$11,208.06	\$0.00	\$1,109,597.73	\$1,039,786.08	\$69,811.65	\$1,109,597.73
12/16/22	12/1/22-12/9/22	\$122,251.73	\$4,752.19	\$1,174.99	\$0.00	\$116,324.55	\$109,005.85	\$7,318.70	\$116,324.55
12/28/22	12/10/22-12/20/22	\$13,817.91	\$445.76	\$133.72	\$0.00	\$13,238.43	\$12,405.52	\$832.91	\$13,238.43
1/13/23	12/1/22-12/31/22	\$17,360.57	\$520.83	\$168.40	\$0.00	\$16,671.34	\$15,622.44	\$1,048.90	\$16,671.34
1/26/23	INTEREST	\$0.00	\$0.00	\$0.00	\$620.13	\$620.13	\$581.11	\$39.02	\$620.13
2/15/23	1/1/23-1/31/23	\$15,841.08	\$339.66	\$155.01	\$0.00	\$15,346.41	\$14,380.87	\$965.54	\$15,346.41
3/15/23	2/1/23-2/28/23	\$11,231.46	\$109.20	\$111.23	\$0.00	\$11,011.03	\$10,318.26	\$692.77	\$11,011.03
<b>TOTAL</b>		<b>\$1,478,079.66</b>	<b>\$58,163.97</b>	<b>\$14,199.16</b>	<b>\$620.13</b>	<b>\$1,406,336.66</b>	<b>\$1,317,855.33</b>	<b>\$88,481.33</b>	<b>\$1,406,336.66</b>

**Assessed on Roll:**

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$1,457,642.32	93.7084%	\$1,317,855.33	(\$1,317,855.33)	(\$1,317,855.33)	\$0.00
2012 DEBT SERVICE	\$97,866.68	6.2916%	\$88,481.33	(\$88,481.33)	(\$87,788.56)	\$692.77
<b>TOTAL</b>	<b>\$1,555,509.00</b>	<b>100.00%</b>	<b>\$1,406,336.66</b>	<b>(\$1,406,336.66)</b>	<b>(\$1,405,643.89)</b>	<b>\$692.77</b>

<b>TRANSFERS TO DEBT SERVICE:</b>		
DATE	CHECK #	AMOUNT
1/12/23	14833	\$84,902.19
3/9/23	14884	\$2,886.37
<b>TOTAL</b>		<b>\$87,788.56</b>
Amount due:		\$692.77

<b>95.02% Gross Collected</b>
<b>\$77,429.34 Gross Balance</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

March 31, 2023

	Major Funds		Total Governmental Funds
	General Fund	Debt Service Fund	
<b>ASSETS:</b>			
Cash	\$1,026,454	\$0	\$1,026,454
Due from Other Funds	---	\$693	\$693
Investments:			
Investment - BOA Savings	\$28,866	---	\$28,866
Investment - State Board	\$201,847	---	\$201,847
<b>SERIES 2012 BONDS</b>			
Investment - 2012 Reserve	---	\$46,738	\$46,738
Investment - 2012 Revenue	---	\$114,813	\$114,813
Investment - 2012 Interest	---	\$3	\$3
Investment - 2012 Principal	---	\$3,741	\$3,741
Electric Deposits	\$218	---	\$218
<b>Total Assets</b>	<b>\$1,257,385</b>	<b>\$165,988</b>	<b>\$1,423,373</b>
<b>LIABILITIES:</b>			
Accounts Payable	\$48,974	---	\$48,974
Due to other Funds	\$693	---	\$693
Deposits - Dock	\$460	---	\$460
<b>Total Liabilities</b>	<b>\$50,127</b>	<b>\$0</b>	<b>\$50,127</b>
<b>FUND BALANCES:</b>			
Nonspendable:			
Deposits and prepaid items	\$218	---	\$218
Restricted for:			
Debt Service	---	\$165,988	\$165,988
Assigned to:			
Capital Reserve <sup>(1)</sup>	\$20,500	---	\$20,500
Unassigned	\$1,186,540	---	\$1,186,540
<b>Total Fund Balances</b>	<b>\$1,207,258</b>	<b>\$165,988</b>	<b>\$1,373,246</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,257,385</b>	<b>\$165,988</b>	<b>\$1,423,373</b>

<sup>(1)</sup> Refer to Page 9 for Capital Reserve Schedule.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended March 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/23	ACTUAL THRU 03/31/23	ACTUAL VARIANCE	PROJECTED NEXT 6 MONTHS	FY 2023 TOTAL PROJECTED	PROJECTED VARIANCE
<b>REVENUES:</b>							
Maintenance Assessments - Levy	\$1,402,125	\$1,402,125	\$1,331,161	(\$70,964)	\$70,964	\$1,402,125	\$0
Interest Income	\$250	\$125	\$6,434	\$6,309	\$4,550	\$10,984	\$10,734
Gate Damage Proceeds	\$0	\$0	\$2,797	\$2,797	\$0	\$2,797	\$2,797
Toscana Contributions	\$2,500	\$2,500	\$3,859	\$1,359	\$0	\$3,859	\$1,359
Miscellaneous Income	\$0	\$0	\$811	\$811	\$0	\$811	\$811
Transponders/Stickers	\$2,000	\$1,000	\$3,731	\$2,731	\$4,477	\$8,208	\$0
<b>TOTAL REVENUES</b>	<b>\$1,406,875</b>	<b>\$1,405,750</b>	<b>\$1,348,793</b>	<b>(\$56,957)</b>	<b>\$79,991</b>	<b>\$1,428,784</b>	<b>\$15,701</b>
<b>EXPENDITURES:</b>							
<b>ADMINISTRATIVE:</b>							
Supervisors Fees	\$12,000	\$6,000	\$6,000	\$0	\$6,000	\$12,000	\$0
FICA Expense	\$918	\$459	\$459	\$0	\$458	\$917	\$1
Attorney's Fees	\$30,000	\$15,000	\$15,840	(\$840)	\$17,500	\$33,340	(\$3,340)
Engineering Fees	\$30,000	\$15,000	\$11,865	\$3,135	\$15,000	\$26,865	\$3,135
Annual Audit	\$3,700	\$1,850	\$0	\$1,850	\$3,700	\$3,700	\$0
Trustee Fees	\$3,500	\$1,750	\$3,500	(\$1,750)	\$0	\$3,500	\$0
Management Services	\$71,228	\$35,614	\$35,614	\$0	\$35,614	\$71,228	\$0
Computer Time	\$1,000	\$500	\$500	\$0	\$500	\$1,000	\$0
Commissions/Tax Collector	\$16,927	\$16,927	\$15,300	\$1,627	\$726	\$16,026	\$901
Postage and Delivery	\$1,200	\$600	\$1,194	(\$594)	\$600	\$1,794	(\$594)
Printing and Binding	\$2,000	\$1,000	\$1,171	(\$171)	\$1,000	\$2,171	(\$171)
Insurance	\$62,387	\$50,768	\$50,768	\$0	\$14,594	\$65,362	(\$2,975)
Legal Advertising & Other	\$2,000	\$1,000	\$838	\$162	\$1,000	\$1,838	\$162
Office Supplies	\$500	\$250	\$764	(\$514)	\$144	\$908	(\$408)
Dues, Licenses, Subscriptions	\$1,200	\$600	\$175	\$425	\$0	\$175	\$1,025
<b>TOTAL ADMINISTRATIVE</b>	<b>\$238,560</b>	<b>\$147,318</b>	<b>\$143,988</b>	<b>\$3,330</b>	<b>\$96,836</b>	<b>\$240,824</b>	<b>(\$2,264)</b>
<b>FIELD:</b>							
Field Management Fees	\$23,486	\$11,743	\$11,743	\$0	\$11,743	\$23,486	\$0
Contractual-Security	\$158,929	\$79,464	\$78,336	\$1,128	\$80,593	\$158,929	\$0
Security Patrols	\$37,000	\$18,500	\$15,061	\$3,439	\$20,042	\$35,103	\$1,897
Parking Enforcement	\$8,000	\$4,000	\$1,400	\$2,600	\$7,000	\$8,400	(\$400)
Fire and Security System Monitoring	\$500	\$250	\$210	\$40	\$210	\$420	\$80
Telephone	\$25,000	\$12,500	\$12,181	\$319	\$7,126	\$19,307	\$5,693
Water & Sewer	\$13,000	\$6,500	\$5,817	\$683	\$7,583	\$13,400	(\$400)
Electric	\$83,000	\$41,500	\$46,992	(\$5,492)	\$45,650	\$92,642	(\$9,642)
Pest Control	\$3,500	\$1,750	\$1,410	\$340	\$1,750	\$3,160	\$340
Community Maintenance	\$285,504	\$142,752	\$142,752	\$0	\$142,752	\$285,504	\$0
Other Maintenance	\$10,000	\$5,000	\$6,295	(\$1,295)	\$3,705	\$10,000	\$0
Irrigation Pumps Maintenance & Repair	\$10,000	\$5,000	\$17,780	(\$12,780)	\$5,000	\$22,780	(\$12,780)
Wall Maintenance & Repair	\$3,000	\$1,500	\$0	\$1,500	\$1,500	\$1,500	\$1,500
Park & Pool Maintenance/Repair	\$52,675	\$26,338	\$19,119	\$7,219	\$26,767	\$45,886	\$6,789
Pool Maintenance - Contract	\$29,325	\$14,663	\$17,080	(\$2,418)	\$12,200	\$29,280	\$45
Landscape Repairs & Improvement	\$35,000	\$35,000	\$43,184	(\$8,184)	\$0	\$43,184	(\$8,184)
Lake Maintenance/Repair	\$33,000	\$16,500	\$16,304	\$196	\$16,302	\$32,606	\$394
Fountain Maintenance/Repair	\$1,000	\$500	\$0	\$500	\$500	\$500	\$500
Drainage Maintenance	\$26,000	\$13,000	\$6,985	\$6,015	\$19,015	\$26,000	\$0
Road Maintenance/Repair	\$20,000	\$10,000	\$2,480	\$7,520	\$17,520	\$20,000	\$0
Sidewalk Maintenance/Repair	\$20,000	\$10,000	\$5,320	\$4,680	\$14,680	\$20,000	\$0
Sign Maintenance/Repair	\$3,000	\$3,000	\$5,588	(\$2,588)	\$0	\$5,588	(\$2,588)
Pressure Cleaning	\$36,000	\$28,325	\$28,325	\$0	\$7,675	\$36,000	\$0
Electrical Repair & Replacement	\$22,000	\$11,000	\$12,401	(\$1,401)	\$11,000	\$23,401	(\$1,401)
Holiday Decorations	\$38,880	\$18,717	\$18,717	\$0	\$12,352	\$31,069	\$7,811
Gate Repair & Replacement	\$35,000	\$17,500	\$12,903	\$4,597	\$17,500	\$30,403	\$4,597
Major Projects	\$120,000	\$60,000	\$0	\$60,000	\$120,000	\$120,000	\$0
<b>TOTAL FIELD</b>	<b>\$1,132,799</b>	<b>\$595,001</b>	<b>\$528,383</b>	<b>\$66,618</b>	<b>\$610,165</b>	<b>\$1,138,548</b>	<b>(\$5,749)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,371,359</b>	<b>\$742,319</b>	<b>\$672,371</b>	<b>\$69,948</b>	<b>\$707,001</b>	<b>\$1,379,372</b>	<b>(\$8,013)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$35,516</b>	<b>\$663,431</b>	<b>\$676,422</b>	<b>(\$126,905)</b>	<b>(\$627,009)</b>	<b>\$49,413</b>	<b>\$23,714</b>
FUND BALANCE - Beginning	\$485,465		\$530,836			\$530,836	
FUND BALANCE - Ending	<u>\$520,981</u>		<u>\$1,207,258</u>			<u>\$580,249</u>	



**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Schedule of Major Projects**  
**FY 2022-FY2023**

Project Description	ACTUALS THRU 9/30/22	ACTUALS THRU 9/30/23	TOTAL PROJECTED AT 9/30/2023	TOTAL PROJECT COST
20-Year Needs Analysis - Stormwater	\$3,925	\$0	\$6,075	\$10,000
Peninsula Park - Lake Deck and Railings	\$0	\$0	\$24,696	\$24,696
Clubhouse - Lake Deck and Railings	\$0	\$0	\$11,860	\$11,860
Peninsula Park Lighthouse	\$0	\$0	\$8,975	\$8,975
Paint Fencing Around Pools	\$0	\$0	\$6,160	\$6,160
Pool Resurfacing - Clubhouse Pool	\$0	\$0	\$23,861	\$23,861
Pool Resurfacing - Peninsula Pool	\$0	\$0	\$28,600	\$28,600
Pool Resurfacing - Fay Cove Pool	\$0	\$0	\$20,055	\$20,055
Gate/Security/Camera System Upgrades - TBD	\$0	\$0	\$40,000	\$40,000
Landscaping Proposal for Restoration from Car Incident in 2021	\$0	\$0	\$5,550	\$5,550
Landscaping Proposal for Healing Garden	\$0	\$0	\$14,000	\$14,000
Landscaping Proposal at Entrance Signs / Marquis	\$0	\$0	\$60,000	\$60,000
Landscaping Proposal Main Clubhouse and Pool Area	\$0	\$0	\$33,350	\$33,350
Landscaping Proposal at North and South Bay Entries	\$0	\$0	\$33,000	\$33,000
Landscaping Proposal for NW 30th Street Entry / Coral Bay Sign	\$0	\$0	\$5,175	\$5,175
Roadway Remedial Repairs	\$70,312	\$0	\$526	\$70,838
Construction Phase Services (KCI for Roadway Repairs)	\$19,330	\$0	\$455	\$19,785
<b>Projects reported under "Major Projects" Line Item</b>	<b>\$93,567</b>	<b>\$0</b>	<b>\$322,338</b>	<b>\$415,905</b>
<b>Additional projects reported separately:</b>				
Sidewalk Maintenance/Repair	\$15,000	\$5,320	\$5,320	\$20,320
<b>Total Major Projects FY 2022-FY2023</b>	<b>\$198,209</b>	<b>\$5,320</b>	<b>\$328,639</b>	<b>\$526,848</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND FORECAST COMMENTS**  
For the Period Ended March 31, 2023

<u>REVENUES</u>	<u>PROJECTION METHOD</u>	<u>COMMENTS</u>
Maintenance Assessments - Levy	Budget to Actual	Collections begin in November
Interest Income	Current Interest Earnings	Based on current interest rates
Toscana Contributions	Anticipated	Portion of Lake/Fountain Maintenance billed to Toscana.

**ADMINISTRATIVE:**

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for March has not been received.
Engineering Fees	Budget to Actual	No Comments
Field Management Services	Straight Line Budget	No Comments
Annual Audit	Based on Contracts	Engagement Letter for FY 2022 audit is \$3,700.
Trustee Fees	Actual Spent	No Comments
Management Services	Based on Contracts	No Comments
Property Appraiser	Budget to Actual	\$2 per lot and 1% commissions for gross assessment roll (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal, Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses, Subs	Budget to Actual	Used for DCA & Pool Permits.

**FIELD:**

Contractual-Security	Based on Contracts	Envera-Quarterly Pool Monitoring \$8,313.21 per Quarter. Monthly Gate Monitoring \$10,473.00.
Security Patrols	Budget to Actual	City Police Detail (\$48/Hour @ 40 Hours per month)
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month
Security System Lease	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Includes current AT&T bill and Comcast DSL
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for March haven't been received.
Pest Control	Budget to Actual	Monthly pest control with Southern Plant and Pest Services
Community Maintenance	Actual Contract	IGM-Landscape Maintenance/Tree Trimming/Mulch-Monthly Contract Amount \$23,792
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Straight Line Budget	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake Maintenance	Straight Line Budget	Annual Contract Amount with Solitude Lake Management \$2,717.40 monthly.
Fountain Maintenance/Repair	Straight Line Budget	No Comments
Park & Pool Maintenance/Repair	Straight Line Budget	This line includes repairs, supplies, and maintenance.
Pool Maintenance - Contract	Straight Line Budget	East River Pools-Monthly Pool Cleaning Cost \$2,440.
Landscape Repairs & Improvement	Budget to Actual	No Comments
Drainage Maintenance	Straight Line Budget	No Comments
Road & Sidewalk Maintenance/Repair	Straight Line Budget	No Comments
Sign Maintenance/Repair	Straight Line Budget	No Comments
Pressure Cleaning	Straight Line Budget	No Comments
Electrical Repair & Replacement	Straight Line Budget	No Comments
Gate Repair & Replacement	Straight Line Budget	Includes monthly Platinum Service Plan provided by Envera for \$1,600.52 per Month.
Holiday Decorations	Actual Contract	Christmas Designers Annual Contract plus additional electrical costs.
Major Projects	Straight Line Budget	No Comments

# CORAL BAY

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012 DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended March 31, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/23</u>	<u>ACTUAL THRU 03/31/23</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Special Assessments - A Bonds	\$91,163	\$91,163	\$88,481	(\$2,682)
Interest Income	\$0	\$0	\$1,692	\$1,692
<b>TOTAL REVENUES</b>	<b><u>\$91,163</u></b>	<b><u>\$91,163</u></b>	<b><u>\$90,173</u></b>	<b><u>(\$990)</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2012</u></b>				
Interest - 11/1	\$8,800	\$8,800	\$8,800	\$0
Interest - 5/1	\$8,800	\$0	\$0	\$0
Principal - 5/1	\$75,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$92,600</u></b>	<b><u>\$8,800</u></b>	<b><u>\$8,800</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$1,438)</u></b>	<b><u>\$82,363</u></b>	<b><u>\$81,373</u></b>	<b><u>(\$990)</u></b>
Net change in fund balance	<b><u>(\$1,438)</u></b>	<b><u>\$82,363</u></b>	<b><u>\$81,373</u></b>	<b><u>(\$990)</u></b>
FUND BALANCE - Beginning	\$37,545		\$84,615	
FUND BALANCE - Ending	<b><u>\$36,108</u></b>		<b><u>\$165,988</u></b>	

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2023**

**Series 2012, Special Assessment Bonds**

Interest Rate;	5.50%	
Maturity Date:	5/1/26	
Reserve Fund Requirement:	\$45,637.50	
Bonds outstanding - 9/30/2022		\$320,000.00
Less:	May 1, 2023 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b><u>\$320,000.00</u></b>

<b>Total Current Bonds Outstanding</b>	<b><u>\$320,000.00</u></b>
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**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<i>Revenues</i>													
Maintenance Assessments - Levy	\$0	\$116,924	\$1,172,928	\$16,360	\$14,527	\$10,422	\$0	\$0	\$0	\$0	\$0	\$0	\$1,331,161
FEMA Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Damage Proceeds	\$0	\$1,592	\$0	\$0	\$1,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,797
Toscana Contributions	\$0	\$0	\$3,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,859
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$2	\$0	\$809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$811
Transponders/Stickers	\$1,736	\$1,090	\$0	\$0	\$905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,731
Interest Income	\$164	\$128	\$153	\$188	\$3,146	\$2,655	\$0	\$0	\$0	\$0	\$0	\$0	\$6,434
<b>Total Revenues</b>	<b>\$1,902</b>	<b>\$119,734</b>	<b>\$1,177,749</b>	<b>\$16,548</b>	<b>\$19,783</b>	<b>\$13,077</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,348,793</b>
<b>ADMINISTRATIVE:</b>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
FICA Expense	\$77	\$76	\$77	\$76	\$77	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$459
Attorney's Fees	\$3,375	\$2,925	\$2,790	\$2,970	\$3,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,840
Engineering Fees	\$2,035	\$1,995	\$1,075	\$2,450	\$2,310	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$11,865
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Management Services	\$5,936	\$5,935	\$5,936	\$5,936	\$5,935	\$5,936	\$0	\$0	\$0	\$0	\$0	\$0	\$35,614
Computer Time	\$84	\$84	\$83	\$83	\$84	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Commissions/Tax Collector	\$0	\$3,163	\$11,730	\$157	\$146	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$15,300
Postage and Delivery	\$7	\$262	\$591	\$28	\$198	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$1,194
Printing and Binding	\$121	\$322	\$104	\$283	\$185	\$156	\$0	\$0	\$0	\$0	\$0	\$0	\$1,171
Insurance	\$21,581	\$0	\$14,594	\$0	\$0	\$14,593	\$0	\$0	\$0	\$0	\$0	\$0	\$50,768
Legal Advertising & Other	\$246	\$173	\$200	(\$220)	\$197	\$242	\$0	\$0	\$0	\$0	\$0	\$0	\$838
Office Supplies	\$20	\$651	\$23	\$23	\$23	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$764
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$34,657</b>	<b>\$16,586</b>	<b>\$38,203</b>	<b>\$12,786</b>	<b>\$13,935</b>	<b>\$27,822</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$143,988</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<b>FIELD:</b>													
Field Management Fees	\$1,957	\$1,957	\$1,958	\$1,957	\$1,957	\$1,957	\$0	\$0	\$0	\$0	\$0	\$0	\$11,743
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,567	\$9,564	\$10,473	\$0	\$0	\$0	\$0	\$0	\$0	\$78,336
Security Patrols	\$3,628	\$2,409	\$2,923	\$2,201	\$2,340	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0	\$15,061
Parking Enforcement	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Fire and Security System Monitoring	\$0	\$105	\$0	\$0	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210
Telephone	\$2,015	\$2,016	\$2,031	\$2,029	\$2,052	\$2,038	\$0	\$0	\$0	\$0	\$0	\$0	\$12,181
Water & Sewer	\$1,511	\$1,363	\$1,047	\$967	\$929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,817
Electric	\$7,591	\$7,252	\$7,284	\$8,427	\$8,214	\$8,224	\$0	\$0	\$0	\$0	\$0	\$0	\$46,992
Pest Control	\$85	\$385	\$85	\$385	\$85	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$1,410
Community Maintenance	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$0	\$0	\$0	\$0	\$0	\$0	\$142,752
Other Maintenance	\$2,374	\$1,255	\$2,128	\$338	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,295
Irrigation Pumps Maintenance & Repair	\$3,307	\$1,682	\$4,206	\$6,526	\$0	\$2,059	\$0	\$0	\$0	\$0	\$0	\$0	\$17,780
Landscape Repairs & Improvement	\$0	\$714	\$15,249	\$4,100	\$17,621	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$43,184
Wall Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Park & Pool Maintenance/Repair	\$1,674	\$7,278	\$6,165	\$175	\$1,195	\$2,632	\$0	\$0	\$0	\$0	\$0	\$0	\$19,119
Pool Maintenance - Contract	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$4,880	\$0	\$0	\$0	\$0	\$0	\$0	\$17,080
Lake Maintenance/Repair	\$2,717	\$2,717	\$2,718	\$2,717	\$2,718	\$2,717	\$0	\$0	\$0	\$0	\$0	\$0	\$16,304
Fountain Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drainage Maintenance	\$0	\$5,170	\$1,180	\$635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,985
Road Maintenance/Repair	\$0	\$0	\$2,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,480
Sidewalk Maintenance/Repair	\$0	\$5,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,320
Sign Maintenance/Repair	\$0	\$0	\$0	\$2,662	\$2,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,588
Pressure Cleaning	\$28,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,325
Electrical Repair & Replacement	\$1,202	\$1,276	\$2,562	\$888	\$248	\$6,225	\$0	\$0	\$0	\$0	\$0	\$0	\$12,401
Holiday Decorations	\$18,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,717
Gate Repair & Replacement	\$1,601	\$6,499	\$1,601	\$0	\$1,601	\$1,601	\$0	\$0	\$0	\$0	\$0	\$0	\$12,903
Major Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field Expenditures</b>	<b>\$122,422</b>	<b>\$84,803</b>	<b>\$90,322</b>	<b>\$78,806</b>	<b>\$77,987</b>	<b>\$74,043</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$528,383</b>
<b>Other Sources and Uses</b>													
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$155,177)	\$18,346	\$1,049,224	(\$75,044)	(\$72,139)	(\$88,788)	\$0	\$0	\$0	\$0	\$0	\$0	\$676,422

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL RESERVE SCHEDULE**

	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>9/30/23</u> <u>TOTAL</u>
<b>Wall Repainting</b>														
Reserved	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$60,000.00
Spent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$39,500.00)	\$0.00	\$0.00	\$0.00	(\$39,500.00)
														<u>\$20,500.00</u>



**CORAL BAY CDD**  
**FIELD MANAGER REPORT**  
**April 13, 2023 Board Meeting**

**LANDSCAPE, LAKE & CANALS, AND COMMUNITY**

- IGM – Services as Contracted
  - Mulch installation is complete.
  - Flowers installation is completed.
  - 62<sup>nd</sup> Ave. accident location new landscaping is completed.
  - South Bay Drive drainage improvement completed.
  - Shrubbery reduction surrounding tree is completed at El Capitan/Buena Vista Dr.
- Solitude Water Management – Services as Contracted, Reports Provided as **Attachment A**.

**ADDITIONAL ITEMS**

- Community Inspection Punch List - Report provided as **Attachment B**.
- Peninsula Park Lighthouse Repairs – In Permitting Process.
- Comcast Deactivation and Installation of Services – In Progress (Agreements Executed).
- Future Capital Improvements/Enhancements - Report provided as **Attachment C**.



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# ATTACHMENT A

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LAKE MAINTENANCE REPORTS

APRIL 13, 2023

Governmental Management Services- South Florida, LLC  
5385 N. Nob Hill Road Sunrise, Florida 33351



Work Order  
Work Order Number 00148590  
Created Date 3/17/2023

Account Coral Bay Community Development District  
Contact Julio Padilla  
Address 3101 South Bay Drive  
Margate, FL 33063

Work Details

Specialist Comments to Customer Inspected and treated as needed.  
Prepared By Jonny Avellaneda

Work Order Assets

Asset	Status	Product Work Type
Coral Bay CDD - Lakes all	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	
Coral Bay CDD - Lakes all	ALGAE CONTROL	
Coral Bay CDD - Lakes all		Inspected and treated as needed.



Work Order  
 Work Order Number 00158162  
 Created Date 3/24/2023

Account Coral Bay Community Development District  
 Contact Julio Padilla  
 Address 3101 South Bay Drive  
 Margate, FL 33063

Work Details

Specialist Comments to Customer Inspected and treated as needed.  
 Prepared By Jonny Avellaneda

Work Order Assets

Asset	Status	Product Work Type
Coral Bay CDD - Lakes all	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	
Coral Bay CDD - Lakes all	ALGAE CONTROL	
Coral Bay CDD - Lakes all		Inspected and treated as needed.

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# ATTACHMENT B

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COMMUNITY INSPECTION PUNCH LIST

APRIL 13, 2023

Governmental Management Services- South Florida, LLC  
5385 N. Nob Hill Road Sunrise, Florida 33351

# Coral Bay CDD

				<u>Location</u>	<u>Pending Items/ In Progress</u>	<u>COST \$</u>
1	07/13/22	I	MGT	Peninsula Park	Lighthouse Repairs (includes light and ground wire)	\$ 27,615.00
2	10/19/22	I	MGT	Fay's Cove	Pressure clean touch up once sod is placed	TBD
3	11/07/22	I	MGT	Peninsula Park	Lightpost near restroom vandalized by BB Gun. (Proposal to repair is pending)	TBD
4	11/07/22	I	MGT	Peninsula Park	Pressure wash and paint perimeter around pool (Obtaining Proposals)	TBD
5	11/07/22	I	MGT	Peninsula Park	Repair dip in pavers from previous pool leak	TBD
6	01/25/23	I	MGT	Clubhouse	Repair roof damage	TBD
7	01/25/23	I	MGT	Common Areas	Clean sign posts of dirt/mold	TBD
8	01/25/23	I	IGM	Pool Facilities	Pressure clean dirty pool furniture	TBD
9	01/25/23	P	MGT	30th Street	Purchase sign showing directions to visitor gates	TBD
10	03/15/23	P	IGM	Cape	Remove bare spot in hedges by Victors house & add small boulders	TBD
11	03/15/23	I	MGT	North Bay Drive	Remove old trash can from NB Park	TBD
12	03/15/23	I	MGT	North Bay Park	Remove bike locks at NB Park bike rack	TBD
13	03/15/23	P	IGM	Clubhouse	IGM to steam clean clubhouse carpets	TBD
14	03/15/23	I	MGT	Clubhouse	Replace/repair pool deck drains by stairs leading to pool area	TBD
15	03/15/23	I	MGT	North Bay Drive	Remove all poles and flags/banners (Obtain quotes for new poles)	TBD
16	03/15/23	I	MGT	Fay's Cove	Fill in small holes and pressure clean	TBD
17	03/15/23	P	IGM	Peninsula Park	(6) bags of rock for pool equipment	TBD
18	03/15/23	P	MGT	Peninsula Park	Remove 3'x3' concrete pad	TBD
19	03/15/23	P	MGT	30th Street	Clean PVC fence of mold at both sides by canal entering lake	TBD
20	03/15/23	P	MGT	North Bay Park	Light pressure clean of tennis courts	TBD
21	03/16/23	P	MGT	Streets	Clean remainder street sign poles	TBD
22	03/29/23	P	IGM	Peninsula Park	Remove dead Grand Palm	TBD
23	03/29/23	P	IGM	Indian Key	Remove palms from Indian Key entrance monuments	TBD
24	03/29/23	P	MGT	Tot Lot Park	Fix lighting issue	TBD

**KEY : P = Pending I = In Progress C = Completed MGT = Management IGM = Innovative Grounds Management**

## Coral Bay CDD

				<u>Location</u>	<u>Completed Items</u>	<u>COST \$</u>
1	10/19/22	C	MGT	Clubhouse	Ordered 6 'No Swimming sign'	\$264.00
2	07/13/22	C	IGM	Fay's Cove	Remove landscaping at entrance of pool gate and bathroom area & add sod (Irrigation was down, will be done ASAP)	TBD
3	01/25/23	C	IGM	Peninsula Park	Fix mulch barrier by bike rack	Contractual
4	01/25/23	C	IGM	Peninsula Park	Fix line break in mulch on south side of pool	Contractual
5	01/25/23	C	IGM	Common Areas	Trim bushes in roundabout by Tinas	Contractual
6	01/25/23	C	IGM	Las Brisas Del Mar	Lift tree by emergency vehicle entrance	Contractual
7	03/15/23	C	MGT	Clubhouse	Removed electrical light tripping hazard where old palm tree was removed	TBD
8	03/16/23	C	MGT	30th Street	Electrical repairs to flagpole	TBD
17	03/15/23	C	MGT	Pen Pk/Clubhouse	Secure lake decks with 2x4's	TBD
19	03/15/23	C	MGT	Clubhouse	Install pavers on pool deck where palm trees were removed	TBD
20	03/15/23	C	MGT	Clubhouse	Fill in bank of lake by wood deck	TBD
21	03/15/23	C	MGT	Clubhouse	Pressure clean pavers around under clubhouse	TBD
23	03/15/23	C	MGT	South Bay Drive	Install missing banner poles and banners from North Bay Dr Entrance	TBD
32	03/15/23	C	MGT	North Bay Park	Change nets at basketball court	Contractual
33	07/29/22	C	IGM	Common Areas	Sun bromeliads - Separate proposals to have all removed @ community entrances	TBD
34	03/15/23	C	MGT	Fay's Cove	Remove old electrical box by entrance	TBD
35	03/15/23	C	MGT	Peninsula Park	Repair gate	TBD
36	03/15/23	C	MGT	Parking	Order parking violation stickers	TBD

**KEY : P = Pending I = In Progress C = Completed MGT = Management IGM = Innovative Grounds Management**

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# ATTACHMENT C

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FUTURE CAPITAL IMPROVEMENTS/ENHANCEMENTS

APRIL 13, 2023

Governmental Management Services- South Florida, LLC  
5385 N. Nob Hill Road Sunrise, Florida 33351

# **CORAL BAY CDD**

## **FUTURE CAPITAL IMPROVEMENTS/ENHANCEMENTS**

### **APPROVED LIST**

#### **Revised March 31, 2023**

1. Modification of Perimeter Sidewalk at S. Bay Dr. to resolve area of potential hazard.
  - a. *(Spent \$ 19,325 in FY2020 to rectify concerns)* *(n/a)*
2. Perimeter Sidewalk Lighting Enhancement
  - a. *(Spent \$ 24,400 in FY2016 to FY2018 for consulting)* *(n/a)*
3. North Bay Park - Addition of new Volleyball Court **(\$ 24,000)**
4. North Bay Park - Additional Outdoor Equipment **(\$ 20,000)**
5. North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile **(\$ 29,000)**
6. Parks - Additional Lighting **(\$ 2,000 each solar light)**
7. Clubhouse - New Lake Fountain **(\$ 26,000 for 10HP)**
8. Clubhouse - Addition of Pool Heater **(\$ 24,000)**
9. Clubhouse - Dock Extension **(\$ 91,000 Composite Wood 1,300 SF)**
10. Fay's Cove pool area - Dock Replacement and possible expansion **(\$ 32,000 Demolition/Sidewalk/Envera)**
11. Roads - Additional Speed Humps **(\$ 5,000 each speed hump)**
12. 30th Street Entrance - Adding of a Gate Trap to eliminate tailgating **(\$ 80,000 March 11<sup>th</sup> agenda item)**
13. Security Cameras - Upgrades & Additional Cameras **(\$- 2,235.89/month savings-In progress)**
14. Periodic Large Facilities Repairs
  - a. Tennis Courts Resurfacing **(\$ 19,745)**
  - b. Clubhouse and Fay's Cove pool areas - Roof Replacement **(\$50,000 approximate)**
  - c. Peninsula Park - Pool Resurfacing **(\$35,000 approximate)**

#### **Completed or In Progress**

- Security Cameras - Upgrades & Additional Cameras **(In progress – \$- 2,235.89/month)**
- Pools - Replacement of Gates and Fencing at all Pools **(Completed Gates – n/a for Fencing)**
- Periodic Large Facilities Repairs
- d. Roads - Minor Remedial Repairs **(Completed)**
- North Bay Park - Sidewalk Replacement **(Completed-Spent \$ 17,838.71)**

#### **Board requested Additions from 11/9/22 Board Meeting**

1. Pickleball Court (North Bay Park) **(\$45,000 average for standard size)**
2. Additional Picknick Tables (All Parks) **(\$1,300 each S & H not incl.)**

\*All Numbers rounded to the Thousands\*



# MINUTES OF THE MARCH 9, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, March 9, 2023  
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
John Hall	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Michael Pawelczyk, District Counsel, Jonathan Geiger, District Engineer, Julio Padilla, GMS, Patrick Burgess, GMS, Rich Hans, GMS, Fred Bourdin, resident, Robert McCormick, resident, Melanie Goergmaier, resident and several residents in attendance in any format.

## 1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:00:06)

## 2. Presentations/Reports

*(No presentations were scheduled for this meeting)*

## 3. Audience Comments/Supervisors Responses

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:00:52)

Mr. Fred Bourdin (Tape Time: 0:01:00) made a few comments referring to the previous meeting relating to the Council of Associations and the Sunshine Law.

Ms. Melanie Goergmaier (Tape Time: 0:05:14) from The Cape made a few comments relating to suggestions that came up at her HOA meeting. She stated the HOA approved a new ordinance for PVC fences and it would nice if the residents could have some sort of an association card for Coral Bay to get discounts from Home Depot or Lowe's when buying materials for the community to beautify their homes. She also commented on the deck removal and replacement stating it would be more beneficial to keep the deck at the clubhouse because many people go to the clubhouse to watch the sunsets. She also commented on the vegetation around the pool areas which keeps getting cut down so there is no privacy around the pool area.

Mr. Spavento (Tape Time: 0:09:05) suggested she put her comments relating to the vegetation around the pools in an email to Mr. Padilla and he could speak to IGM about why that is being done.

Ms. Goergmaier (Tape Time: 0:09:30) also stated she noticed police patrolling the area around the Peninsula pool on a Saturday, but in general, there were still people partying and gathering in that area and residents were complaining of loud noise.

*At this point (Tape Time: 0:10:15) a discussion was held among the Board members, relating to Ms. Goergmaier's comments, Ms. Hagen stated that we had been told by PPG Paints, at the time that they painted the perimeter wall, that they were offering a paint discount for all CDD residents for their future paint needs. (The Board directed Mr. Padilla (Tape Time: 0:14:41) to search for PPG Paints 40% discount and bring it back to the Board at the next meeting)*

Mr. Spavento (Tape Time: 0:15:33) asked if there were any other audience comments. There were no additional comments. Mr. Spavento then asked for any Supervisor's comments, there were comments.

#### **4. Staff Reports**

Mr. Spavento asked Mr. Pawelczyk for his staff report. (Tape Time: 0:15:41)

## **A. Attorney**

Mr. Pawelczyk (Tape Time: 0:15:46) stated he had received all the Envera agreement documents which were reviewed by staff and Mr. Mizusawa. All comments were collected and sent to Envera's attorney and he was just waiting on a response from them.

*(At this point (Tape Time: 0:17:24) a discussion was held among the Board members and Mr. Pawelczyk relating to this item)*

## **B. Engineer**

Mr. Spavento asked (Tape Time: 0:22:56) Mr. Geiger for his report.

Mr. Geiger (Tape Time: 0:22:58) stated he had nothing to report at this time, other than some follow-up items on the sidewalk pending issues for discussion under the field manager's report.

Mr. Spavento (Tape Time: 0:23:26) asked if there were any questions for the engineer. There were no questions.

Mr. Spavento (Tape Time: 0:23:33) asked Mr. Geiger if there was anything new to report on the decks. Mr. Geiger (Tape Time: 0:23:36) stated the District had obtained some previous proposals to replace the decks, and the direction from the Board was to reuse any existing material if possible. He would need to reach out again to those vendors to verify if the proposals were still up to date.

*(At this point (Tape Time: 0:24:12) a discussion was held among the Board members and staff relating to this item)*

## **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. (Tape Time: 0:34:52) Ms. Hagen (Tape Time: 0:35:01) stated she had 2 supplemental handouts for the Board for items under the treasurer report that were not included in the agenda.

Mr. Mizusawa (Tape Time: 0:37:29) stated work that was being done on reducing the cost of internet access with Comcast, and the change of service was still being charged at the higher price. *(The Board directed Mr. Padilla (Tape Time: 0:38:35) to follow up with Comcast on the changes)*

ACTION:	Approve Check Run Summary and Invoices that were provided from all sources (agenda and supplemental handouts) as presented
RESULT:	Check Run Summary and Invoices provided from all sources (agenda and supplemental handouts) were approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 0:39:15	

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

**D. Field Manager – Monthly Report**

Mr. Spavento asked Mr. Padilla for the monthly report. (Tape Time: 0:41:30)

Mr. Burgess (Tape Time: 0:41:47) gave a brief update on the monthly report which was included in the agenda.

Mr. Hall (Tape Time: 0:44:16) stated he walks the community every day and still sees trip hazards on the sidewalks and sections of the sidewalk that are broken. As an example, he stated that a homeowner in Port Antiqua had previously come before the Board to report a cracked sidewalk, that his sidewalk was scheduled to be replaced, and that the replacement had not been done; instead, the company had ground that sidewalk down, leaving the cracked pieces in place. Mr. Hall also stated (Tape Time: 0:45:34) he previously asked for an itemized bill with a map showing what sections were replaced,

and what sections were ground down but, the map he received did not have that information on it.

Mr. Spavento asked (Tape Time: 0:48:50) Mr. Padilla if there was an Excel spreadsheet with all the addresses in Coral Bay. Mr. Padilla (Tape Time: 048:59) stated there was no spreadsheet that he knew of. Mr. Spavento suggested Mr. Padilla create an Excel spreadsheet with all the Coral Bay addresses or perhaps go to the Broward County Property Appraiser who might be able to provide that. Mr. Padilla stated he would work on that item to provide it to the Board)

Mr. Padilla (Tape Time: 0:50:05) gave some additional updates on the proposed option to “boot” vehicles that were illegally parked but could not be legally towed due to the car’s relative location on the CDD versus private property. He also noted that the trail camera, to be used to assist with identifying the cars that were doing donuts and creating black tire marks on the street, had been purchased.

*(At this point (Tape Time: 0:50:40) a discussion was held among the Board members, Mr. Padilla and staff relating to some of the items on the field manager’s report)*

*The Board directed staff to provide the following: (Tape Time: 1:00:07)*

- Mr. Burgess to provide updates on the sidewalk project to J.ohnHall*
- Create an Excel spreadsheet with all Coral Bay addresses*
- Order signs for the visitor entrance lanes regarding the need to wait for the message recording to complete before advancing to the gate, and that the gate will then open automatically*
- Contact Victor Ackrill, a resident of Coral Bay, to schedule a property visit*
- R. Gallucci to contact Margate Police Dept. regarding coverage for North Bay Drive at School times*
- Order replacement for street sign missing at James Street (Sunset Circle) in Mallory Harbor East*
- Remove banners from one side of North Bay Drive, order replacement banner holders where needed, and use good ones on one side*

- Follow up on the cleaning and inspection of the 4 canal water fountains located on the sides of the entrance/exits of North Bay and South Bay Drive and follow up on the repairs for the fountains on North Bay Drive exit and South Bay drive entrance
- Ask IGM to check the pole lights twice a month instead of weekly going forward and to include the fountain lights in the inspection
- Follow up with IGM on roots lifting wall

**E. CDD Manager**

**1) Approval of the Minutes of the February 9, 2023 Meeting**

Mr. Spavento asked (Tape Time: 1:25:40) for a motion to approve the minutes.

ACTION:	Approve Minutes of the February 9, 2023 Meeting
RESULT:	The February 9, 2022 meeting minutes were approved as presented
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	4 in favor, 1 opposed (J. Hall)
Tape time: 1:26:29	

**5. New Business – Gate Incident Acceptance of Broward Division Transportation Release Form**

Mr. Spavento (Tape Time: 1:27:00) moved to new business, gate incident acceptance of Broward Division Transportation release form.

Mr. Padilla (Tape Time: 1:27:10) stated this form was from the Broward Division of Transportation and it states they’re willing to pay for the gate hit that occurred on 1/1/22 in the amount of \$258.50, and they are requesting a release of all claims.

ACTION:	Approve Broward Division Transportation Release Form for release of claims in the amount of \$258.50
RESULT:	The Broward Division Transportation Release Form was approved subject to District legal review
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:27:58	

## 6. Old Business

### A. CDI Invoice Balance Response

### B. Update on Changes to District Rules

Mr. Spavento (Tape Time: 1:28:15) moved on to item 6A, Old Business, CDI invoice balance response.

Mr. Padilla (Tape Time: 1:28:27) informed the Board that CDI would be getting back to him after a meeting with the CEO to provide any credits they could to District.

Mr. Spavento (Tape Time: 1:29:03) moved to the next item under old business, update on changes to District rules.

Mr. Padilla (Tape Time: 1:29:09) asked the Board for a deadline date for any changes to the District rules. The Board agreed that March 31st would be the deadline date for any additional suggestions on changes to the rules.

Mr. Hall (Tape Time: 1:29:30) requested Mr. Padilla to email him the existing rules so he could review them again. Ms. Hagen stated (Tape Time: 1:29:33) the existing rules were posted on the website. Mr. Hall (Tape Time: 131:12) also asked if the large vehicle towing rule was listed on the website. Ms. Hagen stated it was listed on the website as well.

Mr. Hall (Tape Time: 1:31:54) also commented on an item he previously brought to the Board relating to creating 50 parking spaces to be used for evening parking with the same existing rules as were being used for the tennis courts and clubhouse lot. He

stated he would like the Board to revisit this item, and they may also need to have a traffic study done for Southwind Lane.

*(The Board directed staff to put the Southwind Lane parking discussion on next month's agenda)*

## 7. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:40 p.m.
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 1:36:24	

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman





# PROPOSAL

**ATZ CONSTRUCTION**

**9603 NW 36th COURT  
CORAL SPRINGS, FL 3306!  
PHONE (954) 380-0787  
FAX (954) 509-0149**

<b>DATE</b>	
<b>July 26, 2022</b>	

<b>PROPOSAL TO</b> CORAL BAY CCD	<b>PROJECT LOCATION</b> PENINSULA PARK

ITEM	DESCRIPTION	
PENINSULA PARK	REMOVAL OF EXISTING DECK/RAILS	\$ 32,104.80
LAKE DECK AND RAILINGS	REMOVE ROTTED/DAMAGED SUB-DECK	
850 SQFT	REPAIR DAMAGED AREAS OF SUB-DECK	
	INSTALL NEW DECK/RAILINGS/PICKETS	
		<b>\$ 32,104.80</b>



# ODYSSEY CONSTRUCTION

Odyssey Construction  
954.806.2136  
csotelo@odysseyconstructioninc.com

ESTIMATE TO:  
Julio Padilla  
Coral bay CDD

## EST#034

Date: Mar 4, 2023

#	Item	Unit Price	Qty	Total
01	<b>Dock Redo</b> Prep and isolate area for demo Remove all composite decking material (Not removing water posts, columns or trusses) Remove and dispose all debris Prep area for new installation Install new composite decking boards New hand railings with new posts *price is for labor and materials, all materials included. **if trusses or other issues are encountered damaged, should be addressed separately.	\$15,300.00	1	\$15,300.00
			Subtotal	\$15,300.00
			<b>Grand Total</b>	<b>\$15,300.00</b>

Thank you!



# ODYSSEY CONSTRUCTION

Odyssey Construction  
954.806.2136  
[csotelo@odysseyconstructioninc.com](mailto:csotelo@odysseyconstructioninc.com)

ESTIMATE TO:  
Julio Padilla  
Coral bay CDD

## EST039

Date: Mar 6, 2023

#	Item	Unit Price	Qty	Total
01	<b>Peninsula Park Dock</b> Prep and isolate area for demo, remove all decking material, (not removing water posts, columns and trusses) Remove and dispose all debris Prep area for new installation, *if trusses or any other issues underneath the decking surface are encounter damaged, should be addressed separately. Install new composite decking boards and hand railings with posts. **price is for labor and all materials.	\$17,100.00	1	\$17,100.00
			Subtotal	\$17,100.00
			<b>Grand Total</b>	<b>\$17,100.00</b>

Thank you!



9671 Carousel Cir. S., Boca Raton, FL 33434  
1009 NW 31<sup>st</sup> Ave., Pompano Bch, FL 33069  
Phone: 561-699-3602 Fax: 954-532-2426  
Email: [jzak@anzcoinc.com](mailto:jzak@anzcoinc.com)

**Proposal**

**Date:** 8/29/22

**Proposal No.:** 82922

Coral Bay Community Development District  
3101 S Bay Drive  
Margate, FL 33063  
**Attention:** Julio Padilla

Dear Julio,

We propose to furnish supervision, labor, materials, and equipment to perform the following scope of work.

- A. Repair of two (2) deck areas
  - 1. Remove existing composite deck planks and handrail to inspect existing wood joist and stringers.
  - 2. Remove and replace rim joist, reinstall handrails and 2 x 6 decking.
  - 3. Remove and replace framing members near shoreline.
  - 4. Excavate soil and replace with lime rock.

**Total Cost: Peninsula Park - \$49,500.00**  
**Clubhouse - \$43,500.00**

**Total of deck repairs** **\$93,000.00**

**Repair time per location 15 days**

Excludes: Permit Fees

If there are any questions, please do not hesitate to call.

Sincerely yours,  
John B Zak  
President

**RESOLUTION 2023-05**

**A RESOLUTION OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has prepared the proposed budget for the Fiscal Year 2024; and

**WHEREAS**, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

**WHEREAS**, the Board of Supervisors desires to set the public hearing date;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT:**

1. The proposed budget for Fiscal Year 2024 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Proposed Budget  
Fiscal Year 2024***

***Coral Bay  
Community Development District***

***April 13, 2023***



# **Coral Bay**

## **Community Development District**

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#### Debt Service Fund - Series 2012

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# Coral Bay

## Community Development District

## General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Maintenance Assessments	\$1,402,125	\$1,331,161	\$70,964	\$1,402,125	\$1,402,125
Interest Income	\$250	\$6,434	\$4,550	\$10,984	\$8,000
Gate Damage Proceeds	\$0	\$2,797	\$0	\$2,797	\$0
Toscana Contributions	\$2,500	\$3,859	\$0	\$3,859	\$2,500
Miscellaneous Income	\$0	\$811	\$0	\$811	\$0
Transponders/Stickers	\$2,000	\$3,731	\$4,477	\$8,208	\$2,000
Undesignated Fund Balance	\$485,465	\$530,836	\$0	\$530,836	\$580,248
<b>TOTAL REVENUES</b>	<b>\$1,892,341</b>	<b>\$1,879,629</b>	<b>\$79,992</b>	<b>\$1,959,620</b>	<b>\$1,994,874</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor's Fees	\$12,000	\$6,000	\$6,000	\$12,000	\$12,000
FICA Expense	\$918	\$459	\$458	\$917	\$918
Attorney's Fees	\$30,000	\$15,840	\$17,500	\$33,340	\$35,000
Engineering Fees	\$30,000	\$11,865	\$15,000	\$26,865	\$28,000
Annual Audit	\$3,700	\$0	\$3,700	\$3,700	\$3,800
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Services	\$71,228	\$35,614	\$35,614	\$71,228	\$73,365
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Commissions/Tax Collector	\$16,927	\$15,300	\$726	\$16,026	\$16,927
Postage and Delivery	\$1,200	\$1,194	\$600	\$1,794	\$2,000
Printing and Binding	\$2,000	\$1,171	\$1,000	\$2,171	\$2,000
Insurance	\$62,387	\$50,768	\$14,594	\$65,362	\$69,937
Legal Advertising & Other	\$2,000	\$838	\$1,000	\$1,838	\$2,000
Office Supplies	\$500	\$764	\$144	\$908	\$500
Dues, Licenses	\$1,200	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$238,560</b>	<b>\$143,988</b>	<b>\$96,836</b>	<b>\$240,824</b>	<b>\$251,122</b>
<u>Facilities Maintenance</u>					
Field Management Fees	\$23,486	\$11,743	\$11,743	\$23,486	\$24,191
Contractual-Security	\$158,929	\$78,336	\$80,593	\$158,929	\$111,072
Contractual-Security Equipment	\$0	\$0	\$0	\$0	\$51,150
Security Patrols	\$37,000	\$15,061	\$20,042	\$35,103	\$37,000
Parking Enforcement	\$8,000	\$1,400	\$7,000	\$8,400	\$8,400
Fire and Security System Monitoring	\$500	\$210	\$210	\$420	\$500
Telephone	\$25,000	\$12,181	\$7,126	\$19,307	\$8,878
Water and Sewer	\$13,000	\$5,817	\$7,583	\$13,400	\$14,000
Electric	\$83,000	\$46,992	\$45,650	\$92,642	\$93,000
Pest Control	\$3,500	\$1,410	\$1,750	\$3,160	\$3,500
Community Maintenance	\$285,504	\$142,752	\$142,752	\$285,504	\$299,779
Other Maintenance	\$10,000	\$6,295	\$3,705	\$10,000	\$10,000
Irrigation Pumps Maintenance & Repair	\$10,000	\$17,780	\$5,000	\$22,780	\$20,000
Wall Maintenance & Repair	\$3,000	\$0	\$1,500	\$1,500	\$3,000
Park/Playground/Pool Maintenance & Repairs	\$52,675	\$19,119	\$26,767	\$45,886	\$50,524
Pool Maintenance - Contract	\$29,325	\$17,080	\$12,200	\$29,280	\$31,476
Landscape Repairs & Improvement	\$35,000	\$43,184	\$0	\$43,184	\$43,000
Lake Maintenance/Repair	\$33,000	\$16,304	\$16,302	\$32,606	\$34,000
Fountain Maintenance/Repair	\$1,000	\$0	\$500	\$500	\$1,000
Drainage Maintenance	\$26,000	\$6,985	\$19,015	\$26,000	\$26,000
Road Maintenance/Repair	\$20,000	\$2,480	\$17,520	\$20,000	\$20,000
Sidewalk Maintenance/Repair	\$20,000	\$5,320	\$14,680	\$20,000	\$20,000

# Coral Bay

## Community Development District

## General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<i>Facilities Maintenance (Continued)</i>					
Sign Maintenance/Repair	\$3,000	\$5,588	\$0	\$5,588	\$3,000
Pressure Cleaning	\$36,000	\$28,325	\$7,675	\$36,000	\$36,000
Electrical Repair & Replacement	\$22,000	\$12,401	\$11,000	\$23,401	\$24,000
Holiday Decorations	\$38,880	\$18,717	\$12,352	\$31,069	\$38,880
Gate Repair & Replacement	\$35,000	\$12,903	\$17,500	\$30,403	\$16,000
Major Projects	\$120,000	\$0	\$120,000	\$120,000	\$120,000
<b>TOTAL MAINTENANCE</b>	<b>\$1,132,799</b>	<b>\$528,383</b>	<b>\$610,165</b>	<b>\$1,138,548</b>	<b>\$1,148,350</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,371,359</b>	<b>\$672,371</b>	<b>\$707,002</b>	<b>\$1,379,372</b>	<b>\$1,399,472</b>
<b>UNASSIGNED FUND BALANCE</b>	<b>\$520,982</b>	<b>\$1,207,258</b>	<b>(\$627,010)</b>	<b>\$580,248</b>	<b>\$595,402</b>

	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Total Net Maintenance Assessment	\$1,243,066	\$1,243,066	\$1,243,066	\$1,385,198	\$1,385,198
Total Net Debt Assessment	\$91,163	\$91,163	\$91,163	\$91,163	\$91,163
Discounts 4%	\$56,238	\$56,238	\$56,238	\$62,220	\$62,220
Collections 1%	\$13,497	\$13,497	\$13,497	\$14,933	\$14,933
Property Appraiser (\$2 Per Unit)	\$1,994	\$1,994	\$1,994	\$1,994	\$1,994
Gross Assessment	\$1,405,958	\$1,405,958	\$1,405,958	\$1,555,508	\$1,555,508
# of Units	997	997	997	997	997
Gross Assessment Per Unit	\$1,410.19	\$1,410.19	\$1,410.19	\$1,560.19	\$1,560.19

<sup>(1)</sup> Refer to Debt Service Fund Budget on Page 13.

<sup>(2)</sup> Refer to Major Project Schedule on Page 3.

# CORAL BAY

## COMMUNITY DEVELOPMENT DISTRICT

### Schedule of Major Projects

FY 2023-FY2024

<b>Project Description</b>	<b>ESTIMATED PROJECT COST</b>
Peninsula Park - Lake Deck and Railings	\$24,696
Clubhouse - Lake Deck and Railings	\$11,860
Peninsula Park Lighthouse	\$8,975
Paint Fencing Around Pools	\$6,160
Pool Resurfacing - Clubhouse Pool	\$23,861
Pool Resurfacing - Peninsula Pool	\$28,600
Pool Resurfacing - Fay Cove Pool	\$20,055
Landscaping Proposal for Restoration from Car Incident in 2021	\$5,550
Landscaping Proposal for Healing Garden	\$14,000
Landscaping Proposal at Entrance Signs / Marquis	\$60,000
Landscaping Proposal Main Clubhouse and Pool Area	\$33,350
Landscaping Proposal at North and South Bay Entries	\$33,000
Landscaping Proposal for NW 30th Street Entry / Coral Bay Sign	\$5,175
	<b>\$285,282</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**REVENUES:**

**Maintenance Assessments**

The District will levy a non-ad valorem assessment on all platted property within the District in order to pay the administrative and facility maintenance expenses incurred during the fiscal year. A portion of the assessment is recognized under a separate debt service fund that will fund the payments for the remainder of the Series 2012 Bond for the road resurfacing.

**Interest Income**

The District will invest surplus funds with Florida PRIME (State Board of Administration).

**Gate Damage Proceeds**

Amount recovered for damaged gates. This will offset the gate repair and replacement expense (all or in part).

**Toscana Contribution**

Amount the Toscana development to the south of the CDD on NW 62 Ave pays to the District for their use of the drainage system.

**Miscellaneous Income**

Any income that does not fall within other categories.

**Transponders/Stickers**

Revenues collected for transponders sold to residents for admittance into the gate entrances.

**Undesignated Fund Balance**

The reserve balance from the end of the prior year that has not been designated for a specific purpose. (Note: The designated reserves are noted in the section of the budget titled "Capital Reserves". Also note that due to our Fiscal year beginning October 1 and our maintenance assessments not being collected by Broward County and transferred to us before late December or early January, the District MUST carry a reserve to cover the first three months of the fiscal year.)

---

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending the estimated 12 annual meetings.

**FICA Taxes**

Related payroll taxes of 7.65% for above.

**Attorney**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Engineering Fees**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Cost of the work for major projects will be posted under that project for easy review of the TOTAL project cost. Small projects will have the minimal engineering costs posted here.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an independent certified public accounting firm.

**Trustee**

The District issued Series 2012 Special Assessment Bonds for the road resurfacing. The annual trustee fee is for the road resurfacing loan and is based on 2 Basis Points plus reimbursable expenses. Note: The actual road resurfacing loan is being paid out of the Special Debt Service Account.

**Management Fees**

The District receives management, accounting and administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**Computer Time**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-South Florida.

**Commissions/Tax Collector**

The Broward County Property appraiser charges \$2 per unit for placing the assessments on the county tax roll. Also included in this amount is the 1% commission the tax collector receives for collecting the assessments for the District.

**Postage and Delivery**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing and Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Insurance**

The District's general liability & public officials liability insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies.

**Legal Advertising and Other**

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation. Also included are bank charges and any other miscellaneous expenses that are incurred during the year.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses**

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**Facilities Management:**

**Field Management Fees**

The District has contracted with Governmental Management Services-South Florida for the supervision and on-site management of Coral Bay Community Development District. Their responsibilities include reviewing contracts, providing the on-site support during designated times, and other maintenance related items.

**Contractual-Security**

This includes off-site monitoring and control of the District's security gates by Envera and assisting the District with updating the database of owners, residents, and authorized guests.

**Contractual-Security Equipment**

The District entered into contract to purchase new security equipment.

**Security Patrols**

The District has contracted with the Margate Police Department for security patrol throughout the District.

**Parking Enforcement**

The District has contracted with a parking enforcement company for parking control monitoring.

**Fire and Security System Monitoring**

The District has a contracted with Security & Fire Systems.

**Telephone**

The District currently has seven accounts for services with Comcast. Services include business lines and broadband services for the security gates and pool areas.

**Water and Sewer**

The District is currently responsible for the following accounts with The City of Margate:

Account Name
3101 S Bay Drive (Clubhouse)
3101 S Bay Drive (Drinking Water Fountain at North Bay Park Playground)
6532 Buena Vista Drive
3135 Cape Circle

**This has been budgeted based on historical charges.**

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
 PROPOSED GENERAL FUND BUDGET  
 Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**Electric**

The District is currently responsible for the following accounts with Florida Power & Light and **this has been budgeted based on historical charges:**

<b><u>Account Number</u></b>	<b><u>Description</u></b>
41796-58242	3135 CAPE CIR # LT HSE
01876-54298	3060 PALM OL #WALL LIGHT
02828-41394	6301 N BAY DR #GATE-N
12630-77271	6607 SALTAIRE TER #LT
24086-87511	3101 S BAY DR #REC
31926-57215	6841 S BAY DR #PMP
32639-56223	3121 W BUENA VISTA DR #EN
35016-61338	6215 JAMES ST #LIGHTS
36843-86182	6543 SALTAIRE TER #ENT LT
42444-54239	6301 N BAY DR #3
62351-75079	3101 S BAY DR #GATE
62816-77069	3190 S BAY DR #ENT LIGHTS
68934-49550	3101 S BAY DR #REC-OL
71290-25230	6245 SEMINOLE TER # SIGN
77878-08034	6615 SALTAIRE TER #LT
78254-51367	6800 NW 30TH ST #GATE-W
79197-09001	6801 N BAY DR #TENNIS CT
82089-52229	6532 BUENA VISTA DR #CABANA
88896-23339	3101 S BAY DR
91434-70418	6400 S BAY DR #PMP
92769-58262	6690 N BAY DR #PMP
11388-84505	3401 NW 62ND AVE #SL
34915-61928	3401 NW 62 ST #SL

**Pest Control**

Services include the interior/exterior service treatment of pest, insects, and rodents.

**Community Maintenance:**

Services provided by Innovative Grounds Management of Florida, LLC (IGM) for the following (includes annual increase from prior FY):

**Janitorial Contract Labor:**

The District has contracted with Innovative Grounds Management of Florida, LLC for janitorial services at the main clubhouse, Faye’s Cove, Peninsula Park, and the Common Areas. Services will include the following:



**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**Community Maintenance (Continued):**

Pick up trash/fallen palm fronds/Blow off common areas  
Restock supplies, clean restrooms, and check equipment  
Check lighting for bulb replacement  
Clean floors, mirrors, and glass three times per week  
Cobweb removal once per week from all bathrooms and structures

The amount budgeted is based on 4 hours per day (Monday-Friday) and 3 hours per day on Saturday.

**Landscaping Maintenance:**

The District has contracted with Innovative Grounds Management of Florida, LLC for its annual common area landscape maintenance. The monthly maintenance services will include:

Grass Mowing  
Grass Trimming  
Grass Edging  
Plant Trimming  
Tree Trimming  
Weeding & Clearing  
Mulching  
Fertilization  
Insect and Pest Control/Disease Control  
Annuals Removal, Replacement and Installation - including topsoil

**Porter Services-Street Cleanup:**

The District has contracted with Innovative Grounds Management for the collection of debris and trash throughout the interior streets of the Community.

**Irrigation Maintenance & Repair:**

The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system. Services will include making adjustments and repairs as required.

**Irrigation Water Treatment:**

The Treatment of rust and irrigation staining throughout the District.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**Other Maintenance**

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

**Irrigation Pumps Maintenance & Repair**

The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system. Services will include making unscheduled repairs and replacements as required.

**Wall Maintenance & Repair**

All expenses to maintain the perimeter wall surrounding the District, including vehicle accident repairs.

**Park/Playground/Pool Maintenance & Repairs**

Expenses related to maintaining the park, playground, and pools within the District, including maintenance and minor repairs to pool and parks, playgrounds, maintenance contracts, and minor repairs, except for the portion reported separately under "Pool Maintenance - Contract".

**Pool Maintenance – Contract**

The District has a contract with East River Pools to maintain the pools.

**Landscape Repairs & Plant Replacement**

Replacement of plants, landscaping, and canopy restoration throughout the District.

**Lake Maintenance/Repair**

The District is contracted with Solitude Lake Management for the monthly, semi-annual and yearly maintenance. Their services include:

- Control algae
- Border Grass and Brush Control to Water's Edge
- Monthly Water Testing
- Biological Control Agent Permit Application
- Management Reporting

**Fountain Maintenance/Repair**

Repairs and maintenance to the District's fountains, as needed.

**Drainage Maintenance**

Repairs and maintenance to the District's drainage system. Also includes annual inspections and reports for the culverts at three locations (North Bay Drive Bridge, South Bay Drive Bridge, and South Canal Broward County Culvert). All the drains, outfalls, culverts, and catch basins are inspected periodically.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
PROPOSED GENERAL FUND BUDGET  
Fiscal Year 2024  
**DESCRIPTION OF THE BUDGET LINES**

**Road Maintenance/Repair**

Unscheduled repairs and maintenance to the District's roads.

**Sidewalk Maintenance/Repair**

Unscheduled repairs and maintenance to the District's sidewalks.

**Sign Maintenance/Repair**

Unscheduled repairs, replacements and additions to District signage.

**Pressure Cleaning**

Annual pressure cleaning of sidewalks, entrance walls, clubhouse, park and pools, etc. and includes subdivision sidewalks.

**Electrical Repair & Replacement**

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

**Holiday Decorations**

The District has contracted with Christmas Designers Florida for the annual holiday lighting of the District.

**Gate Repair and Replacement**

Scheduled repairs and performance maintenance on the gates as well as any unscheduled repairs that may occur.

# **CORAL BAY CDD**

## **FUTURE CAPITAL IMPROVEMENTS/ENHANCEMENTS**

### **APPROVED LIST**

#### **Revised March 31, 2023**

- |                                                                                          |                                                |
|------------------------------------------------------------------------------------------|------------------------------------------------|
| 1. Modification of Perimeter Sidewalk at S. Bay Dr. to resolve area of potential hazard. |                                                |
| a. (Spent \$ 19,325 in FY2020 to rectify concerns)                                       | (n/a)                                          |
| 2. Perimeter Sidewalk Lighting Enhancement                                               |                                                |
| a. (Spent \$ 24,400 in FY2016 to FY2018 for consulting)                                  | (n/a)                                          |
| 3. North Bay Park - Addition of new Volleyball Court                                     | (\$ 24,000)                                    |
| 4. North Bay Park - Additional Outdoor Equipment                                         | (\$ 20,000)                                    |
| 5. North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile                           | (\$ 29,000)                                    |
| 6. Parks - Additional Lighting                                                           | (\$ 2,000 each solar light)                    |
| 7. Clubhouse - New Lake Fountain                                                         | (\$ 26,000 for 10HP)                           |
| 8. Clubhouse - Addition of Pool Heater                                                   | (\$ 24,000)                                    |
| 9. Clubhouse - Dock Extension                                                            | (\$ 91,000 Composite Wood 1,300 SF)            |
| 10. Fay's Cove pool area - Dock Replacement and possible expansion                       | (\$ 32,000 Demolition/Sidewalk/Envera)         |
| 11. Roads - Additional Speed Humps                                                       | (\$ 5,000 each speed hump)                     |
| 12. 30th Street Entrance - Adding of a Gate Trap to eliminate tailgating                 | (\$ 80,000 March 11 <sup>th</sup> agenda item) |
| 13. Security Cameras - Upgrades & Additional Cameras                                     | (\$- 2,235.89/month savings-In progress)       |
| 14. Periodic Large Facilities Repairs                                                    |                                                |
| a. Tennis Courts Resurfacing                                                             | (\$ 19,745)                                    |
| b. Clubhouse and Fay's Cove pool areas - Roof Replacement                                | (\$50,000 approximate)                         |
| c. Peninsula Park - Pool Resurfacing                                                     | (\$35,000 approximate)                         |

#### **Completed or In Progress**

- |                                                       |                                     |
|-------------------------------------------------------|-------------------------------------|
| Security Cameras - Upgrades & Additional Cameras      | (In progress – \$- 2,235.89/month)  |
| Pools - Replacement of Gates and Fencing at all Pools | (Completed Gates – n/a for Fencing) |
| Periodic Large Facilities Repairs                     |                                     |
| d. Roads - Minor Remedial Repairs                     | (Completed)                         |
| North Bay Park - Sidewalk Replacement                 | (Completed-Spent \$ 17,838.71)      |

#### **Board requested Additions from 11/9/22 Board Meeting**

- |                                           |                                      |
|-------------------------------------------|--------------------------------------|
| 1. Pickleball Court (North Bay Park)      | (\$45,000 average for standard size) |
| 2. Additional Picknick Tables (All Parks) | (\$1,300 each S & H not incl.)       |

\*All Numbers rounded to the Thousands\*

# Coral Bay

Community Development District

Debt Service Fund

Series 2012A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Debt Assessments - A Bonds	\$91,163	\$88,481	\$2,682	\$91,163	\$91,163
Interest Income	\$0	\$1,692	\$282	\$1,974	\$0
Carry Forward Surplus <sup>(1)</sup>	\$37,545	\$39,492	\$0	\$39,492	\$40,029
<b>TOTAL REVENUES</b>	<b>\$128,708</b>	<b>\$129,665</b>	<b>\$2,964</b>	<b>\$132,629</b>	<b>\$131,191</b>
<b>Expenditures</b>					
<b>Series 2012A</b>					
Interest - 11/01	\$8,800	\$8,800	\$0	\$8,800	\$6,738
Interest - 05/01	\$8,800	\$0	\$8,800	\$8,800	\$6,738
Principal - 05/01	\$75,000	\$0	\$75,000	\$75,000	\$80,000
<b>TOTAL EXPENDITURES</b>	<b>\$92,600</b>	<b>\$8,800</b>	<b>\$83,800</b>	<b>\$92,600</b>	<b>\$93,475</b>
<b>EXCESS REVENUES</b>	<b>\$36,108</b>	<b>\$120,865</b>	<b>(\$80,837)</b>	<b>\$40,029</b>	<b>\$37,716</b>

11/1/24 Interest	
2012A	\$4,537.50
	<u>\$4,537.50</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

# Coral Bay

Community Development District

## Amortization Schedule

Series 2012, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/23	\$ 320,000	5.50%	\$ 75,000.00	\$ 8,800.00	\$ -
11/01/23	\$ 245,000	5.50%	\$ -	\$ 6,737.50	\$ 90,537.50
05/01/24	\$ 245,000	5.50%	\$ 80,000.00	\$ 6,737.50	\$ -
11/01/24	\$ 165,000	5.50%	\$ -	\$ 4,537.50	\$ 91,275.00
05/01/25	\$ 165,000	5.50%	\$ 80,000.00	\$ 4,537.50	\$ -
11/01/25	\$ 85,000	5.50%	\$ -	\$ 2,337.50	\$ 86,875.00
05/01/26	\$ 85,000	5.50%	\$ 85,000.00	\$ 2,337.50	\$ 87,337.50
<u>Total</u>			<u>\$ 455,000.00</u>	<u>\$ 78,787.50</u>	<u>\$ 533,787.50</u>

**Please supply the following insurance information:**

Insurance Company: \_\_\_\_\_

Insurance Agent Name: \_\_\_\_\_

Policy#: \_\_\_\_\_

Insurance Agent Phone#: \_\_\_\_\_

Special instructions (i.e., gates, locks, major cross streets and special directions contractors will need for site access): \_\_\_\_\_

\_\_\_\_\_

Mailing address for Association: \_\_\_\_\_

Do you have a management company: No: Yes \_\_\_ (if yes, list below)

Name of Management Company: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Facsimile Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Please return signed Agreement to:

City of Margate  
City Manager's Office  
5790 Margate Boulevard,  
Margate, Florida 33063  
Facsimile: (954) 935-5304  
[citymanager@margatefl.com](mailto:citymanager@margatefl.com)

\_\_\_\_\_  
**For City of Margate Office Use Only**

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

**Exhibit "A"**

Hurricane or Other Disaster Debris Removal  
April 1, 2023– March 31, 2024 (One-Year Period)

Name of Community: \_\_\_\_\_

Address: \_\_\_\_\_

I hereby grant the City of Margate right-of-entry for the purpose of hurricane or other disaster debris removal for the above referenced period pursuant to the Right-of-Entry Agreement.

In the case of a hurricane or other disaster event and debris removal by the City, the Owner acknowledges and agrees to submit to the City documentation from your insurance company as to whether or not your policy includes coverage for debris removal. If your policy includes coverage for debris removal, Owner will provide to the City a copy of the claim. If the claim is approved and paid, the payment shall be forwarded to the City to off-set City's debris removal costs.

By: \_\_\_\_\_  
Owner or Designated Agent

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Print Name of Management Company: \_\_\_\_\_  
(if applicable)

Date: \_\_\_\_\_

**Please return a signed copy of Exhibit "A" to:**

City of Margate  
City Manager's Office  
5790 Margate Blvd.  
Margate, Florida 33063  
Facsimile: (954) 935-5304  
[citymanager@margatefl.com](mailto:citymanager@margatefl.com)

*Note: Property owner or designee is responsible to provide any updates regarding property management information and/or insurance information to the City if a change has occurred.*

**For City of Margate Office Use Only**

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Name(s) of Hurricane(s) or Other Disaster(s)\*:

\_\_\_\_\_

\*This Exhibit "A" shall be updated by City of Margate staff for any and all events that occur during the designated one-year period.



To our fellow Coral Bay Homeowners:

This letter is to announce the decision of the Board of Supervisors regarding the new gating/security system for Coral Bay.

It is important to remember/understand that the gating system was installed about 13 years ago to reduce traffic volume on roads that we need to maintain and speeding problems caused by non-Coral Bay residents using Coral Bay roads as a short-cut between Rock Island Road and 441. It was always recognized that prohibiting all unauthorized people from gaining access was not achievable for a number of reasons, among them being that the roads of a CDD are publicly accessible, a fact that has become more widely known over the years.

An extensive review of all aspects of the gating and security system: (the cameras, the software, the location of all security hardware, the storage and maintenance of the equipment enclosures) was performed last year. The short version of the evaluation is that the current system is outdated, has had some deficiencies in the maintenance procedures, and is not meeting all technical expectations.

The Board has already investigated options for updating of the system that would reduce gate breakage, increase the life of system components, improve the clarity of uploaded security footage, and provide cost effective monitored entry ... while balancing benefits with both initial and ongoing expenses. Reviewing the findings with Envera has already resulted in improving the storage of some components to improve equipment life expectancy.

The bigger change involves updating/upgrading the main system components. After extensive research, we concluded that Envera is the only company that offers the complete solution of entryway access and security monitoring. Due to our long-standing relationship with Envera, they have proposed significant new equipment at very attractive pricing with substantial discounts.

The attached chart provides a summary comparison of the existing system with the system that includes the new equipment. The important characteristics to note are:

- All of the new equipment will meet the criteria of being more dependable; that is the gates will be less susceptible to constant repair and the cameras will be better able to capture information in more unfavorable conditions.
- The gate entry procedure will be a continuation of the trial implemented at the end of last year; that is, an entry procedure with no guard interaction. This procedure, plus the new equipment, will actually result in a REDUCTION in the current monthly cost. The Board did consider returning to a remote guard interaction. However, the cost increase for the remote guard would be substantial, whether we upgraded the equipment or not, due to both the difficulty in acquiring and retaining employees in today's market and a pricing adjustment that Envera had not requested in about 10 years. In evaluating this additional cost versus the benefits, the Board concluded that the benefits of having the remote guards, with their limited authority, did not appear to offset the additional cost.

The start date for the new equipment installation will be communicated to all as soon as the schedule is finalized

Sincerely,  
The Coral Bay CDD Board

**ENVERA GATE AND MONITORING SYSTEMS**  
**COMPARISON OF EXISTING SYSTEM AND NEW UPGRADED SYSTEM**

**Category: Financials**

<b><u>Existing System</u></b>	<b><u>New Upgraded System</u></b>
Monthly Cost <ul style="list-style-type: none"> <li>• Video surveillance: \$ 2,771.07</li> <li>• Entrances: <u>\$12,983.33</u></li> <li>• Total: \$15,754.40</li> </ul>	Monthly Cost <ul style="list-style-type: none"> <li>• Video surveillance: \$ 4,899.74</li> <li>• Entrances: <u>\$ 8,618.77</u></li> <li>• Total: \$13,518.51</li> </ul> <p>Note: This total includes \$4,282.48 per month for the 36 month loan payoff of the upgraded equipment.</p> <p>Savings per month: \$ 2,235.89</p> <p>Savings for 36 months: \$80,492.04 plus we will have new equipment.</p> <p>The upgraded equipment cost is as follows:</p> <ul style="list-style-type: none"> <li>• installation value \$239,757.11</li> <li>• discount applied <u>\$ 95,364.48</u></li> <li>• CDD installation cost: \$144,392.63</li> <li>• Loan provided at 3.99% for 36 months</li> </ul>

**Category: Entrance Features**

<b><u>Existing System</u></b>	<b><u>New Upgraded System</u></b>
Low resolution, outdated analog cameras	Higher resolution overall cameras, & License Plate Cameras, with complete camera coverage for all entrance and exit lanes
Outdated system and network infrastructure (installed in 2008 & 2009)	All new infrastructure, improved overall network stability and dependability
Low-Speed Barrier Arms that require a high level of ongoing service and maintenance	High-Speed, LED, Magnetic Barrier Arms – much more durable arms requiring far less service and maintenance; open/close speed deters tailgating

**Category: Surveillance Features**

<b><u>Existing System</u></b>	<b><u>New Upgraded System</u></b>
Video Surveillance with somewhat inconsistent and inadequate coverage of certain amenity sites (e.g., parks)	Highly-improved camera coverage, with more purposeful placement of cameras to better suit the security needs at each amenity site
Lower resolution, outdated analog cameras	Higher resolution overall cameras, & license plate cameras
Outdated system and network infrastructure (installed in 2008 & 2009)	All new infrastructure, improved overall network stability and dependability

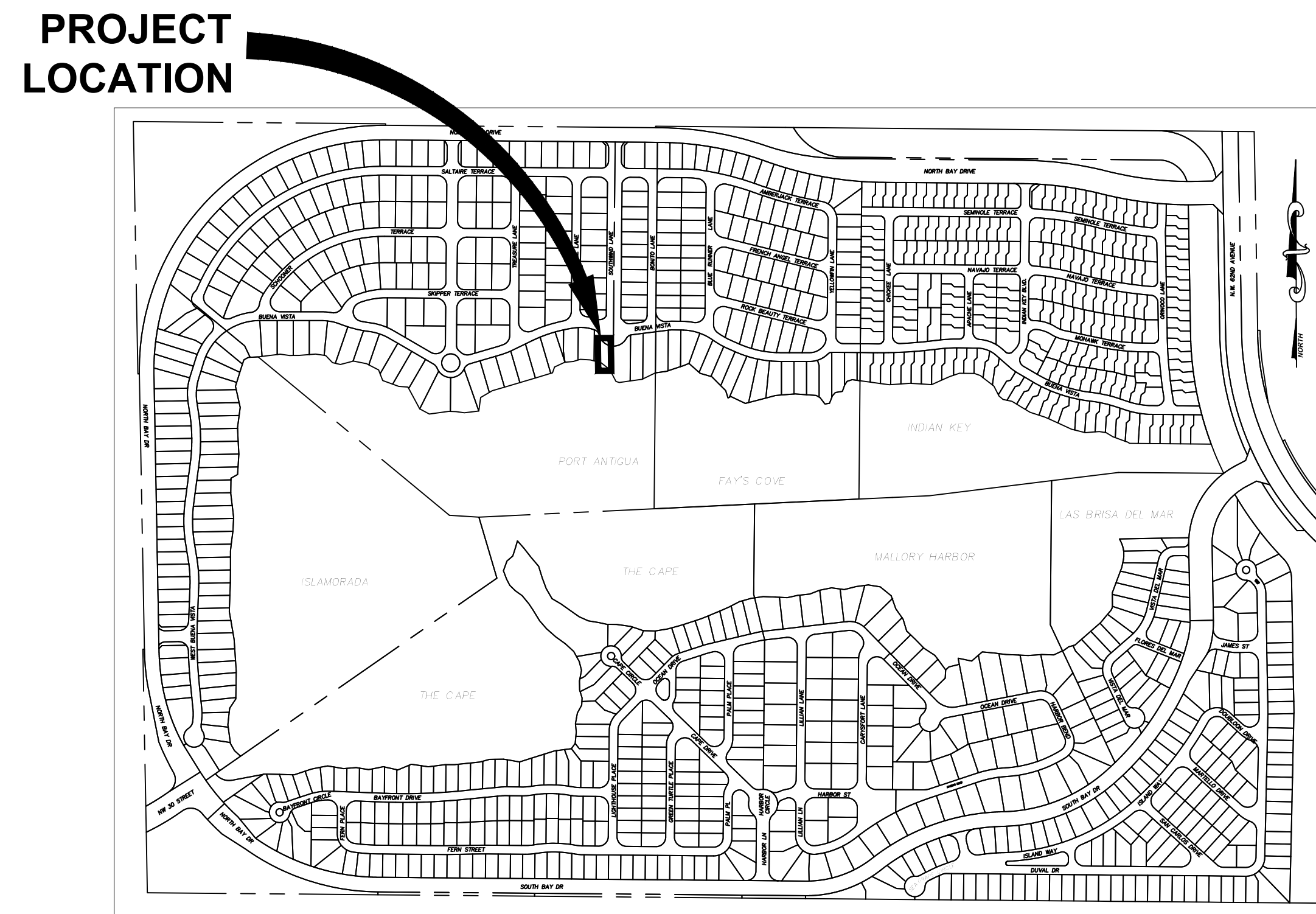
# CONSTRUCTION PLANS FOR

# FAY'S COVE BOARDWALK

## CORAL BAY COMMUNITY DEVELOPMENT DISTRICT MARGATE, FLORIDA



**VICINITY MAP  
N.T.S.**



**PROJECT LOCATION MAP  
N.T.S.**

**INDEX**

	<u>SHEET No.</u>
☒ COVER SHEET (THIS SHEET) .....	1 OF 6
☒ GENERAL NOTES .....	2 OF 6
☒ FOUNDATION PLAN .....	3 OF 6
☒ FRAMING PLAN .....	4 OF 6
☒ ELEVATION .....	5 OF 6
☒ DETAILS .....	6 OF 6

**DATE: DECEMBER 21, 2020**  
**KCI PROJECT NO. 481900241.24**

			REVISIONS
DATE	NO.	DESCRIPTION	

**ENGINEERS | PLANNERS | SCIENTISTS  
CONSTRUCTION MANAGERS**  
6500 N. Andrews Avenue • Fort Lauderdale, FL 33309  
954.776.1616 • [www.kci.com](http://www.kci.com)  
CERTIFICATE OF AUTHORIZATION NO. 4898

**PRODUCED FOR:**



**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O GOVERNMENT MANAGEMENT SERVICES - SOUTH FLORIDA  
5385 NORTH NOB HILL ROAD  
SUNRISE, FLORIDA 33351**

ALL PLAN ELEVATIONS REFERENCED IN NAVD '88  
(NGVD '29 = NAVD '88 + 1.552)

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ALL EXISTING UTILITIES  
SHOWN ON THESE PLANS  
ARE TO BE CONSIDERED APPROXIMATE  
AND SHOULD BE VERIFIED  
BY THE CONTRACTOR  
PRIOR TO THE START  
OF WORK OPERATIONS.

PROJECT DETAILS:  
FAY'S COVE BOARDWALK  
6536 BUENA VISTA DR  
MARGATE, FLORIDA 33063

THE INTENT OF THESE PLANS IS TO PROVIDE DETAILS FOR THE DEMOLITION OF THE EXISTING BOARDWALK AT FAY'S COVE AND FOR THE REPLACEMENT OF THE BOARDWALK ON THE SAME FOOTPRINT OF LAND. THE NEW BOARDWALK WILL BE SIMILAR SIZE AND FUNCTION OF THE EXISTING BOARDWALK BUT WILL MINIMIZE GRADE CHANGES AND WILL USE MORE RESILIENT MATERIALS THAN ARE CURRENTLY INSTALLED.

**CIVIL ENGINEER**  
**KCI TECHNOLOGIES, INC.**  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33309  
P: (954) 776-1616

**SURVEYORS**  
**KCI TECHNOLOGIES, INC.**  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33309  
P: (954) 776-1616



# FAY'S COVE BOARDWALK

## GENERAL NOTES

- THIS BOARDWALK STRUCTURE HAS BEEN DESIGNED FOR A PEDESTRIAN LIVE LOAD OF 90 PSF. VEHICLES AND EQUIPMENT ARE NOT ALLOWED ON THE BOARDWALK. MINOR UTILITIES SUCH AS LIGHTING ARE ACCEPTABLE.
- ALL CONSTRUCTION SHALL CONFORM TO 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. NO RAMP SHALL BE STEEPER THAN A 12:1 SLOPE. FOR ANY RAMP STEEPER THAN A 20:1 SLOPE, ADA COMPLIANT HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF THE STRUCTURE AND 5'-0" LONG LANDINGS SHALL BE PROVIDED TO PREVENT CONTINUOUS SLOPED SECTIONS FROM EXCEEDING 30'-0" IN LENGTH. ONLY ONE SLOPE IS SHOWN IN THIS DESIGN OF 20:1 SLOPE AND 16 FT. LENGTH THEREFORE NEITHER ADA COMPLIANT HANDRAILS OR LANDINGS ARE REQUIRED.
- THE STRUCTURE HAS BEEN DESIGNED FOR A HIGH WATER ELEVATION OF 8.00 NAVD '88.
- ALL TREATMENT OF TIMBER MEMBERS SHALL BE IN CONFORMANCE WITH AWPA USE CATEGORY SYSTEM (UCS). THE REQUIRED UCS FOR EACH TIMBER MEMBER TYPE HAS BEEN SPECIFIED IN (PARENTHESES) IN THE MATERIAL SPECIFICATIONS TO THE RIGHT ON THIS SHEET.
- CONTRACTOR SHALL CONSULT THE MANUFACTURER OF THE WOOD-PLASTIC COMPOSITE MATERIALS (WPC) AND ENSURE ALL WPC MATERIALS ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL SELECT THE COLORS OF THE WPC MATERIALS IN COORDINATION WITH AND SUBJECT TO APPROVAL BY THE OWNER.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL MATERIALS FROM THE EXISTING BOARDWALK. ANY IN-GROUND SUBSTRUCTURE ELEMENTS INCLUDING BUT NOT LIMITED TO TIMBER, CONCRETE, SOIL, AND STEEL WHICH WILL CONFLICT WITH THE INSTALLATION OF THE NEW BOARDWALK SHALL ALSO BE REMOVED BY THE CONTRACTOR.
- THE SURROUNDING LANDSCAPING AND SOD SHALL BE RETURNED TO ITS EXISTING CONDITION OR BETTER AT THE COMPLETION OF THE PROJECT. ANY PLANTS, TREES, OR LANDSCAPING THAT NEED TO BE REMOVED IN ORDER TO PERFORM THIS WORK MAY NOT BE REMOVED OR MODIFIED WITHOUT THE WRITTEN PERMISSION OF CORAL BAY CDD TO THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING WORK. ANY EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.
- THE CONTRACTOR MAY SUBMIT ALTERNATE CONNECTION DETAILS OR MATERIALS TO THE ENGINEER FOR APPROVAL. ALTERNATE DETAILS SHALL BE IN ACCORDANCE WITH INDUSTRY BEST PRACTICES FOR THIS TYPE OF STRUCTURE OR THEY WILL NOT BE CONSIDERED.
- WOOD-PLASTIC COMPOSITE (WPC) HANDRAIL SET SHOULD BE USED AS PROVIDED BY MANUFACTURER AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DESIGN OF THE HANDRAIL SET AND CONNECTIONS OF HANDRAIL TO BOARDWALK ARE BY OTHERS (BY MANUFACTURER).
- CONTRACTOR SHALL TAKE THE PROPER PRECAUTIONS TO AVOID SPLITTING BOARDS, INCLUDING PREDRILLING FOR CONNECTORS AS NEEDED. SPLIT TIMBERS AND SPLIT WPC MEMBERS WILL NOT BE ACCEPTABLE.

## TIMBER MATERIALS

- 8x8 COLUMNS ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)
- 2x6 CROSS BRACES ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)
- 2x10 JOISTS ..... SOUTHERN YELLOW PINE NO. 2 (UC4B)
- 2x10 BEAMS ..... SOUTHERN YELLOW PINE NO. 2 (UC4B)
- 6x6 PERGOLA POSTS ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)
- 2x6 PERGOLA BEAMS ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)

## WOOD-PLASTIC COMPOSITE MATERIALS (WPC)

- 2x6 DECKING (SOLID EDGE) ..... MOISTURESHIELD VISION MARINE GRADE
- 4.25x4.25 HANDRAIL POSTS ..... MOISTURESHIELD COMPOSITE DECK RAILING
- MAGNUM RAILING ..... MOISTURESHIELD COMPOSITE DECK RAILING
- BALUSTERS ..... MOISTURESHIELD COMPOSITE DECK RAILING
- POST COLLAR & CAP ..... MOISTURESHIELD COMPOSITE DECK RAILING

## CONCRETE MATERIALS

- ALL CONCRETE .....  $f_c' = 3,000$  psi (28-DAY COMP. STRENGTH)
- #4 REBAR .....  $f_y = 60,000$  psi, BARS MAY BE UNCOATED (BLACK BARS), PROVIDE MIN. 3" COVER

## STEEL CONNECTORS/FASTENERS

- ALL SCREWS ..... #10, 3" LONG, GRADE 316 STAINLESS STEEL
  - 3/4" Ø BOLTS (U.N.O.) ..... ASTM A307 WITH STANDARD NUT AND OVERSIZED WASHERS (3" OUTSIDE DIAMETER x 1/4" THICK) \* AT BOLT HEAD AND NUT ON ALL BOLTS. BOLTS, NUTS, AND WASHERS SHALL BE HOT DIPPED GALVANIZED PER ASTM F2329
  - 5/8" Ø BOLTS (U.N.O.) ..... ASTM A307 WITH STANDARD NUT AND OVERSIZED WASHERS (2" OUTSIDE DIAMETER x 3/16" THICK) \*\* AT BOLT HEAD AND NUT ON ALL BOLTS. BOLTS, NUTS, AND WASHERS SHALL BE HOT DIPPED GALVANIZED PER ASTM F2329
  - SIMPSON STRONG-TIE CONNECTORS ..... STAINLESS STEEL OR ZMAX AS SHOWN IN PLANS WITH APPROPRIATE CORRESPONDING FASTENERS INSTALLED PER MANUFACTURER SPECIFICATIONS. FILL ALL FASTENER HOLES.
  - MISC. NAILS ..... HOT DIP GALVANIZED PER (AT BLOCKING AND JOIST TOE NAILS) ASTM A153 CLASS D
- \* CONTRACTOR MAY USE 3"x3"x1/4" THICK SQUARE WASHERS IN LIEU OF ROUND WASHERS SPECIFIED ABOVE.
- \*\* CONTRACTOR MAY USE 2"x2"x3/16" THICK SQUARE WASHERS IN LIEU OF ROUND WASHERS SPECIFIED ABOVE.

## PILE/COLUMN NOTES


- ALL BOARDWALK PILES ARE 8x8 POSTS IN ROUND CONCRETE FOOTINGS AS SHOWN IN THE PLANS.
- ALL PERGOLA PILES ARE 6x6 POSTS IN ROUND CONCRETE FOOTINGS AS SHOWN IN THE PLANS.

## CONNECTIONS

- JOIN 2x10 JOISTS AND 2x10 BEAMS TO 8x8 COLUMNS WITH 2-3/4" Ø BOLTS AT EACH END.
- JOIN DECK BOARDS TO JOISTS WITH 2 SCREWS AT EACH END AND CROSSING.
- JOIN 2x10 JOISTS TO 2x10 BEAMS WITH SIMPSON STRONG-TIE LUS210-2 OR SIMILAR CONNECTOR WITH MINIMUM 1,600 LB. CAPACITY HANGER.
- JOIN 2x6 CROSS-BRACES TO 8x8 TIMBER POSTS WITH 2-5/8" Ø BOLTS EA. END.
- SEE PERGOLA CONNECTIONS DETAILED ON SHEET 4.

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ALL PLAN ELEVATIONS REFERENCED IN NAVD '88 (NGVD '29 = NAVD '88 + 1.552)

	ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS	KCI TECHNOLOGIES, INC. 6500 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33309 954-776-1616
	TECHNOLOGIES www.kci.com	

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.



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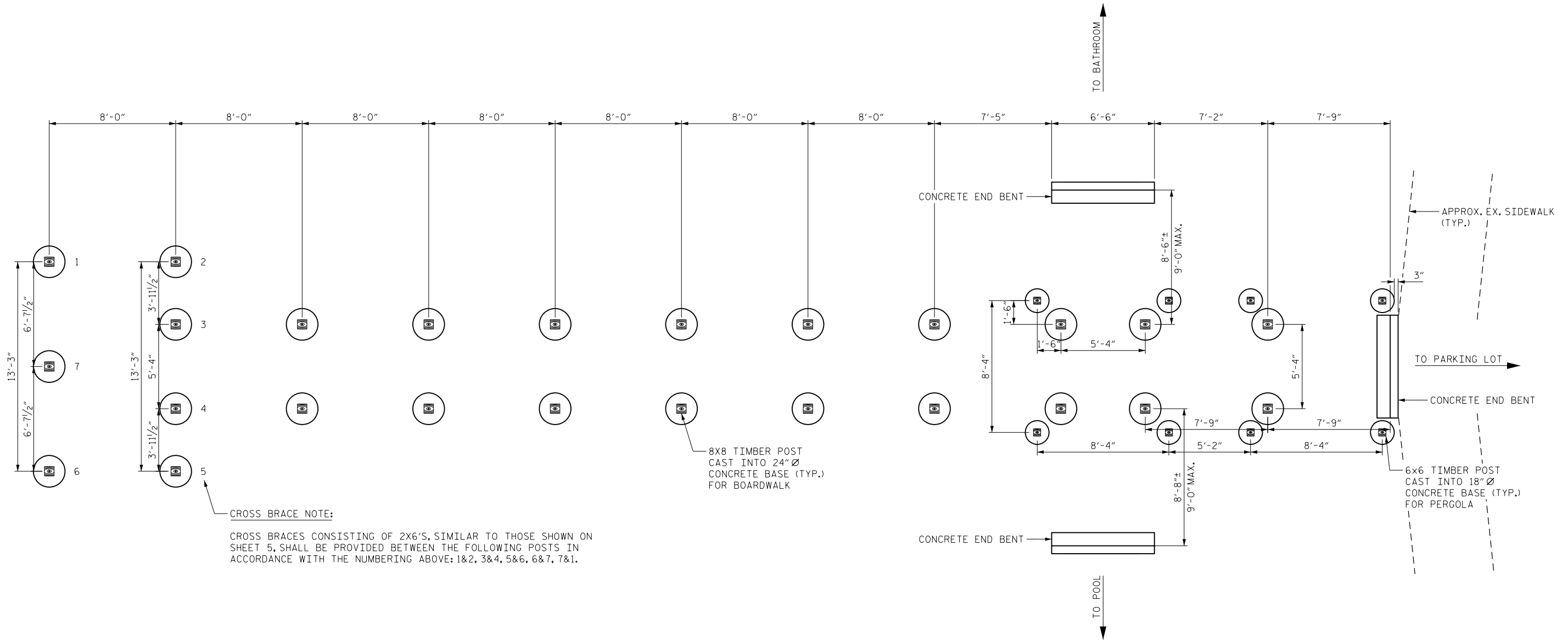
12-22-2020

FAY'S COVE BOARDWALK  
 SHEET TITLE: GENERAL NOTES  
 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY, FL CITY OF MARGATE  
 KCI JOB #481900241.24 JOB REF. #F20-07

DES. BY : AJS	CKD. BY : JDF	DATE : 12/21/20	SCALE : NONE	SHEET NO. : 2 OF 6
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FOUNDATION PLAN

ALL PLAN ELEVATIONS REFERENCED IN NAVD '88 (NGVD '29 = NAVD '88 + 1.552)

ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

**KCI**  
TECHNOLOGIES www.kci.com

KCI TECHNOLOGIES, INC.  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33309  
954-776-1616

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**811**

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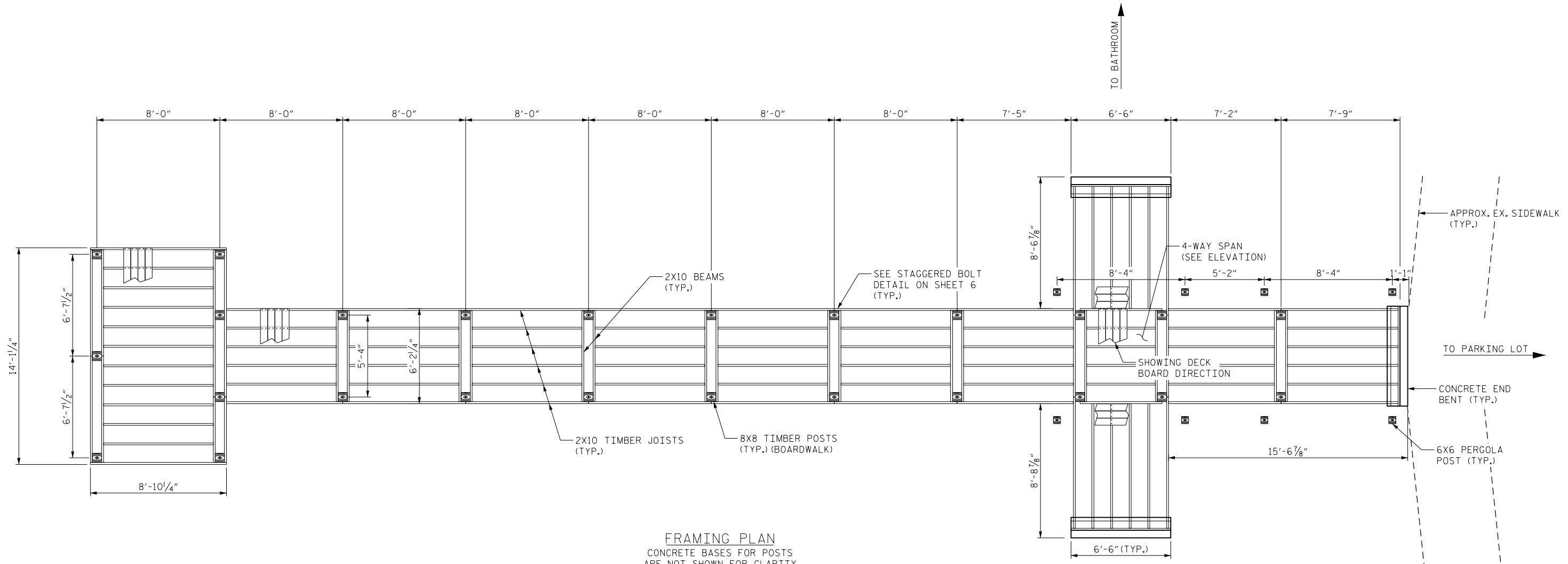
ANDREW J. SCHWARZ  
LICENSED PROFESSIONAL ENGINEER  
No. 86265  
FLORIDA  
12-22-2020

FAY'S COVE BOARDWALK  
SHEET TITLE: FOUNDATION PLAN  
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

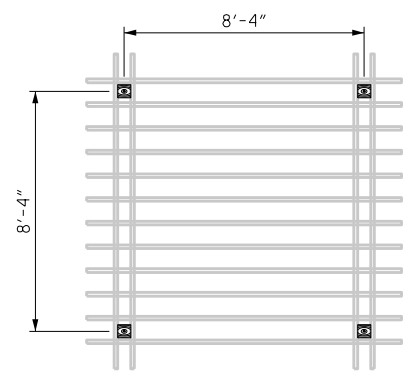
BROWARD COUNTY, FL CITY OF MARGATE KCI JOB #481900241.24 JOB REF. #F20-07

DES. BY : AJS	CKD. BY : JDF	DATE : 12/21/20	SCALE : NONE	SHEET NO. : 3 OF 6
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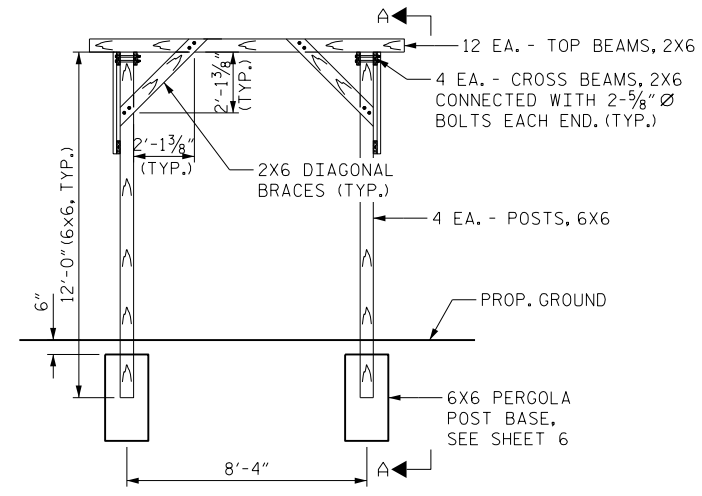
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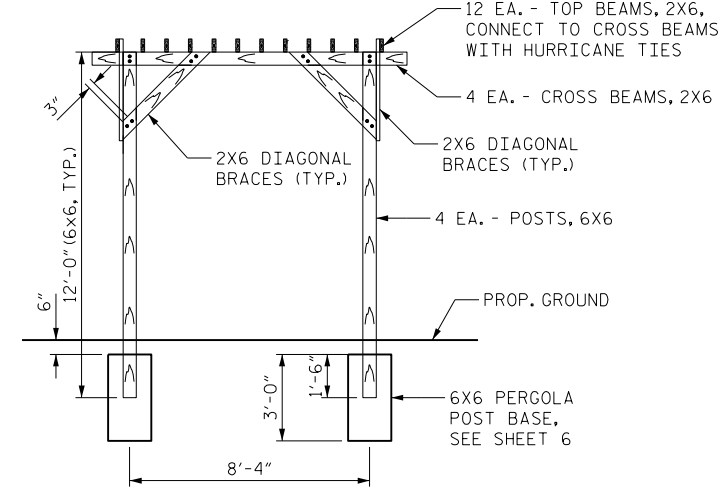
**FRAMING PLAN**  
 CONCRETE BASES FOR POSTS ARE NOT SHOWN FOR CLARITY  
 PERGOLAS NOT SHOWN FOR CLARITY, SEE PERGOLA DETAILS BELOW.



**PLAN - PERGOLA DETAIL**  
 TWO PERGOLAS TO BE PROVIDED IN SIMILAR LOCATIONS AS EXISTING. THE PERGOLA NEAREST THE PARKING LOT WAS MOVED SLIGHTLY AWAY FROM THE PARKING LOT SO THE CONCRETE BASES CAN BE INSTALLED WITHOUT DISTURBING THE EXISTING SIDEWALK.



**ELEV. - PERGOLA DETAIL**  
 BOARDWALK NOT SHOWN



**SECTION A-A**  
 BOARDWALK NOT SHOWN

ALL PLAN ELEVATIONS REFERENCED IN NAVD '88 (NGVD '29 = NAVD '88 + 1.552)

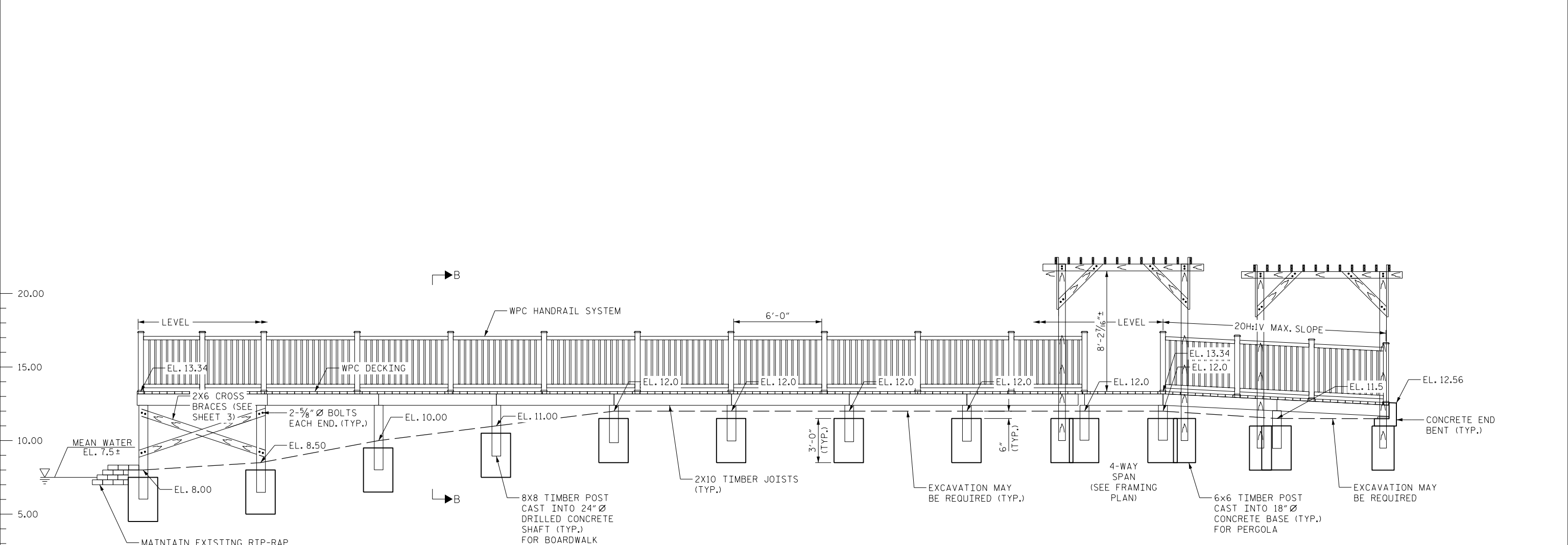
**KCI TECHNOLOGIES, INC.**  
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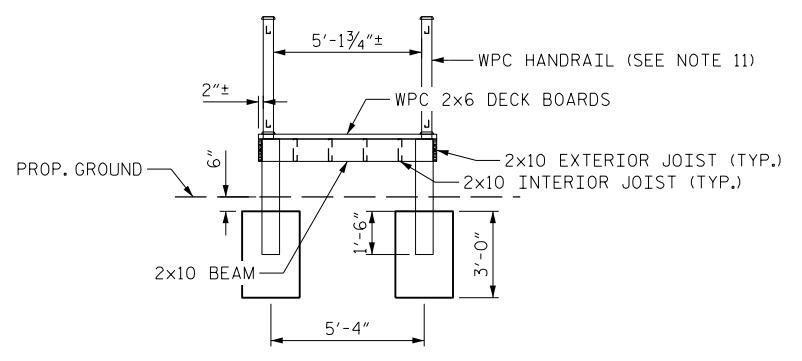
ANDREW J. SCHWARZ  
 No. 86265  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 12-22-2020

**FAY'S COVE BOARDWALK**  
 SHEET TITLE: FRAMING PLAN  
 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT  
 BROWARD COUNTY, FL  
 CITY OF MARGATE  
 KCI JOB #481900241.24  
 JOB REF. #F20-07  
 DES. BY : AJ5  
 CKD. BY : JDF  
 DATE : 12/21/20  
 SCALE : NONE  
 SHEET NO. : 4 OF 6

12/22/2020 C:\Users\Andrew.Schwarz\OneDrive - KCI Technologies, Inc\Desktop\Fay's Cove Boardwalk.dgn



**ELEVATION**  
THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT AND SPACING OF THE HANDRAIL POSTS IN A FUNCTIONAL AND AESTHETICALLY PLEASING MANNER.



TYPICAL SECTION/SECTION B-B

ALL PLAN ELEVATIONS REFERENCED IN NAVD '88 (NGVD '29 = NAVD '88 + 1.552)

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ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

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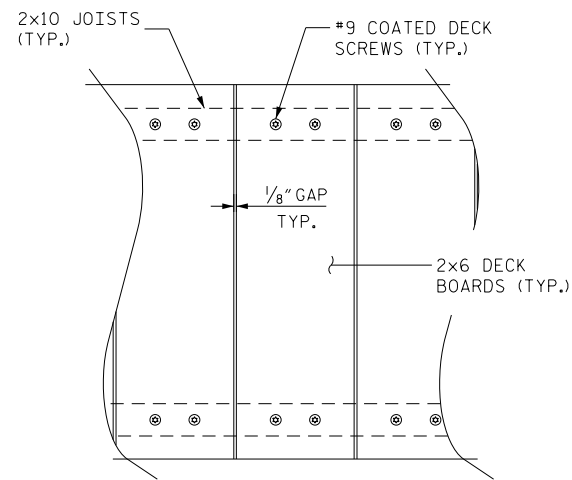
ANDREW J. SCHWARZ  
LICENSED PROFESSIONAL ENGINEER  
FLORIDA  
No. 86265  
12-22-2020

**FAY'S COVE BOARDWALK**  
SHEET TITLE: ELEVATION  
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

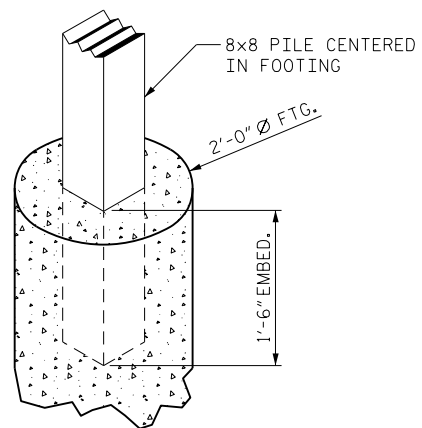
BROWARD COUNTY, FL  
CITY OF MARGATE

KCI JOB #481900241.24  
JOB REF. #F20-07

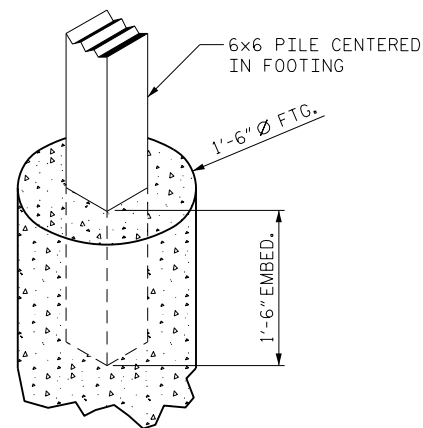
DES. BY : AJS	CKD. BY : JDF	DATE : 12/21/20	SCALE : NONE	SHEET NO. : 5 OF 6
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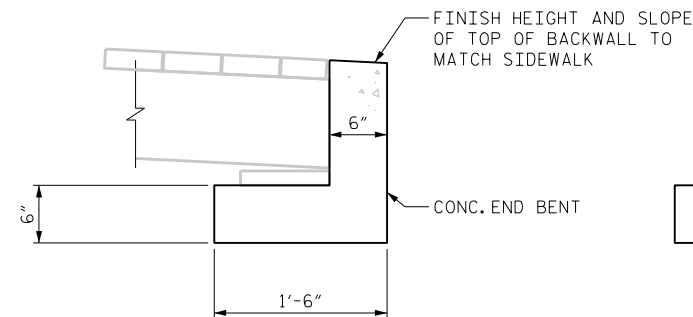
DECK FASTENER DETAIL



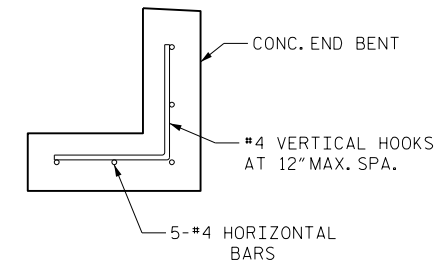
BOARDWALK POST BASE DETAIL  
TYPICAL ALL 8x8 POSTS



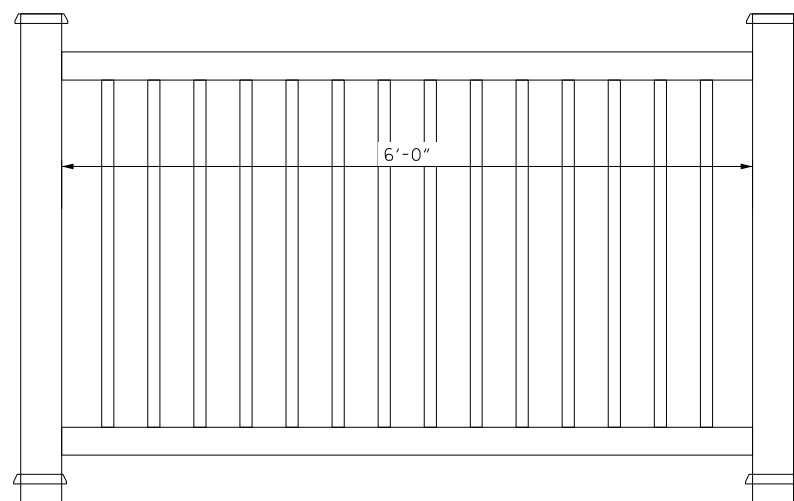
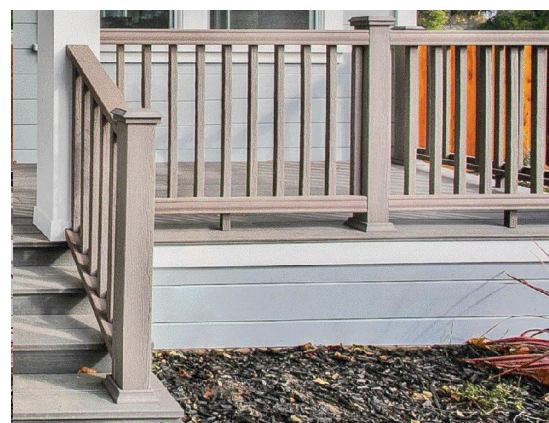
PERGOLA POST BASE DETAIL  
TYPICAL ALL 6x6 POSTS



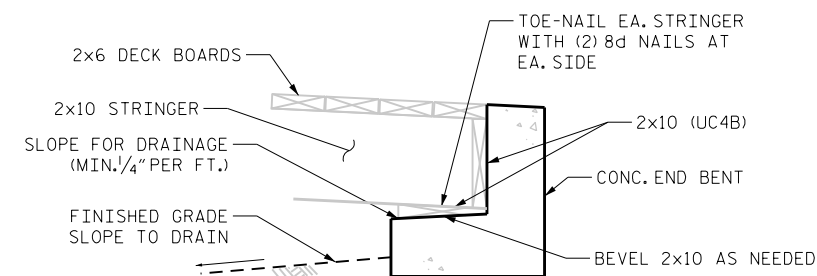
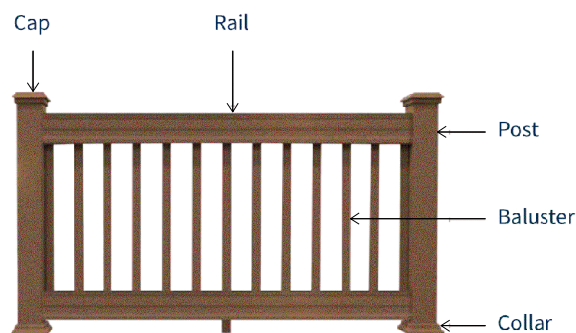
CONCRETE END BENT DETAIL 1



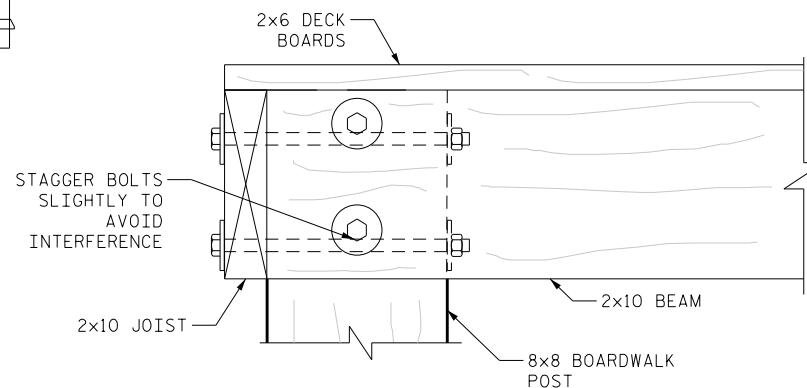
CONCRETE END BENT DETAIL 2  
REBAR DETAILS



**MOISTURESHIELD WPC  
HANDRAIL DETAILS**  
FULL HANDRAIL SECTIONS ARE 72 INCHES  
IN BETWEEN POSTS AND INCLUDE 14 BALUSTERS  
AS SHOWN. LENGTHS BETWEEN POSTS AND BALUSTERS  
SHOULD BE ADJUSTED AND EVENLY SPACED FOR  
AESTHETIC PURPOSES.



CONCRETE END BENT DETAIL 3



STAGGERED BOLT DETAIL  
IN INSTANCES WHERE BOLTS CONFLICT,  
CONTRACTOR SHALL STAGGER BOLTS SIMILAR  
TO AS SHOWN ABOVE

ALL PLAN ELEVATIONS REFERENCED IN NAVD '88  
(NGVD '29 = NAVD '88 + 1.552)

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MOISTURESHIELD WPC  
HANDRAIL PICTURES

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ANDREW J. SCHWARZ  
LICENSED PROFESSIONAL ENGINEER  
No. 86265  
FLORIDA  
12-22-2020

FAY'S COVE BOARDWALK  
SHEET TITLE: DETAILS  
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY, FL  
CITY OF MARGATE

KCI JOB #481900241.24  
JOB REF. #F20-07

DES. BY : AJS	CKD. BY : JDF	DATE : 12/21/20	SCALE : NONE	SHEET NO. : 6 OF 6
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FAY'S COVE BOARDWALK

Contractor may use Southern Yellow Pine No. 2 (UC5C) and Southern Pine No. 2 in lieu of UC5B

Contractor may use Southern Yellow Pine No. 2 (UC5C) and Southern Pine No. 2 in lieu of UC5B

GENERAL NOTES

1. THIS BOARDWALK STRUCTURE HAS BEEN DESIGNED FOR A PEDESTRIAN LIVE LOAD OF 90 PSF. VEHICLES AND EQUIPMENT ARE NOT ALLOWED ON THE BOARDWALK. MINOR UTILITIES SUCH AS LIGHTING ARE ACCEPTABLE.
2. ALL CONSTRUCTION SHALL CONFORM TO 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. NO RAMP SHALL BE STEEPER THAN A 12:1 SLOPE. FOR ANY RAMP STEEPER THAN A 20:1 SLOPE, ADA COMPLIANT HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF THE STRUCTURE AND 5'-0" LONG LANDINGS SHALL BE PROVIDED TO PREVENT CONTINUOUS SLOPED SECTIONS FROM EXCEEDING 30'-0" IN LENGTH. ONLY ONE SLOPE IS SHOWN IN THIS DESIGN OF 20:1 SLOPE AND 16 FT. LENGTH THEREFORE NEITHER ADA COMPLIANT HANDRAILS OR LANDINGS ARE REQUIRED.
3. THE STRUCTURE HAS BEEN DESIGNED FOR A HIGH WATER ELEVATION OF 8.00 NAVD '88.
4. ALL TREATMENT OF TIMBER MEMBERS SHALL BE IN CONFORMANCE WITH AWPA USE CATEGORY SYSTEM (UCS). THE REQUIRED UCS FOR EACH TIMBER MEMBER TYPE HAS BEEN SPECIFIED IN (PARENTHESES) IN THE MATERIAL SPECIFICATIONS TO THE RIGHT ON THIS SHEET.
5. CONTRACTOR SHALL CONSULT THE MANUFACTURER OF THE WOOD-PLASTIC COMPOSITE MATERIALS (WPC) AND ENSURE ALL WPC MATERIALS ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL SELECT THE COLORS OF THE WPC MATERIALS IN COORDINATION WITH AND SUBJECT TO APPROVAL BY THE OWNER.
7. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL MATERIALS FROM THE EXISTING BOARDWALK. ANY IN-GROUND SUBSTRUCTURE ELEMENTS INCLUDING BUT NOT LIMITED TO TIMBER, CONCRETE, SOIL, AND STEEL WHICH WILL CONFLICT WITH THE INSTALLATION OF THE NEW BOARDWALK SHALL ALSO BE REMOVED BY THE CONTRACTOR.
8. THE SURROUNDING LANDSCAPING AND SOD SHALL BE RETURNED TO ITS EXISTING CONDITION OR BETTER AT THE COMPLETION OF THE PROJECT. ANY PLANTS, TREES, OR LANDSCAPING THAT NEED TO BE REMOVED IN ORDER TO PERFORM THIS WORK MAY NOT BE REMOVED OR MODIFIED WITHOUT THE WRITTEN PERMISSION OF CORAL BAY CDD TO THE CONTRACTOR.
9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING WORK. ANY EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.
10. THE CONTRACTOR MAY SUBMIT ALTERNATE CONNECTION DETAILS OR MATERIALS TO THE ENGINEER FOR APPROVAL. ALTERNATE DETAILS SHALL BE IN ACCORDANCE WITH INDUSTRY BEST PRACTICES FOR THIS TYPE OF STRUCTURE OR THEY WILL NOT BE CONSIDERED.
11. WOOD-PLASTIC COMPOSITE (WPC) HANDRAIL SET SHOULD BE USED AS PROVIDED BY MANUFACTURER AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DESIGN OF THE HANDRAIL SET AND CONNECTIONS OF HANDRAIL TO BOARDWALK ARE BY OTHERS (BY MANUFACTURER).
12. CONTRACTOR SHALL TAKE THE PROPER PRECAUTIONS TO AVOID SPLITTING BOARDS, INCLUDING PREDRILLING FOR CONNECTORS AS NEEDED. SPLIT TIMBERS AND SPLIT WPC MEMBERS WILL NOT BE ACCEPTABLE.

TIMBER MATERIALS

- 8x8 COLUMNS ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)
- 2x6 CROSS BRACES ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)
- 2x10 JOISTS ..... SOUTHERN YELLOW PINE NO. 2 (UC4B)
- 2x10 BEAMS ..... SOUTHERN YELLOW PINE NO. 2 (UC4B)
- 6x6 PERGOLA POSTS ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)
- 2x6 PERGOLA BEAMS ..... SOUTHERN YELLOW PINE NO. 2 (UC5B)

WOOD-PLASTIC COMPOSITE MATERIALS (WPC)

- 2x6 DECKING (SOLID EDGE) ..... MOISTURESHIELD VISION MARINE GRADE
- 4.25x4.25 HANDRAIL POSTS ..... MOISTURESHIELD COMPOSITE DECK RAILING
- MAGNUM RAILING ..... MOISTURESHIELD COMPOSITE DECK RAILING
- BALUSTERS ..... MOISTURESHIELD COMPOSITE DECK RAILING
- POST COLLAR & CAP ..... MOISTURESHIELD COMPOSITE DECK RAILING

CONCRETE MATERIALS

- ALL CONCRETE .....  $f_c' = 3,000$  psi (28-DAY COMP. STRENGTH)
- #4 REBAR .....  $f_y = 60,000$  psi, BARS MAY BE UNCOATED (BLACK BARS), PROVIDE MIN. 3" COVER

STEEL CONNECTORS/FASTENERS

- ALL SCREWS ..... #10, 3" LONG, GRADE 316 STAINLESS STEEL
- 3/4" Ø BOLTS (U.N.O.) ..... ASTM A307 WITH STANDARD NUT AND OVERSIZED WASHERS (3" OUTSIDE DIAMETER x 1/4" THICK) \* AT BOLT HEAD AND NUT ON ALL BOLTS. BOLTS, NUTS, AND WASHERS SHALL BE HOT DIPPED GALVANIZED PER ASTM F2329
- 5/8" Ø BOLTS (U.N.O.) ..... ASTM A307 WITH STANDARD NUT AND OVERSIZED WASHERS (2" OUTSIDE DIAMETER x 3/16" THICK) \*\* AT BOLT HEAD AND NUT ON ALL BOLTS. BOLTS, NUTS, AND WASHERS SHALL BE HOT DIPPED GALVANIZED PER ASTM F2329
- SIMPSON STRONG-TIE CONNECTORS ..... STAINLESS STEEL OR ZMAX AS SHOWN IN PLANS WITH APPROPRIATE CORRESPONDING FASTENERS INSTALLED PER MANUFACTURER SPECIFICATIONS. FILL ALL FASTENER HOLES.
- MISC. NAILS ..... HOT DIP GALVANIZED PER ASTM A153 CLASS D (AT BLOCKING AND JOIST TOE NAILS)
- \* CONTRACTOR MAY USE 3"x3"x1/4" THICK SQUARE WASHERS IN LIEU OF ROUND WASHERS SPECIFIED ABOVE.
- \*\* CONTRACTOR MAY USE 2"x2"x3/16" THICK SQUARE WASHERS IN LIEU OF ROUND WASHERS SPECIFIED ABOVE.

PILE/COLUMN NOTES

1. ALL BOARDWALK PILES ARE 8x8 POSTS IN ROUND CONCRETE FOOTINGS AS SHOWN IN THE PLANS.
2. ALL PERGOLA PILES ARE 6x6 POSTS IN ROUND CONCRETE FOOTINGS AS SHOWN IN THE PLANS.


CONNECTIONS

1. JOIN 2x10 JOISTS AND 2x10 BEAMS TO 8x8 COLUMNS WITH 2-3/4" Ø BOLTS AT EACH END.
2. JOIN DECK BOARDS TO JOISTS WITH 2 SCREWS AT EACH END AND CROSSING.
3. JOIN 2x10 JOISTS TO 2x10 BEAMS WITH SIMPSON STRONG-TIE LUS210-2 OR SIMILAR CONNECTOR WITH MINIMUM 1,600 LB. CAPACITY HANGER.
4. JOIN 2x6 CROSS-BRACES TO 8x8 TIMBER POSTS WITH 2-5/8" Ø BOLTS EA. END.
5. SEE PERGOLA CONNECTIONS DETAILED ON SHEET 4.

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12-22-2020

FAY'S COVE BOARDWALK  
SHEET TITLE: GENERAL NOTES  
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY, FL  
CITY OF MARGATE

KCI JOB #481900241.24  
JOB REF. #F20-07

DES. BY : AJS	CKD. BY : JDF	DATE : 12/21/20	SCALE : NONE	SHEET NO. : 2 OF 6
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## *Coral Bay CDD*

### *Rule Making Items Provided by Board Supervisors*

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#### **Rule Changes Request received by March 31, 2023**

- Facilities Rules
  - Clubhouse Rental Agreement Usage Changes
  - Clubhouse Rental Agreement Deposit Fee Increase
- Parking Rules within the District
  - Facility Parking
  - Road Right-of-Way
  - Allow Overnight Parking at Clubhouse
- Dock Type Rules
- Coral Bay Bank Restoration and Stabilization Rule