



***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**

**May 11, 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**  
**May 11, 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
    - 1) Discussion on Proposal for District Pool Boundary Surveys for Pool Resurfacing
    - 2) Permit Application
    - 3) No Objection Letter
  - 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 April 13, 2023 Meeting
    - 2) Discussion of State Board of Administration Account
    - 3) Number of Registered Voters – **2,103**
    - 4) Board Direction Requested on How to Provide Information on Agenda – Tony Spavento
    - 5) Update on North Bay Drive Right Exit Side Accident
5. New Business
  - A. North and South Bay Drive Fountains Maintenance
    - 1) Cascade Fountains Proposal
    - 2) Services Contract for Fountains with Solitude Lake Management
    - 3) Eco-Blue Aquatic Services
  - B. North Bay Drive Banner Arms Proposal from Light Works

- C. Discussion of Sidewalk Project Map
- D. Peninsula Park and Fay's Cove Resurfacing Proposals

6. Old Business

- A. Discussion of **Resolution 2014-03** Establishing a Public Comment Policy Pursuant to Rule 1.3(6) of the Amended and Restated Rules of Procedure
- B. Discussion of Setting District/Facilities Rules Public Meeting
- C. Sidewalk Project Inspection Report – John Hall
- D. Capital Improvements/Enhancements Ranking
- E. Fay's Cove Placing an HOA Fay's Cove Entry Sign at Main Entrances
  - 1) Verbiage Examples Provided by Juliana
- F. Update on Envera 30th Street Gate Repairs and Progress of New Contract – John Hall
- G. Update on CDI – Christmas Designers Incorporate Proposed Credit
- H. Alternative Proposal to CDI's current Holiday Lights
- I. Update on Trail Camera – George Mizusawa
- J. Overflow Parking at North Bay Park PVC Fence Area – Ron Gallucci
- K. Parking Patrol Instructions and Possible Booting of Offending Vehicles Cannot be Towed – John Hall

7. 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**  
**May 3, 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  
Attn: Julio Padilla, Field Manager  
5385 N. Nob Hill Rd.  
Sunrise, FL 33351

**Scope of Work: Coral Bay Development District - Pool Surveys**

**Task 1 – Clubhouse Pool Survey**

KCI shall prepare a Boundary and Topographic Survey for a portion of the property located at 1301 S Bat Drive, Margate, Florida. Said property being known as Parcel No. 4841-24-31-0031, Broward County, Florida, as shown in **Exhibit ‘A’**. Office research and field reconnaissance will be performed to verify/set boundary corner monumentations as required per Florida Statute 5J-17.052.1.3.a. Services include the location of the pool and pool deck, as shown in **Exhibit ‘B’**. Elevations shall be obtained throughout the pool deck on an approximate 25-foot grid, with intermediate highs and lows also obtained. Elevations at the interior edge of the pool shall also be obtained. Elevations shall be relative to the North American Vertical Datum of 1988 (NAVD '88) being established by global positioning system (GPS) - real time kinematic (RTK) methods using the Florida Department of Transportation (FDOT), Florida permanent reference network (FPRN), applying the Geoid 12b model; with an absolute accuracy of +/- 0.5 feet.

Deliverables include:

- 2020 AutoCAD Civil 3D file (.dwg)
- PDF digitally signed and sealed by a Florida Professional Surveyor & Mapper (P.S.M)
- Paper copies of the survey signed and sealed by a Florida P.S.M. (upon request).

*Employee-Owned Since 1988*

*All survey work shall be performed in accordance with the Standards of Practice as set forth by the Board of Surveyors and Mappers pursuant to Rule 5J-17 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.*

KCI's Lump Sum Fee for Task 1 shall be.....\$4,300.00

**Task 2 – Peninsula Pool Survey**

KCI shall prepare a Boundary and Topographic Survey for a portion of the property located between 3134 and 3137 Cape Circle, Margate, Florida. Said property being known as Parcel No. 4841-24-18-1980, Broward County, Florida, as shown in **Exhibit ‘C’**. Office research and field reconnaissance will be performed to verify/set boundary corner monumentations as required per Florida Statute 5J-17.052.1.3.a. Services include the location of the pool and pool deck, as shown in **Exhibit ‘D’**. Elevations shall be obtained throughout the pool deck on an approximate 25-foot grid, with intermediate highs and lows also obtained. Elevations at the interior edge of the pool shall also be obtained. Elevations shall be relative to the North American Vertical Datum of 1988 (NAVD '88) being established by global positioning system (GPS) - real time kinematic (RTK) methods using the Florida Department of Transportation (FDOT), Florida permanent reference network (FPRN), applying the Geoid l2b model; with an absolute accuracy of +/- 0.5 feet.

Deliverables include:

- 2020 AutoCAD Civil 3D file (.dwg)
- PDF digitally signed and sealed by a Florida Professional Surveyor & Mapper (P.S.M)
- Paper copies of the survey signed and sealed by a Florida P.S.M. (upon request).

*All survey work shall be performed in accordance with the Standards of Practice as set forth by the Board of Surveyors and Mappers pursuant to Rule 5J-17 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.*

KCI's Lump Sum Fee for Task 2 shall be.....\$6,100.00

**Task 3 –Fay’s Cove Pool Survey**

KCI shall prepare a Boundary and Topographic Survey for a portion of the property located at 6536 Buena Vista Drive, Margate, Florida. Said property being known as Parcel No. 4841-24-25-0010, Broward County, Florida, as shown in **Exhibit ‘E’**. Office research and field reconnaissance will be performed to verify/set boundary corner monumentations as required per Florida Statute 5J-17.052.1.3.a. Services include the location of the pool and pool deck, as shown in **Exhibit ‘F’**. Elevations shall be obtained throughout the pool deck on an approximate 25-foot grid, with intermediate highs and lows also obtained. Elevations at the interior edge of the pool shall also be obtained. Elevations shall be relative to the North American Vertical Datum of 1988 (NAVD '88)

Coral Bay Community Development District  
Work Authorization: Pool Surveys  
KCI Project No. 481900241.00  
May 3, 2023

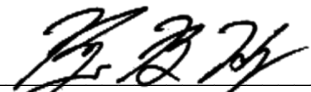
being established by global positioning system (GPS) - real time kinematic (RTK) methods using the Florida Department of Transportation (FDOT), Florida permanent reference network (FPRN), applying the Geoid 12b model; with an absolute accuracy of +/- 0.5 feet.


Deliverables include:

- 2020 AutoCAD Civil 3D file (.dwg)
- PDF digitally signed and sealed by a Florida Professional Surveyor & Mapper (P.S.M)
- Paper copies of the survey signed and sealed by a Florida P.S.M. (upon request).

*All survey work shall be performed in accordance with the Standards of Practice as set forth by the Board of Surveyors and Mappers pursuant to Rule 5J-17 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.*

KCI's Lump Sum Fee for Task 3 shall be.....\$5,500.00

Prepared by:   
Benjamin B. Hoyle, PSM  
Survey Practice Leader

Approved by:   
James M. Gellenthin, PLS, VP  
Regional Practice Leader

**PURSUANT TO FLORIDA STATUTE § 558.035, 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.**

**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)

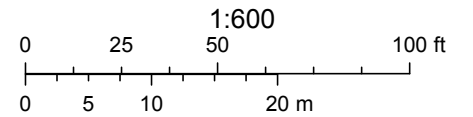
\_\_\_\_\_  
(Print or Type Name) (Title)

\_\_\_\_\_  
(Signature) (Date)



May 3, 2023

# Exhibit A



**Exhibit B**

Clubhouse Pool

**Legend**  
Topographic Survey Limits



Google Earth

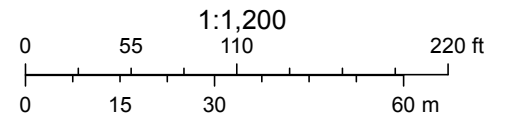
60 ft





May 3, 2023

# Exhibit C



**Exhibit D**

Peninsula Pool

**Legend**  
Topographic Survey Limits



Google Earth

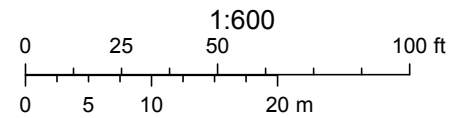


100 ft



May 3, 2023

# Exhibit E



**Exhibit F**

Fay's Cove Pool

**Legend**  
Topographic Survey Limits



Google Earth

70 ft  
N



# Coral Bay Community Development District Permit Application

## Instructions:

Coral Bay Community Development District maintains most of the amenities in the Coral Bay community, including roadways, rights-of-way, sidewalks, fencing, pools, parks, landscaping, and waterways. While the District owns much of what it maintains, some of its responsibilities co-exist with owners of homes in the District. Many property owners seek to make improvements such as docks, patios, landscaping, and fencing, to their property. Many times, these improvements occur on or affect the maintenance of easements or property owned by the District.

Please return the completed application to the District Offices at:

Coral Bay Community Development District  
c/o Governmental Management Services - South Florida  
5385 N Nob Hill Road  
Sunrise, Florida 33351

**If you need assistance in completing the application, please call us at 954-721-8681 x 208.**

Other entities may also need to review your proposed improvement for compliance with deed restrictions and building codes. You are strongly encouraged to contact your Homeowner's Association, which may require an architectural review or have other rules that govern improvements to your property and the City of Margate Building Department, which may require a separate building and/or engineering permit.

If you fail to get the proper approvals before you begin your proposed improvement, you may be required to restore your property to its prior condition at your expense.

The District has available for your use prototypical design plans for docks and erosion control that you are encouraged to follow. Please contact the District office for copies of these design prototypes.

## Applicant Information:

<b>Name of Property Owner:</b>	<u>Sam Hodge &amp; GM Loughrane</u>
<b>Street Address of Property:</b>	<u>6638 Buena Vista Drive, Margate FL 33063</u>
<b>Mailing Address of Owner:</b>	<u>6638 Buena Vista Drive, Margate FL 33063</u>
<b>Telephone Number(s):</b>	<u>954 805-5235</u>
<b>Date Application Submitted:</b>	<u>4-19-2023</u>

District Use Only	
Date Application Received:	<u>4 / 19 / 23</u> By: <u>Julio Padilla</u>
Engineering Approval/Denial:	<u>APPROVED</u> By: <u>Jonathan Geiger</u> <u>KCI - Jonathan Geiger 4/19/23</u>
Board Approval:	_____
Permit Issuance Date:	_____ By: _____



# Coral Bay Community Development District Permit Application

## Project Information:

### A. Proposed Use Of District Facilities:

<input type="checkbox"/> Dock	<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Other (Describe):
<input type="checkbox"/> Landscape	<input type="checkbox"/> Anchorage	<u>Widen Driveway</u>
<input type="checkbox"/> Structures	<input type="checkbox"/> Erosion Control	_____
<input type="checkbox"/> Irrigation		_____

### B. Project Description:

Widen Driveway

Submitting a permit application with all the necessary information for a driveway extension for a resident who lives in Port Antigua. He is maintaining the required angle and needs both the COD approval and the "No objection letter" from the COD Board regarding the drainage.

### C. District Property or Easement Affected:

<input type="checkbox"/> 20' Lakeshore Easement	<input type="checkbox"/> Roadway
<input type="checkbox"/> Lake	<input checked="" type="checkbox"/> Swale
<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Other: <u>Sidewalk</u>



# Coral Bay Community Development District Permit Application

## D. Project Location Sketch:

[SEE ATTACHED HOA APPROVAL](#)





# Coral Bay Community Development District Permit Application

## E. Applicant Acknowledgements

1. This application, including sketches, drawings, and plans and specifications, contains a full and complete description of the proposed project and the District facilities affected. It shall be part of any permit issued by the District. All work or use of the District's facilities will be in accordance with the permit granted and with any General And Specific Criteria that may be required by the District as a condition of the permit issued.
2. The District may enter and leave your property by way of the maintenance easement and may remove any improvement or alteration, permitted or not permitted. The cost of removal and/or reinstallation shall be at the property owner's expense and the District will not be liable for any cost to remove or reinstall the improvement or alteration.
3. By accepting the approved permit, I agree that Coral Bay Community Development District shall be promptly indemnified, defended, protected, exonerated, and saved harmless from and against all expenses, attorney's fees, liabilities, claims, demands, and proceedings incurred by or imposed upon the District in connection with any claim, proceeding, demand, administrative hearing, suit, attorney's fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit.
4. The District may at any time inspect the improvement or alteration.
5. The District may at any time require the removal, at my expense, the improvement or alteration.
6. I will maintain at all times, at my expense, the approved improvement or alteration.
7. I have obtained or will obtain the permission of the Homeowner's Association responsible for enforcing the affected property's Restrictive Covenants.
8. I have obtained or will obtain all required building and engineering permits from the City of Margate.

  
\_\_\_\_\_  
Signature of Property Owner / Applicant

4-19-2023

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Co-Property Owner / Applicant

4-19-2023

\_\_\_\_\_  
Date



## DRIVEWAY RESURFACING / EXPANSION / REPLACEMENT ARCHITECTURAL REVIEW FORM

**Port Antigua at Coral Bay Village Association, Inc.  
c/o Sunrise Management**

950 South Pine Island Road, Suite A150 Plantation, FL 33324  
tele: (954) 695 9200 email: office@sunrisemanagementfl.com

Owner's Name: <i>Sam Hodge - GM Lighthouse</i>	Date: <i>12/17/22</i>
Property Address: <i>1921 Sunrise Villa Drive</i>	Telephone: <i>954 886-5225</i>
Owner's Signature: <i>Sam Hodge</i>	<i>[Signature]</i>

This form is to be used for any work that is done to your driveway, whether it is re-painting the existing surface, resurfacing changes such as stamping, expanding the width or your driveway, driveway replacement, or any other alteration involving cars and parking.

Please note that you need to submit a completed form to the H O A management company and wait for approval before commencing any work. Your request will be reviewed and you will be notified, via the H O A management company, of approval or denial within 30 days of receiving your completed request.

Once you receive H O A approval and BEFORE you go to the City of Margate for a permit, you may need to submit your paperwork to the Coral Bay C D D. There are two reasons why: (1) the City of Margate now requires a "no objection" letter from the C D D for any project that involves covering any portion of your land (e.g., with an extension). The letter will state that your project will not affect drainage. (2) the C D D must approve any work that crosses the sidewalk and/or swale if you have a sidewalk in the front of your home.

Also note that the City of Margate requires a permit for any work requiring any type of construction. Please call the City at 954-972-1232 if you have any questions.

Please check the appropriate boxes.

1. Check one of the following:

Driveway resurfacing.	<input type="checkbox"/>
Driveway expansion or replacement (please provide diagram with measurements, and contractor information. You will be required to get Margate permit approval BEFORE starting the work.	<input checked="" type="checkbox"/>

2. Check which of the surfaces and color:

Painted, color is Sherwin-Williams HC172 Muddy Gray, or equivalent color.	<input type="checkbox"/>
Painted, color is Sherwin-Williams HC126 Naturally Red, or equivalent color.	<input type="checkbox"/>
Painted, color is Sherwin-Williams HC141 Cemented Deal, or equivalent color.	<input type="checkbox"/>
Concrete stamping, please attach picture of pattern and color. The color tones should be in the family of one of the 3 colors above.	<input checked="" type="checkbox"/>
Pavers, please attach picture of paver and color.	<input type="checkbox"/>
Concrete, natural color.	<input type="checkbox"/>

Do not write below this line. For Association use only.

Disposition	Check One	Comments
Approved	<input checked="" type="checkbox"/>	Subject to: <i>CDD and City approval, given that a driveway widening request was recently approved for the</i>
Denied	<input type="checkbox"/>	<del>Subject to: [unclear]</del>
Authorized by (Board or Committee Member) and Date.		Authorized by (Board or Committee Member) and Date.
<i>Sam Hodge</i> 12/17/2022		<i>[Signature]</i> 12.17.2022

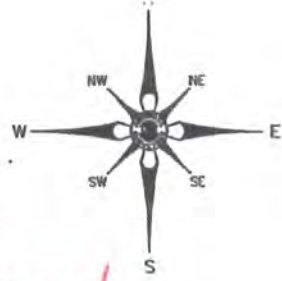
Revised December 15, 2021

*the adjacent property (see attached combined survey)*

Sam Hodge  
GM Loughran

12-6-22

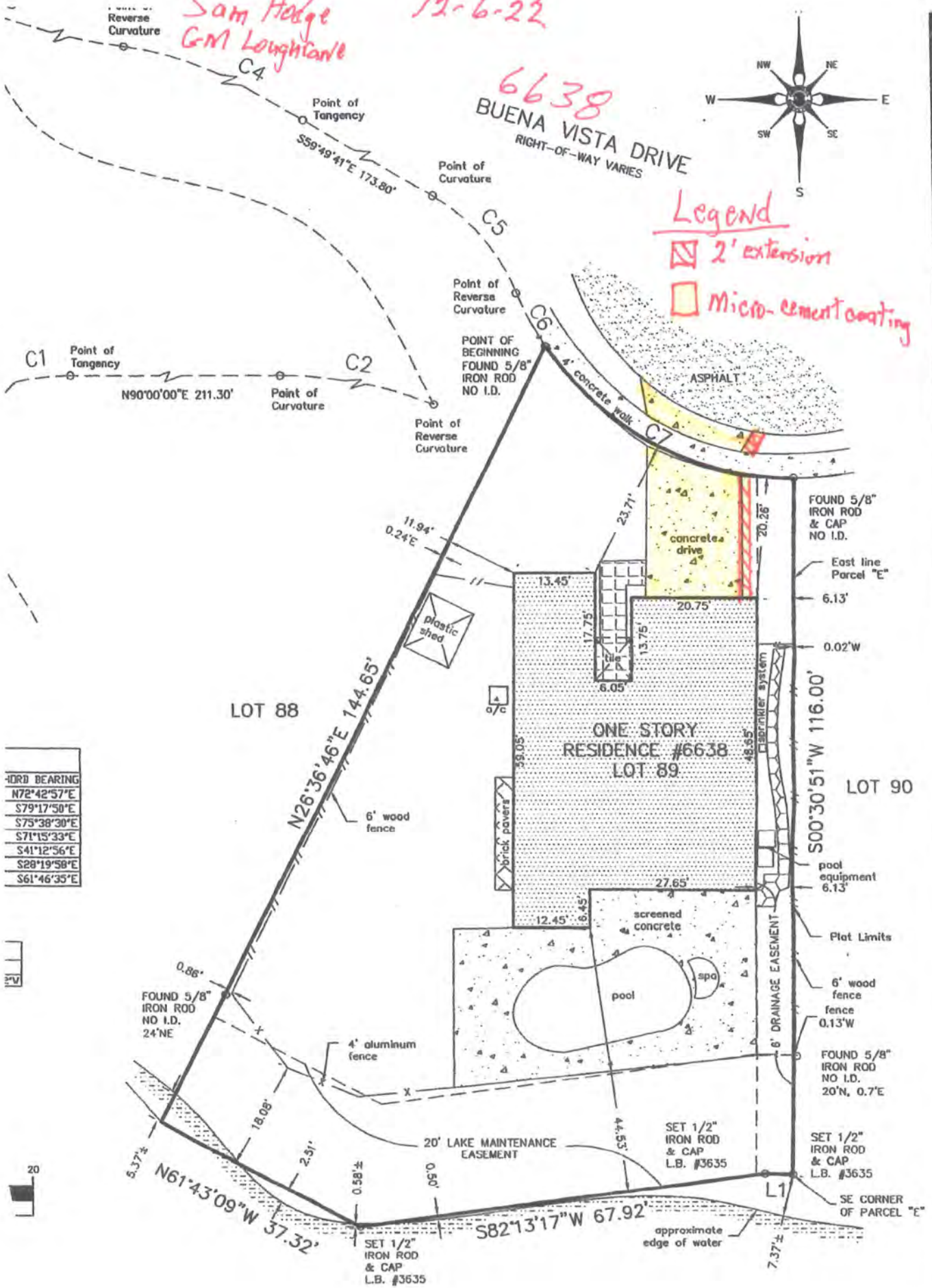
6638  
BUENA VISTA DRIVE  
RIGHT-OF-WAY VARIES



Legend

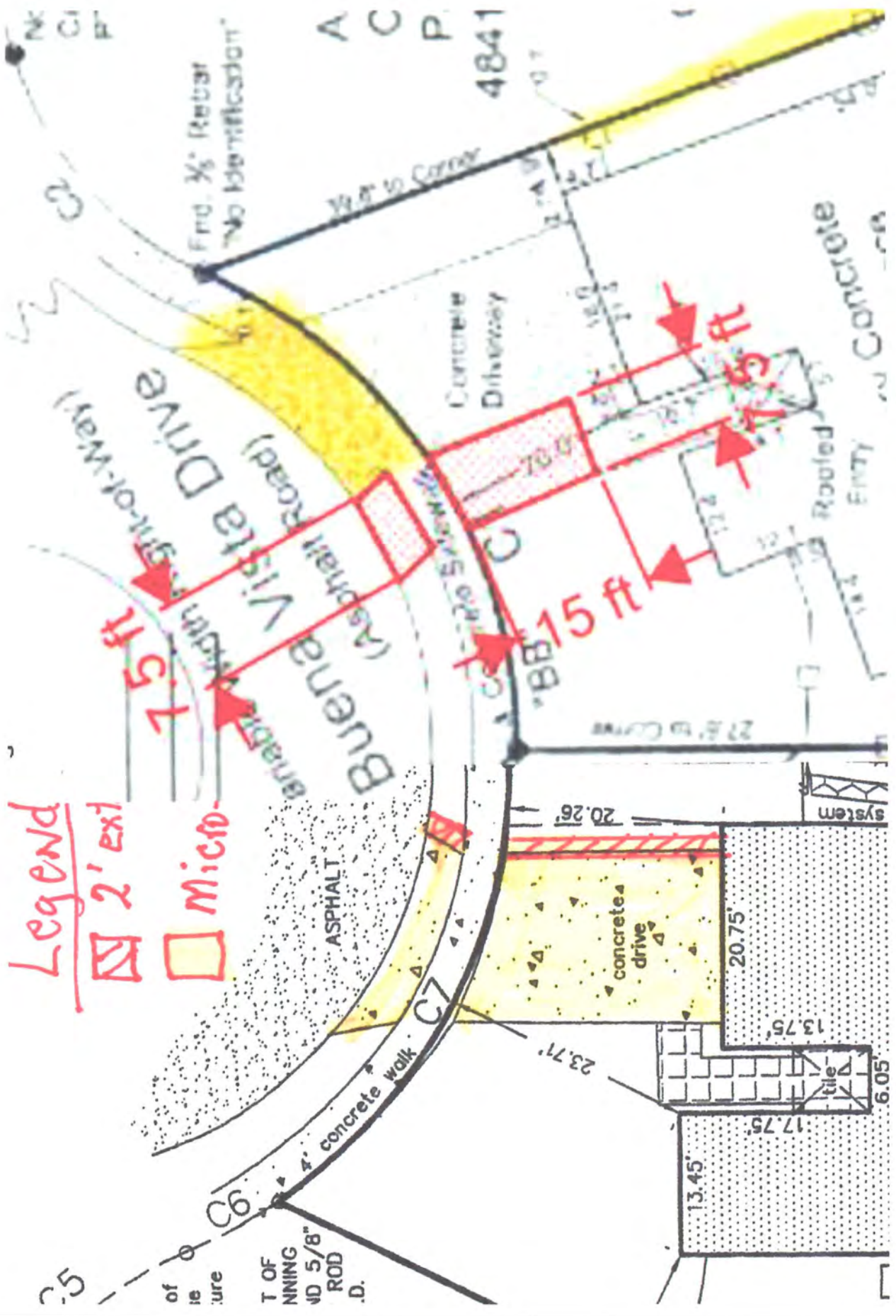
2' extension

Micro-cement coating



BORD BEARING
N72°42'57"E
S79°17'50"E
S75°38'30"E
S71°15'33"E
S41°12'56"E
S28°19'58"E
S61°46'35"E



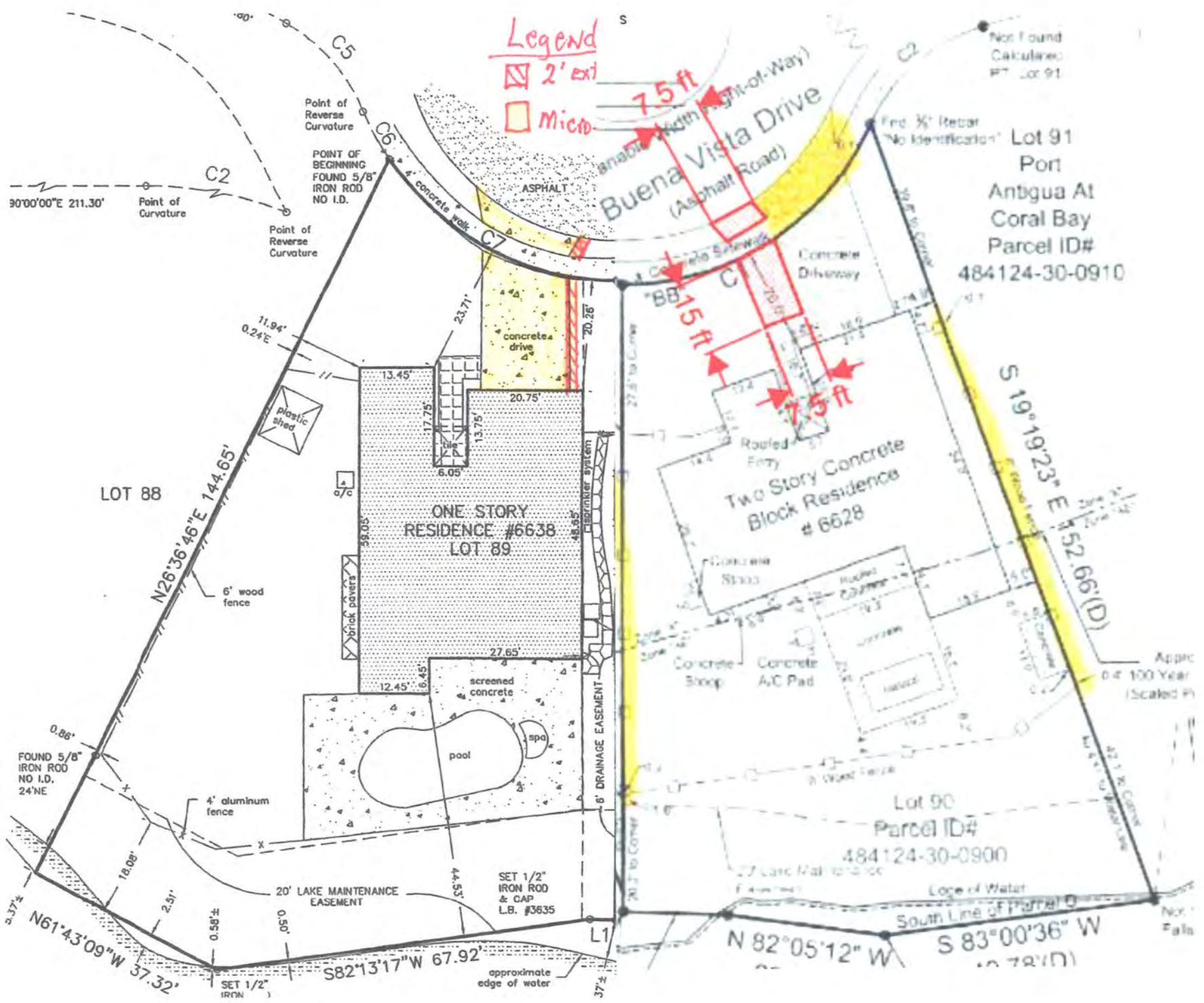


Legend  
2' exit  
Micro

5

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T OF  
NNING  
ID 5/8"  
ROD  
.D.

**Legend**  
 ▣ 2' ext  
 □ Micro



Not Found  
 Calculated  
 PT. Lot 91

Find 3/4" rebar  
 "No Identification"  
 Lot 91  
 Port  
 Antigua At  
 Coral Bay  
 Parcel ID#  
 484124-30-0910

Lot 90  
 Parcel ID#  
 484124-30-0900

27' long wall to block

Loc of Water

South Line of Parcel 90

N 82°05'12" W  
 S 83°00'36" W

90°00'00"E 211.30'  
 Point of Curvature

Point of Reverse Curvature  
 POINT OF BEGINNING FOUND 5/8" IRON ROD NO I.D.  
 Point of Reverse Curvature

FOUND 5/8" IRON ROD NO I.D. 24'NE

SET 1/2" IRON

SET 1/2" IRON ROD & CAP L.B. #3635

Applic  
 0.4 100 Year  
 (Scaled P)

Not  
 Falls

03-01-23 - 45



### EASEMENT AGREEMENT City of Margate, Florida

Attn: \_\_\_\_\_

NOTICE: **This is not a Building Permit**

(please include in email subject line – Easement, Address, City)

I, Samuel L Hodge propose to apply for a building permit to construct a driveway  
In the  Utility Easement  Drainage Easement  Canal Maintenance Easement at my property located at  
6638 Buena Vista Drive, Margate FL 33063

Legal Description: Lot 89 Block Coral Bay Parcel E, Port Antigua Subdivision in the City of Margate, Florida.  
(\*See attached Survey)

A brief description of the type of construction and location of the proposed construction is as follows:  
Concrete driveway width extension

I understand the your company will not be responsible in any way for repairs to, or replacement of, any portions of this driveway and that any removal and replacement of this construction necessary for the use of this easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during this construction.

This is to certify that I am the lawful owner(s) of the subject property and I agree to the proposed construction as described above.

Samuel L. Hodge 2-23-23  
Signature of Owner Date

sam8hdg@outlook.com  
Return Email Address  
954 805-6235

6638 Buena Vista Drive  
Address

\_\_\_\_\_  
Contact Phone Number

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Return Fax Number

**Note: This agreement must be attached to a building permit when completed**

We  agree  disagree with comments noted with the proposed construction based upon the circumstances stated herein: \_\_\_\_\_

Name of Utility Company: DEES  
Representative: A. Stubbins

Date: 3/2/23  
Title: Cond. Insp

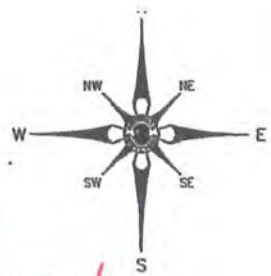
#### UTILITY COMPANIES:

- **AT&T Southeast (Bell South):** 8601 W. Sunrise Blvd, Plantation, Florida 33322 / Email: g46642@att.com
- **Comcast Cable:** 2601 SW 145<sup>th</sup> Ave., Suite 100, Miramar, Florida 33027  
Email: ricardoa\_davidson@cable.comcast.com or thornton\_szynkarski@comcast.com
- **City of Margate, Florida (DEES):** 901 NW 66<sup>th</sup> Ave., Suite A, Margate, Florida 33063  
Email: deesadmin@margatefl.com
- **FPL:** 330 S.W. 12<sup>th</sup> Ave., Pompano Beach, Florida  
Email: BROWARD-SERVICE-PLANNING-PMO.SHAREDMAILBOX@NEXTERAENERGY.COM
- **TECO (People's Gas):** 15779 Dixie Highway, North Miami Beach, Florida 33162 / Email: igonzalez@tecoenergy.com

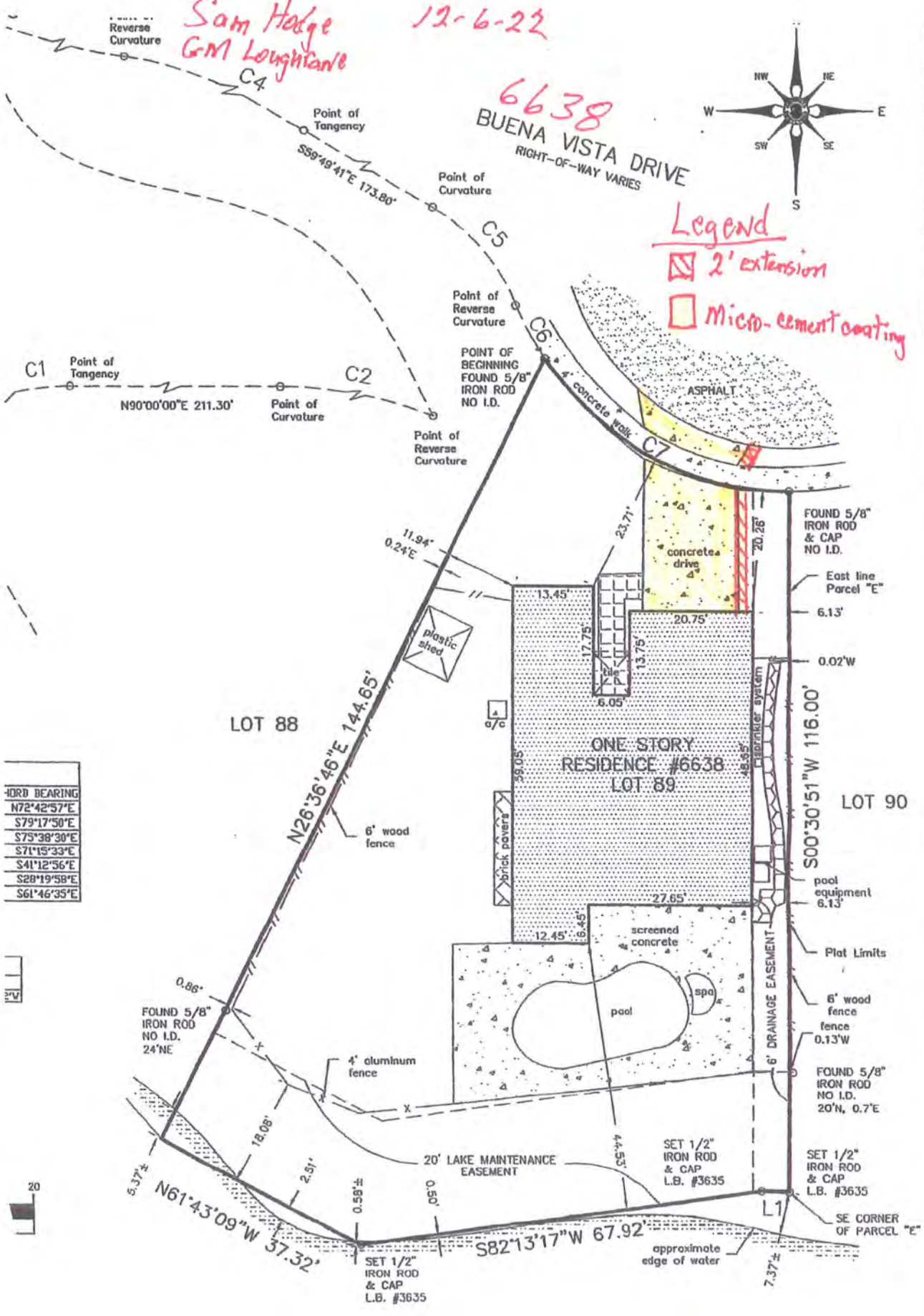
\*Additional information required by applicant: Survey

*Sam Hodge  
GM Loughrane  
12-6-22*

**6638**  
**BUENA VISTA DRIVE**  
RIGHT-OF-WAY VARIES



**Legend**  
 2' extension  
 Micro-cement coating



BORD BEARING	
N72°42'57"E	
S79°17'50"E	
S75°38'30"E	
S71°15'33"E	
S41°12'56"E	
S28°19'58"E	
S61°46'35"E	



BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Revised 11-17-2022

Select One Trade:  Building  Electrical  Plumbing  Mechanical  Other \_\_\_\_\_

Application Number: \_\_\_\_\_ Application Date: \_\_\_\_\_

1

Job Address: 6638 Buena Vista Drive Unit: \_\_\_\_\_ City: Margate

Tax Folio No.: 484124300890 Flood Zn: \_\_\_\_\_ BFE: \_\_\_\_\_ Floor Area: \_\_\_\_\_ Job Value: \$5948

Building Use: \_\_\_\_\_ Construction Type: \_\_\_\_\_ Occupancy Group: \_\_\_\_\_

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Description of Work: Concrete driveway extension

New  Addition  Repair  Alteration  Demolition  Revision  Other: \_\_\_\_\_

Legal Description: LOT 89 PORT ANTIGUA AT CORAL BAY  Attachment

2

Property Owner: HODGE, SAMUEL L Phone: 9548055235 Email: Sam8hdg@outlook.com

Owner's Address: 6638 Buena Vista dr City: Margate State: FL Zip: 33063

3

Contracting Co.: Concrete art and decor fl llc Phone: 9543974610 Email: concreteartanddecor@gmail.com

Company Address: 3168 nw 88 ave City: Sunrise State: FL Zip: 33351

Qualifier's Name: Jesus Vergara  Owner-Builder License Number: \_\_\_\_\_

4

Architect/Engineer's Name: N/A Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Architect/Engineer's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Bonding Company: N/A

Bonding Company's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Fee Simple Titleholder's Name (If other than the owner) N/A

Fee Simple Titleholder's Name (If other than the owner) \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage Lender's Name: Freedom Mortgage

Mortgage Lender's Name: Freedom Mortgage City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Job Address: 6638 Buena Vista Drive Unit: City: Margate

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Notary section containing two columns for signatures, state information, and notary details. Includes fields for 'Signature of Property Owner or Agent', 'Signature of Contractor', 'STATE OF FLORIDA COUNTY OF', and 'NOTARY'S SIGNATURE'. Includes a notary seal for Juan Hernandez, Notary Public, Commission # HH209053, expires 12/16/2025.

APPROVED BY: Permit Officer Issue Date: Code in Effect: FOR OFFICE USE ONLY

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



AFTER RECORDING - RETURN TO:

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

PERMIT NUMBER \_\_\_\_\_

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 484124300890

SUBDIVISION \_\_\_\_\_ BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_ LOT \_\_\_\_\_ BLDG \_\_\_\_\_ UNIT \_\_\_\_\_

LOT 89 PORT ANTIGUA AT CORAL BAY

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Extension of the width of the driveway.

3. OWNER INFORMATION: a Name \_\_\_\_\_

b Address 6628 BUENA VISTA DR MARGATE, FL 33063 c. Interest in property Owner

d Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:

Concrete Art & Decor, 3168 NW 88th ave. Sunrise, FL 33351

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

None

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

Samuel L. Hodges, 6638 Buena Vista Drive Margate, FL 33063

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): \_\_\_\_\_, 20\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

*[Signature]*  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

Print Name and Provide Signatory's Title/Office

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 23 day of February, 2023

By SAMUEL HODGES, as OWNER  
(name of person) (type of authority... e.g. officer, trustee, attorney in fact)

For SAMUEL HODGES  
(name of party on behalf of whom instrument was executed)

Personally known or  produced the following type of identification: FLDL# H320 792-51-257-0



**JUAN HERNANDEZ**  
Notary Public  
State of Florida  
Comm# HH209053  
Expires 12/16/2025

(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By \_\_\_\_\_ By \_\_\_\_\_



**EASEMENT AGREEMENT**  
City of Margate, Florida

Attn: \_\_\_\_\_  
\_\_\_\_\_

**NOTICE: This is not a Building Permit**

*(please include in email subject line – Easement, Address, City)*

I, Sam uel L Hodge propose to apply for a building permit to construct a driveway  
In the  Utility Easement  Drainage Easement  Canal Maintenance Easement at my property located at  
6638 Buena Vista Drive, Margate FL 33063

Legal Description: Lot 89 Block Coral Bay Parcel E, Port Antigua Subdivision in the City of Margate, Florida.  
(\*See attached Survey)

A brief description of the type of construction and location of the proposed construction is as follows:  
Concrete driveway width extension

I understand the your company will not be responsible in any way for repairs to, or replacement of, any portions of this driveway and that any removal and replacement of this construction necessary for the use of this easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during this construction.

This is to certify that I am the lawful owner(s) of the subject property and I agree to the proposed construction as described above.

Samuel L. Hodge 2-23-23  
Signature of Owner Date

sam8hdg@outlook.com  
Return Email Address  
954 805-5235

6638 Buena Vista Drive  
Address  
Margate FL 33063

\_\_\_\_\_  
Contact Phone Number

City State Zip

\_\_\_\_\_  
Return Fax Number

**Note: This agreement must be attached to a building permit when completed**

We  agree  disagree with comments noted with the proposed construction based upon the circumstances stated herein: \_\_\_\_\_

Name of Utility Company: \_\_\_\_\_  
Representative: \_\_\_\_\_

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

**UTILITY COMPANIES:**

- **AT&T Southeast (Bell South):** 8601 W. Sunrise Blvd, Plantation, Florida 33322 / Email: g46642@att.com
- **Comcast Cable:** 2601 SW 145<sup>th</sup> Ave., Suite 100, Miramar, Florida 33027  
Email: ricardoa\_davidson@cable.comcast.com or thornton\_szynkarski@comcast.com
- **City of Margate, Florida (DEES):** 901 NW 66<sup>th</sup> Ave., Suite A, Margate, Florida 33063  
Email: deesadmin@margatefl.com
- **FPL:** 330 S.W. 12<sup>th</sup> Ave., Pompano Beach, Florida  
Email: BROWARD-SERVICE-PLANNING-PMO.SHAREDMAILBOX@NEXTERAENERGY.COM
- **TECO (People’s Gas):** 15779 Dixie Highway, North Miami Beach, Florida 33162 / Email: igonzalez@tecoenergy.com

\*Additional information required by applicant: Survey



3168 NW 88<sup>th</sup> ave. Sunrise, FL 33351

(754) 422-2224 – (561) 846-9271

[www.facebook.com/concreteartanddecor](http://www.facebook.com/concreteartanddecor)

License # 17-CP-20463-X

Name: Sam Hodge		Date: 11 14 22	
Street: 6638 Buena Vista dr			
City: Margate		State: FL	Zip: 33063
Phone: 9548055235		E-mail: Sam8hdg@outlook.com	

Scope of work: New concrete driveway extension and ramps resurface new and existing driveway 520'

- Pull permit
- Remove existing grass and debris 3x24 for driveway
- Form to city specs 4" thick driveway 6" thick approach and City sidewalk
- Pour 3000 psi fibermesh concrete
- 3 Ramps 108' total
- Let cure minimum 3 weeks
- Install 35' super drain
- Pressure clean driveway and extensions
- Skim coat borders
- Apply random rectangle pattern to driveway and extension
- Custom color
- Clear coat of sealer with non-skid additive
- 5 year warranty against peeling or uplift, extend to 10 yrs with 2-3 year re-seal

*only if done simultaneously with neighbor*

Total: \$5,948

10% down, 40% halfway, 50% upon completion

Sincerely,

Jesus Vergara

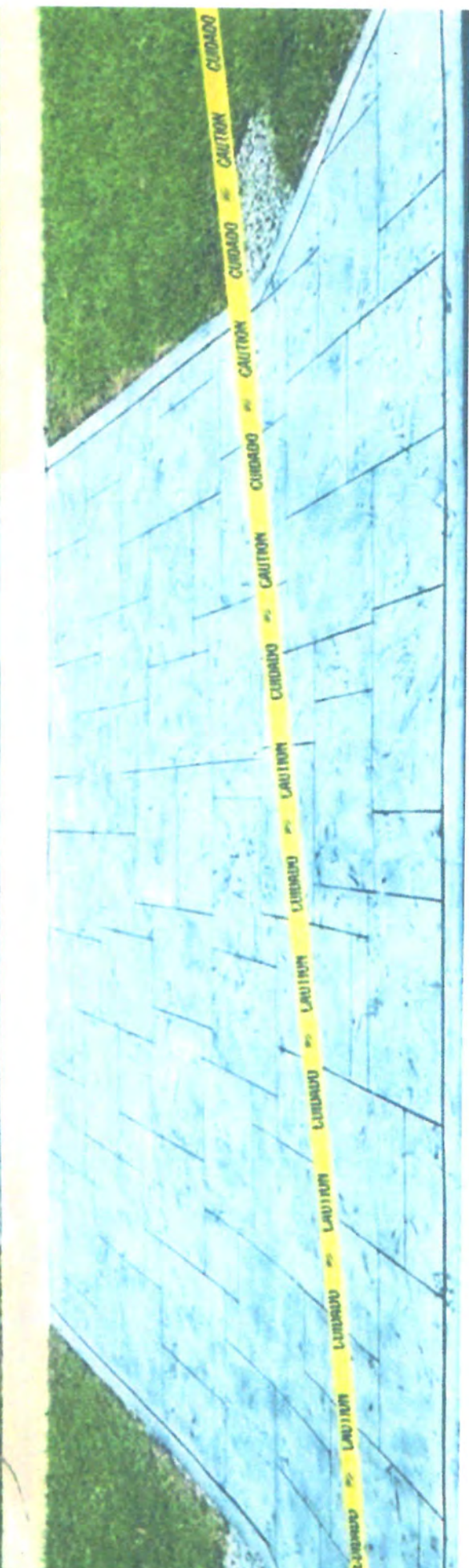
2-23-23

**STRONG ENOUGH FOR THE MOST HEAVILY  
TRAFFICKED AREAS.**



*Proposed*

*Colors are 2 shades of grey (offset pattern)*  
*1) concrete grey*  
*2) grey to match house ~~color~~ color*



*Proposed*



Existing



3168 NW 88<sup>th</sup> ave. Sunrise, FL 33351

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10% down, 40% halfway, 50% upon completion

Sincerely,

Jesus Vergara

The logo for Coral Bay Community Development District features a stylized blue wave icon above the text "CORAL BAY" in a serif font, followed by "Community Development District" in a blue sans-serif font.

**CORAL BAY** Community Development District

5385 N. Nob Hill Road, Sunrise, FL 33351  
954-721-8681 Telephone 954-721-9202 Facsimile

May 11, 2023

City of Margate  
Dept. of Environmental & Engineering Services  
901 NW 66 Ave., Suite A  
Margate, FL 33063

**RE: REQUEST TO EXTEND DRIVEWAY ON RESIDENTIAL PROPERTY  
6638 BUENA VISTA DRIVE**

This is in response to your request that the Coral Bay Community Development District (the "District") reviewed the above requests from private property owners to extend concrete driveway at their respective properties. Please be informed that the District staff has reviewed the HOA approved architectural modification form, indicating approval of the proposed work of the driveway extension, and that the District has no objection to the above referenced projects, provided the same meet the permitting requirements of the City of Margate.

That being said, for similar future requests made to the District, it is important to note that the District has no authority to issue permits for such projects on private property within the boundaries of the District. The District is not a water control district and is not a drainage district, but is a community development district operating under the limited powers set forth in Chapter 190, Florida Statutes (the "Act"). The Act is the Charter for the District. The District maintains the stormwater facilities and system within the boundaries of the District under the powers granted to it by Section 190.012 of the Act. The District does not have the power to review and issue surface water management permits for lands within the boundaries of the District. In fact, Sections 190.002(2)(c) and 190.002(3) of the Act are clear in stating that the District, as a community development district, does not have any zoning or permitting powers with respect to any development within the District.

Respectfully,

Julio Padilla  
District Manager  
954-721-8681, Ext. 213



CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT

**Summary of Invoices**  
**May 11, 2023**

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
<i>Payroll</i>	4/13/23	50790-50794	\$ 923.50
<i>General</i>	4/25/23	14927-14931	\$ 953.91
<i>General</i>	5/11/23	14932-14949	\$ 53,444.76
<b>Total Invoices for Approval</b>			<b>\$ 55,322.17</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/25/23	00034	3/11/23	0605787- SVCS-04/23	202304	320	53800	41000		COMCAST - AUTO PAY	*	169.95	169.95	014927
4/25/23	00173	3/11/23	1085906- SVCS-04/23	202304	320	53800	41000		COMCAST - AUTO PAY	*	176.95	176.95	014928
4/25/23	00174	3/11/23	1086078- SVCS-04/23	202304	320	53800	41000		COMCAST - AUTO PAY	*	171.95	171.95	014929
4/25/23	00175	3/11/23	1084602- SVCS-04/23	202304	320	53800	41000		COMCAST - AUTO PAY	*	171.95	171.95	014930
4/25/23	00176	3/11/23	1084966- SVCS-04/23	202304	320	53800	41000		COMCAST - AUTO PAY	*	263.11	263.11	014931
5/11/23	00192	4/19/23	83100075 SVCS-04/23	202304	320	53800	41000		AT&T	*	1,083.94	1,083.94	014932
5/11/23	99999	5/11/23	VOID CHECK	202305	000	00000	00000			C	.00	.00	014933
*****INVALID VENDOR NUMBER*****													
5/11/23	00217	4/26/23	CB-39 SVCS-04/23 CLUBHOUSE	202304	320	53800	46407			*	75.00		
		4/26/23	CB-39 SVCS-04/23 CLUBHOUSE	202304	320	53800	46408			*	375.00		
		4/26/23	CB-39 SVCS-04/23 CLUBHOUSE	202304	320	53800	46408			*	425.00		
		4/26/23	CB-39 SVCS-04/23 CLUBHOUSE	202304	320	53800	46407			*	120.00		
		4/26/23	CB-39 SVCS-04/23 CLUBHOUSE	202304	320	53800	46408			*	120.00		
		4/26/23	CB-39 SVCS-04/23 CLUBHOUSE	202304	320	53800	46505			*	350.00		
		4/26/23	CB-40 SVCS-04/23 NORTH/MAIN ENT	202304	320	53800	46504			*	330.00		
		4/26/23	CB-41 SVCS-04/23 TENNIS/BASKETB	202304	320	53800	46000			*	705.00		
		4/26/23	CB-42 SVCS-04/23 FAY COVE POOL	202304	320	53800	46505			*	700.00		

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/26/23		CB-43	202304	320-53800-46408			*	150.00		
			SVCS-04/23	PENN POOL						
4/26/23		CB-43	202304	320-53800-46407			*	75.00		
			SVCS-04/23	PENN POOL						
4/26/23		CB-43	202304	320-53800-46408			*	550.00		
			SVCS-04/23	PENN POOL						
4/26/23		CB-43	202304	320-53800-46505			*	750.00		
			SVCS-04/23	PENN POOL						
4/26/23		CB-43	202304	320-53800-46408			*	450.00		
			SVCS-04/23	PENN POOL						
4/26/23		CB-44	202304	320-53800-46505			*	250.00		
				30TH STREET						
									5,425.00	014934
ATZ CONSTRUCTION INC										
5/11/23	00009	3/31/23	180467	202303	310-51300-31500		*	6,710.00		
					SVCS-03/23					
									6,710.00	014935
BILLING, COCHRAN, LYLES, MAURO &										
5/11/23	00012	4/07/23	23041205	202304	320-53800-34502		*	468.00		
					SVCS THRU 04/04/23					
		4/21/23	23042517	202304	320-53800-34502		*	780.00		
					SVCS THRU 04/19/23					
									1,248.00	014936
CITY OF MARGATE-POLICE DEPARTMENT										
5/11/23	00013	4/21/23	230058-0	202303	320-53800-43100		*	319.71		
					SVCS-03/23					
		4/21/23	230064-0	202303	320-53800-43100		*	173.76		
					SVCS-03/23					
		4/21/23	239260-0	202303	320-53800-43100		*	12.58		
					SVCS-03/23					
		4/21/23	260060-0	202303	320-53800-43100		*	505.56		
					SVCS-03/23					
									1,011.61	014937
CITY OF MARGATE-UTILITIES										
5/11/23	00197	4/10/23	9929	202304	320-53800-46507		*	483.66		
					SVCS-04/23					
		4/25/23	9931	202304	320-53800-46507		*	719.89		
					SVCS-04/12/23					
									1,203.55	014938
EAGLE GROUP, INC										
5/11/23	00032	4/30/23	4197	202305	320-53800-46408		*	760.00		
					SVCS-05/23 REPAIRS					
		4/30/23	4197	202305	320-53800-46418		*	2,440.00		
					SVCS-05/23 REPAIRS					
									3,200.00	014939
EAST RIVER POOLS AND SPAS, INC.										
CBAY **CORAL BAY** JWASSERMAN										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/11/23	00017	4/01/23	726388	202305 320-53800-46508	SVCS/MAINT-05/23	*	1,600.52		
		4/01/23	726388	202305 320-53800-34500	KIOSK	*	1.96		
		4/01/23	726388	202305 320-53800-34500	MONITORING	*	9,561.23		
								11,163.71	014940
-----									
5/11/23	00220	4/13/23	14695	202304 320-53800-46000	ANNUAL INSPECTION	*	74.90		
								74.90	014941
-----									
5/11/23	00086	4/18/23	136182	202304 320-53800-46504	SIGNS	*	111.00		
								111.00	014942
-----									
5/11/23	00138	3/31/23	06-BID-6	202303 320-53800-54000	PERMIT # 06-60-00702	*	325.00		
		3/31/23	06-BID-6	202303 320-53800-54000	PERMIT #06-60-00700	*	325.00		
		3/31/23	06-BID-6	202303 320-53800-54000	PERMIT#06-60-00701	*	325.00		
								975.00	014943
-----									
5/11/23	00020	4/24/23	042023	202304 320-53800-43000	SVCS-04/23	*	8,739.36		
								8,739.36	014944
-----									
5/11/23	00001	5/01/23	342	202305 310-51300-34000	MGMT FEES-05/23	*	5,935.67		
		5/01/23	342	202305 310-51300-35100	COMPUTER TIME	*	83.33		
		5/01/23	342	202305 310-51300-51000	OFFICE SUPPLIES	*	103.09		
		5/01/23	342	202305 310-51300-42000	POSTAGE AND DELIVERY	*	603.24		
		5/01/23	342	202305 310-51300-42500	COPIES	*	655.80		
		5/01/23	343	202305 320-53800-34000	FIELD SVCS-05/23	*	1,957.17		
		5/01/23	343	202305 320-53800-46000	REGIONS CRDT/CARD-AMAZON	*	106.99		
								9,445.29	014945
-----									
5/11/23	00046	4/28/23	29455346	202304 320-53800-46000	SVCS-04/23	*	135.00		
								135.00	014946
-----									
CBAY **CORAL BAY** JWASSERMAN									

AP300R  
 \*\*\* CHECK NOS. 014927-014949

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/03/23  
 CORAL BAY CDD - GF  
 BANK A GENERAL FUND - BOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/11/23	00221	4/12/23 23249519	202304 320-53800-46000	ANNUAL INSPECTION MARGATE FIRE DEPARTMENT	*	96.00	96.00 014947
5/11/23	00185	5/01/23 1334730	202305 320-53800-34501	SVCS-05/23 SECURITY & FIRE SYSTEMS, INC.	*	105.00	105.00 014948
5/11/23	00196	5/01/23 PSI69482	202305 320-53800-46407	MAINT-05/23 SOLITUDE LAKE MANAGEMENT	*	2,717.40	2,717.40 014949
TOTAL FOR BANK A						54,398.67	
TOTAL FOR REGISTER						54,398.67	

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
4/14/23	3/1/23-3/31/23	\$37,253.06	\$15.60	\$372.37	\$0.00	\$36,865.09	\$34,545.68	\$2,319.41	\$36,865.09
4/25/23	INTEREST	\$0.00	\$0.00	\$0.00	\$582.35	\$582.35	\$545.71	\$36.64	\$582.35
<b>TOTAL</b>		<b>\$1,515,332.72</b>	<b>\$58,179.57</b>	<b>\$14,571.53</b>	<b>\$1,202.48</b>	<b>\$1,443,784.10</b>	<b>\$1,352,946.72</b>	<b>\$90,837.38</b>	<b>\$1,443,784.10</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%	\$1,352,946.72	(\$1,352,946.72)	(\$1,352,946.72)	\$0.00
2012 DEBT SERVICE	\$97,866.68	6.2916%	\$90,837.38	(\$90,837.38)	(\$87,788.56)	\$3,048.82
<b>TOTAL</b>	<b>\$1,555,509.00</b>	<b>100.00%</b>	<b>\$1,443,784.10</b>	<b>(\$1,443,784.10)</b>	<b>(\$1,440,735.28)</b>	<b>\$3,048.82</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:		<b>\$3,048.82</b>

<b>97.42% Gross Collected</b>
<b>\$40,176.28 Gross Balance</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
April 30, 2023

	Major Funds		Total Governmental Funds
	General Fund	Debt Service Fund	
<b>ASSETS:</b>			
Cash	\$892,652	\$0	\$892,652
Due from Other Funds	---	\$3,049	\$3,049
Investments:			
Investment - BOA Savings	\$66,314	---	\$66,314
Investment - State Board	\$202,686	---	\$202,686
<b>SERIES 2012 BONDS</b>			
Investment - 2012 Reserve	---	\$46,737	\$46,737
Investment - 2012 Revenue	---	\$35,185	\$35,185
Investment - 2012 Interest	---	\$8,800	\$8,800
Investment - 2012 Principal	---	\$75,191	\$75,191
Electric Deposits	\$218	---	\$218
<b>Total Assets</b>	<b>\$1,161,870</b>	<b>\$168,962</b>	<b>\$1,330,832</b>
<b>LIABILITIES:</b>			
Accounts Payable	\$26,813	---	\$26,813
Due to other Funds	\$3,049	---	\$3,049
Deposits - Dock	\$460	---	\$460
<b>Total Liabilities</b>	<b>\$30,322</b>	<b>\$0</b>	<b>\$30,322</b>
<b>FUND BALANCES:</b>			
Nonspendable:			
Deposits and prepaid items	\$218	---	\$218
Restricted for:			
Debt Service	---	\$168,962	\$168,962
Assigned to:			
Capital Reserve <sup>(1)</sup>	\$20,500	---	\$20,500
Unassigned	\$1,110,830	---	\$1,110,830
<b>Total Fund Balances</b>	<b>\$1,131,548</b>	<b>\$168,962</b>	<b>\$1,300,510</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,161,870</b>	<b>\$168,962</b>	<b>\$1,330,832</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 April 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/23	ACTUAL THRU 04/30/23	ACTUAL VARIANCE	PROJECTED NEXT 5 MONTHS	FY 2023 TOTAL PROJECTED	PROJECTED VARIANCE
<b>REVENUES:</b>							
Maintenance Assessments - Levy	\$1,402,125	\$1,402,125	\$1,366,602	(\$35,523)	\$35,523	\$1,402,125	\$0
Interest Income	\$250	\$146	\$7,394	\$7,248	\$3,792	\$11,186	\$10,936
Gate Damage Proceeds	\$0	\$0	\$3,527	\$3,527	\$0	\$3,527	\$3,527
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	\$1,167	\$4,676	\$3,509	\$5,845	\$10,521	\$0
<b>TOTAL REVENUES</b>	<b>\$1,406,875</b>	<b>\$1,405,938</b>	<b>\$1,386,869</b>	<b>(\$19,069)</b>	<b>\$45,160</b>	<b>\$1,432,029</b>	<b>\$16,633</b>
<b>EXPENDITURES:</b>							
<b>ADMINISTRATIVE:</b>							
Supervisors Fees	\$12,000	\$7,000	\$7,000	\$0	\$5,000	\$12,000	\$0
FICA Expense	\$918	\$536	\$536	(\$1)	\$382	\$918	\$1
Attorney's Fees	\$30,000	\$17,500	\$22,550	(\$5,050)	\$15,000	\$37,550	(\$7,550)
Engineering Fees	\$30,000	\$17,500	\$11,865	\$5,635	\$15,000	\$26,865	\$3,135
Annual Audit	\$3,700	\$2,158	\$0	\$2,158	\$3,700	\$3,700	\$0
Trustee Fees	\$3,500	\$2,042	\$3,500	(\$1,458)	\$0	\$3,500	\$0
Management Services	\$71,228	\$41,550	\$41,550	(\$0)	\$29,678	\$71,228	\$0
Computer Time	\$1,000	\$583	\$583	\$0	\$417	\$1,000	\$0
Commissions/Tax Collector	\$16,927	\$19,748	\$15,649	\$4,099	\$376	\$16,025	\$902
Postage and Delivery	\$1,200	\$700	\$1,200	(\$500)	\$500	\$1,700	(\$500)
Printing and Binding	\$2,000	\$1,167	\$1,238	(\$71)	\$833	\$2,071	(\$71)
Insurance	\$62,387	\$50,768	\$50,768	\$0	\$14,594	\$65,362	(\$2,975)
Legal Advertising & Other	\$2,000	\$1,167	\$1,107	\$60	\$833	\$1,940	\$60
Office Supplies	\$500	\$292	\$787	(\$495)	\$120	\$907	(\$407)
Dues, Licenses, Subscriptions	\$1,200	\$700	\$175	\$525	\$0	\$175	\$1,025
<b>TOTAL ADMINISTRATIVE</b>	<b>\$238,560</b>	<b>\$163,410</b>	<b>\$158,508</b>	<b>\$4,902</b>	<b>\$86,433</b>	<b>\$244,941</b>	<b>(\$6,381)</b>
<b>FIELD:</b>							
Field Management Fees	\$23,486	\$13,700	\$13,700	\$0	\$9,786	\$23,486	\$0
Contractual-Security	\$158,929	\$92,708	\$97,122	(\$4,414)	\$61,807	\$158,929	\$0
Security Patrols	\$37,000	\$21,583	\$16,309	\$5,274	\$18,500	\$34,809	\$2,191
Parking Enforcement	\$8,000	\$4,667	\$3,500	\$1,167	\$4,200	\$7,700	\$300
Fire and Security System Monitoring	\$500	\$292	\$210	\$82	\$210	\$420	\$80
Telephone	\$25,000	\$14,583	\$14,219	\$364	\$8,470	\$22,689	\$2,311
Water & Sewer	\$13,000	\$7,583	\$6,828	\$755	\$6,500	\$13,328	(\$328)
Electric	\$83,000	\$48,417	\$55,731	(\$7,314)	\$38,042	\$93,773	(\$10,773)
Pest Control	\$3,500	\$2,042	\$1,410	\$632	\$1,750	\$3,160	\$340
Community Maintenance	\$285,504	\$166,544	\$166,544	\$0	\$118,960	\$285,504	\$0
Other Maintenance	\$10,000	\$5,833	\$7,306	(\$1,473)	\$2,694	\$10,000	\$0
Irrigation Pumps Maintenance & Repair	\$10,000	\$5,833	\$18,315	(\$12,482)	\$5,000	\$23,315	(\$13,315)
Wall Maintenance & Repair	\$3,000	\$1,750	\$0	\$1,750	\$1,500	\$1,500	\$1,500
Park & Pool Maintenance/Repair	\$52,675	\$30,727	\$22,163	\$8,564	\$18,997	\$41,160	\$11,515
Pool Maintenance - Contract	\$29,325	\$17,106	\$17,080	\$26	\$12,200	\$29,280	\$45
Landscape Repairs & Improvements:	\$35,000	\$35,000	\$67,142	(\$32,142)	\$14,583	\$81,725	(\$46,725)
Restoration from Car Incident in 2021	---	---	\$5,500	---	---	---	---
Entrance Signs/Marquis	---	---	\$14,400	---	---	---	---
Pruning/Clean Up/Tree Removals	---	---	\$30,314	---	---	---	---
Storm Cleanup	---	---	\$1,600	---	---	---	---
Mulch	---	---	\$5,770	---	---	---	---
Landscape Installation	---	---	\$9,558	---	---	---	---
Lake Maintenance/Repair	\$33,000	\$19,250	\$19,292	(\$42)	\$13,585	\$32,877	\$123
Fountain Maintenance/Repair	\$1,000	\$583	\$0	\$583	\$500	\$500	\$500
Drainage Maintenance	\$26,000	\$15,167	\$6,985	\$8,182	\$19,015	\$26,000	\$0
Road Maintenance/Repair	\$20,000	\$11,667	\$2,480	\$9,187	\$17,520	\$20,000	\$0
Sidewalk Maintenance/Repair	\$20,000	\$11,667	\$5,320	\$6,347	\$14,680	\$20,000	\$0
Sign Maintenance/Repair	\$3,000	\$3,000	\$6,029	(\$3,029)	\$0	\$6,029	(\$3,029)
Pressure Cleaning	\$36,000	\$30,375	\$30,375	\$0	\$5,625	\$36,000	\$0
Electrical Repair & Replacement	\$22,000	\$12,833	\$14,821	(\$1,988)	\$9,167	\$23,988	(\$1,988)
Holiday Decorations	\$38,880	\$18,717	\$18,717	\$0	\$0	\$18,717	\$20,163
Gate Repairs & Replacements:	\$35,000	\$20,417	\$13,593	\$6,824	\$14,583	\$28,176	\$6,824
Gate Repairs	---	---	\$4,900	---	---	---	---
Envera - Contractual	---	---	\$8,693	---	---	---	---
Major Projects	\$120,000	\$70,000	\$2,458	\$67,542	\$117,542	\$120,000	\$0
<b>TOTAL FIELD</b>	<b>\$1,132,799</b>	<b>\$682,045</b>	<b>\$627,649</b>	<b>\$54,396</b>	<b>\$535,415</b>	<b>\$1,163,064</b>	<b>(\$30,265)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,371,359</b>	<b>\$845,454</b>	<b>\$786,157</b>	<b>\$59,297</b>	<b>\$621,848</b>	<b>\$1,408,005</b>	<b>(\$36,646)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$35,516</b>	<b>\$560,483</b>	<b>\$600,712</b>	<b>(\$78,366)</b>	<b>(\$576,689)</b>	<b>\$24,023</b>	<b>\$53,279</b>
FUND BALANCE - Beginning	\$485,465		\$530,836			\$530,836	
FUND BALANCE - Ending	<u>\$520,981</u>		<u>\$1,131,548</u>			<u>\$554,859</u>	



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

Schedule of Major Projects

FY 2022-FY2024

Project Description	ACTUALS THRU 9/30/23	TOTAL PROJECTED AT 9/30/2023	TOTAL PROJECT COST
<b><u>Non-Landscaping Projects</u></b>			
Gate/Security/Camera System Upgrades	\$0	\$0	\$153,449
North Bay Park - Addition of new Volleyball Court	\$0	\$0	\$24,000
North Bay Park - Additional Outdoor Equipment	\$0	\$0	\$20,000
North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	\$0	\$0	\$29,000
Parks - Additional Lighting (\$2,000 each solar light - 5 in total expected)	\$0	\$0	\$10,000
Clubhouse - New Lake Fountain	\$0	\$0	\$26,000
Clubhouse - Addition of Pool Heater	\$0	\$0	\$24,000
Clubhouse Lake Deck Removal and Replacement	\$0	\$0	\$118,000
Clubhouse - Dock Extension	\$0	\$0	\$91,000
Peninsula Park – Lake Deck Removal and Replacement	\$0	\$0	\$199,000
Fay’s Cove Pool Area - Dock Replacement	\$0	\$0	\$100,000
Roads - Additional Speed Humps (\$5,000 each - 4 in total expected)	\$0	\$0	\$20,000
30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	\$0	\$0	\$80,000
Pickleball Court (North Bay Park)	\$0	\$0	\$59,000
North Bay Park Tennis Courts Resurfacing	\$0	\$0	\$20,000
Clubhouse - Lake Deck and Railings	\$0	\$0	\$44,000
Peninsula Park - Lake Deck and Railings	\$0	\$0	\$50,000
Clubhouse and Fay’s Cove Pool Areas - Roof Replacement	\$0	\$0	\$50,000
Pool Resurfacing - Clubhouse Pool	\$0	\$0	\$24,000
Pool Resurfacing - Peninsula Pool	\$0	\$0	\$35,000
Pool Resurfacing - Fay Cove Pool	\$0	\$0	\$21,000
Paint Fencing Around Pools	\$0	\$0	\$7,000
Peninsula Park Lighthouse	\$2,458	\$30,073	\$30,073
<b><u>Landscaping Projects</u></b>			
Landscaping Proposal for Restoration from Car Incident in 2021	\$5,500	\$5,500	\$5,500
Landscaping Proposal for Healing Garden	\$0	\$14,000	\$14,000
Landscaping Proposal at Entrance Signs / Marquis	\$14,400	\$0	\$60,000
Landscaping Proposal Main Clubhouse and Pool Area	\$0	\$0	\$34,000
Landscaping Proposal at North and South Bay Entries	\$0	\$0	\$33,000
Landscaping Proposal for NW 30th Street Entry / Coral Bay Sign	\$0	\$0	\$6,000
<b>Projects reported under "Major Projects" Line Item</b>	<b>\$22,358</b>	<b>\$49,573</b>	<b>\$1,387,022</b>
<b>Additional projects reported separately:</b>			
Sidewalk Maintenance/Repair	\$5,320	\$5,320	\$20,320
<b>Total Major Projects FY 2022-FY2023</b>	<b>\$27,678</b>	<b>\$54,893</b>	<b>\$1,407,342</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND FORECAST COMMENTS**  
For the Period Ended April 30, 2023

<b>REVENUES</b>	<b>PROJECTION METHOD</b>	<b>COMMENTS</b>
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 April has not been received.
Engineering Fees	Budget to Actual	Invoice for April has not been received.
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 Department of Community Affairs (DCA)

**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. Invoice for April has not been received.
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 April 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	Restoration from Car Incident in 2021 completed, Dennis Baldis Healing Garden started, and Entrance Signs/Marquis project started.
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 April 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/23	ACTUAL THRU 04/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - A Bonds	\$91,163	\$106,356	\$90,837	(\$15,519)
Interest Income	\$0	\$0	\$2,310	\$2,310
<b>TOTAL REVENUES</b>	<b>\$91,163</b>	<b>\$106,356</b>	<b>\$93,147</b>	<b>(\$13,209)</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>\$92,600</b>	<b>\$8,800</b>	<b>\$8,800</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$1,438)</b>	<b>\$97,556</b>	<b>\$84,347</b>	<b>(\$13,209)</b>
Net change in fund balance	<b>(\$1,438)</b>	<b>\$97,556</b>	<b>\$84,347</b>	<b>(\$13,209)</b>
FUND BALANCE - Beginning	\$37,545		\$84,615	
FUND BALANCE - Ending	<b>\$36,108</b>		<b>\$168,962</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	\$35,441	\$0	\$0	\$0	\$0	\$0	\$1,366,602
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	\$730	\$0	\$0	\$0	\$0	\$0	\$3,527
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	\$945	\$0	\$0	\$0	\$0	\$0	\$4,676
Interest Income	\$164	\$128	\$153	\$188	\$3,146	\$2,655	\$960	\$0	\$0	\$0	\$0	\$0	\$7,394
<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>\$38,076</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,386,869</b>
<b>ADMINISTRATIVE:</b>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$7,000
FICA Expense	\$77	\$76	\$77	\$76	\$77	\$76	\$77	\$0	\$0	\$0	\$0	\$0	\$536
Attorney's Fees	\$3,375	\$2,925	\$2,790	\$2,970	\$3,780	\$6,710	\$0	\$0	\$0	\$0	\$0	\$0	\$22,550
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	\$5,936	\$0	\$0	\$0	\$0	\$0	\$41,550
Computer Time	\$84	\$84	\$83	\$83	\$84	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Commissions/Tax Collector	\$0	\$3,163	\$11,730	\$157	\$146	\$104	\$349	\$0	\$0	\$0	\$0	\$0	\$15,649
Postage and Delivery	\$7	\$262	\$591	\$28	\$198	\$108	\$6	\$0	\$0	\$0	\$0	\$0	\$1,200
Printing and Binding	\$121	\$322	\$104	\$283	\$185	\$156	\$67	\$0	\$0	\$0	\$0	\$0	\$1,238
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	\$269	\$0	\$0	\$0	\$0	\$0	\$1,107
Office Supplies	\$20	\$651	\$23	\$23	\$23	\$24	\$23	\$0	\$0	\$0	\$0	\$0	\$787
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>\$34,532</b>	<b>\$7,810</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$158,508</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	\$1,957	\$0	\$0	\$0	\$0	\$0	\$13,700
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,567	\$9,564	\$10,473	\$18,786	\$0	\$0	\$0	\$0	\$0	\$97,122
Security Patrols	\$3,628	\$2,409	\$2,923	\$2,201	\$2,340	\$1,560	\$1,248	\$0	\$0	\$0	\$0	\$0	\$16,309
Parking Enforcement	\$700	\$700	\$0	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
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	\$2,038	\$0	\$0	\$0	\$0	\$0	\$14,219
Water & Sewer	\$1,511	\$1,363	\$1,047	\$967	\$929	\$1,011	\$0	\$0	\$0	\$0	\$0	\$0	\$6,828
Electric	\$7,591	\$7,252	\$7,284	\$8,427	\$8,214	\$8,224	\$8,739	\$0	\$0	\$0	\$0	\$0	\$55,731
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	\$23,792	\$0	\$0	\$0	\$0	\$0	\$166,544
Other Maintenance	\$2,374	\$1,255	\$2,128	\$338	\$200	\$0	\$1,011	\$0	\$0	\$0	\$0	\$0	\$7,306
Irrigation Pumps Maintenance & Repair	\$3,307	\$1,682	\$4,206	\$6,526	\$0	\$2,059	\$535	\$0	\$0	\$0	\$0	\$0	\$18,315
Landscape Repairs & Improvements:	\$0	\$714	\$15,249	\$4,100	\$17,621	\$27,506	\$1,952	\$0	\$0	\$0	\$0	\$0	\$67,142
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	\$3,044	\$0	\$0	\$0	\$0	\$0	\$22,163
Pool Maintenance - Contract	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$0	\$0	\$0	\$0	\$0	\$17,080
Lake Maintenance/Repair	\$2,717	\$2,717	\$2,718	\$2,717	\$2,718	\$2,717	\$2,988	\$0	\$0	\$0	\$0	\$0	\$19,292
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	\$441	\$0	\$0	\$0	\$0	\$0	\$6,029
Pressure Cleaning	\$28,325	\$0	\$0	\$0	\$0	\$0	\$2,050	\$0	\$0	\$0	\$0	\$0	\$30,375
Electrical Repair & Replacement	\$1,202	\$1,276	\$2,562	\$888	\$248	\$6,225	\$2,420	\$0	\$0	\$0	\$0	\$0	\$14,821
Holiday Decorations	\$18,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,717
Gate Repairs & Replacements:	\$1,601	\$6,499	\$1,601	\$0	\$1,601	\$1,601	\$690	\$0	\$0	\$0	\$0	\$0	\$13,593
Major Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$2,458	\$0	\$0	\$0	\$0	\$0	\$2,458
<b>Total Field Expenditures</b>	<b>\$122,422</b>	<b>\$84,803</b>	<b>\$90,322</b>	<b>\$79,506</b>	<b>\$78,687</b>	<b>\$95,320</b>	<b>\$76,589</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$627,649</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	(\$75,744)	(\$72,839)	(\$116,775)	(\$46,323)	\$0	\$0	\$0	\$0	\$0	\$600,712

**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**  
**May 11, 2023 Board Meeting**

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

- IGM – Services as Contracted
- 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

**BOARD REQUESTS**

- 3068 Cape Drive Coconut Removal Settlement with Victor Ackrill
  - Mr. Ackrill agreed to a settlement and IGM will schedule removal in May
- City of Margate Hurricane or Other Disaster Debris Removal Agreement Renewal
  - Update will be provided at Board meeting
- Approval of Letter to Homeowners (regarding Envera changes)
  - Letters were mailed to homeowners as directed by the Board
- Bi-monthly Inspection of Community Lights
  - IGM was notified
- Inquire if Sherwin-Williams or PPG Paints still offer a 40% Discount on Paint
  - Update will be provided at Board meeting
- Create Excel Spreadsheet of Coral Bay Addresses
  - Completed, emailed sample to Board





## CORAL BAY CDD

### BOARD SUPERVISOR REQUESTS

- John Hall Requests:
  - Status on last inspections of lakefront violations
    - Direction that no further actions are needed
    - Management acquiring proposal to get drones to survey lake and canals
  - Mallory Harbor East at 3130 Sunset Circle property of Charles Brown where CDD removed coral rock that was protecting CDD and Homeowners Property
    - Met with resident and he will decide on choosing pavers, metal bollards, or wood bollards
  - Update on Fountains and Fountain Lights
    - Hall Fountains serviced the fountain and lights as contracted
    - The SBD entrance fountain will be checked again due to ongoing issues
  - Update on Plan of Action for Raised Wall Sections from Homeowner Trees
    - IGM is working on proving a proposal to remove the trees at locations
      1. 6600 Fern Street
      2. 6800 Bayfront Circle
      3. 3243 W. Buena Vista Drive
      4. 6763 Saltaire Terrace
      5. 6759 Saltaire Terrace
      6. 6743 Saltaire Terrace (2)
      7. 6743 Saltaire Terrace (2)
      8. 6735 Saltaire Terrace
      9. 6727 Saltaire Terrace
      10. 6647 Saltaire Terrace
      11. 6535 Amberjack Terrace
- Price on Building Pickleball Court
  - Cost to build \$58,825.29, direction to take no action was given
- Communicate with Companies Owning GPS Satellites Directing Visitors to 30th Street Gate for Public Entry
  - The Board directed Patrick and Board Supervisor George Mizusawa to research further
    - Update will be provided at Board meeting
- Update on Dennis Baldis Memorial Garden
  - In progress, delays due to weather



## **CORAL BAY CDD**

### ***John Hall Requests, continued***

- Communicate with BCT to Replace the 62nd Avenue Bus Stop Railing
  - In progress, update will be provided at Board meeting
- Update on Tree Trimming for Hurricane Season
  - First trimming to be scheduled in May and Second Trimming in August
- Discussion of Sprinklers on Perimeter Roads to be Set During School Hours
  - Board directed Patrick to confirm if IGM made changes, update will be provided
- Update on Decks at Meeting Room and Peninsula Park Deck
- Currently working on proposals as directed by Board to replace existing with new wood or concrete, update will be provided at Board meeting (Included Fays' Cove)
- Small Signs at North and South Day Drive Gates Stating "Gates Will Open Following the Messages"
  - Installed
- Discussion to Stop Margate Building Department from Issuing Building Permits to Homeowners to build on CDD property without CDD Authorization
  - Board directed District Counsel to draft letter and management to send it, update will be provided at Board meeting.
- Sign Removal of Coconut Creek Bus Stop
  - Update will be provided at Board meeting

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# ATTACHMENT A

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LAKE MAINTENANCE REPORTS

MAY 11, 2023

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



Work Order  
 Work Order Number 00186511  
 Created Date 4/14/2023

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

Work Details

Specialist Inspected and treated for submerged aquatics. Prepared By Jonny Avellaneda  
 Comments to Customer D.O. 7

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.

Service Report



Work Order  
 Work Order Number 00210288  
 Created Date 4/25/2023

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

Work Details

Specialist Comments to Customer Inspected the canals no algae,grasses,or submerged weeds visible.  
 Prepared By ERIC DOLAN  
 Specialist State License Number

Work Order Assets

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

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 the canals no algae,grasses,or submerged weeds visible.

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# ATTACHMENT B

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COMMUNITY INSPECTION PUNCH LIST

FEBRUARY 9, 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	01/25/23	I	MGT	Clubhouse	Repair roof damage (Approved work on 05/01/2023)	\$1,200.00
3	03/15/23	P	IGM	Cape	Remove bare spot in hedges by Victors house & add small boulders	TBD
4	03/15/23	I	MGT	Clubhouse	Vendor to steam clean clubhouse carpets (Scheduled for 05/08/2023)	\$350.00
5	03/15/23	P	MGT	Clubhouse	Replace/repair pool deck drains by stairs leading to pool area (Obtaining proposals)	TBD
6	03/15/23	I	MGT	North Bay Drive	Installing (6) new banner poles and flags	\$1,730.00
7	03/16/23	P	MGT	Streets	Clean remainder street sign poles (Update once sign installation is done)	TBD
8	03/29/23	P	IGM	Peninsula Park	Remove dead Grand Palm	TBD
9	03/29/23	P	IGM	Indian Key	Remove palms from Indian Key entrance monuments	TBD
10	03/29/23	P	MGT	Tot Lot Park	Fix lighting issue (FPL visited during week of 4/24/2023)	TBD
11	04/19/23	I	MGT	East Mallory Harbor	3130 Sunset Circle - Protecting swale at homeowners request	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	03/15/23	C	MGT	Clubhouse	Removed electrical light tripping hazard where old palm tree was removed & removed old and installed 3 new flood lights	\$344.00
2	03/15/23	C	MGT	Pen Pk/Clubhouse	Secure lake decks with 2x4's	\$75.00
3	03/15/23	C	MGT	Clubhouse	Install pavers on pool deck where palm trees were removed	\$375.00
4	03/15/23	C	MGT	Clubhouse	Fill in hole by clubhouse dock entrance	\$425.00
5	03/15/23	C	MGT	Clubhouse	Pressure clean pavers around clubhouse	\$350.00
6	03/15/23	C	MGT	South Bay Drive	Install missing banner poles and banners from North Bay Dr Entrance	\$250.00
7	03/15/23	C	MGT	North Bay Park	Change nets at basketball court	\$60.00
8	03/15/23	C	MGT	Fay's Cove	Remove old electrical box by entrance & installed bypass switch for bulding lights	\$104.00
9	04/26/23	C	MGT	Visitor Entrances	Install visitor signs at North & South Bay Drive	\$80.00
10	04/26/23	C	MGT	Clubhouse	Repair A/C for conference room	\$135.00
11	10/19/22	C	MGT	Fay's Cove	Pressure clean once sod is placed & Pool Furniture	\$700
12	11/07/22	C	MGT	Peninsula Park	Pressure wash and paint permimeter around pool	\$450.00
13	03/15/23	C	MGT	North Bay Drive	Remove old trash can from NB Park	\$75.00
14	03/15/23	C	MGT	North Bay Park	Remove bike locks at NB Park bike rack	\$45.00
15	03/15/23	C	MGT	30th Street	Clean PVC fence of mold at both sides by canal entering lake	\$250.00
16	11/07/22	C	MGT	Peninsula Park	Lightpost near restroom vandalized by BB Gun	\$1,216.76
17	11/07/22	C	MGT	Peninsula Park	Repair dip in pavers from previous pool leak	TBD
18	03/15/23	C	MGT	Peninsula Park	(6) bags of rock for pool equipment	TBD
19	03/15/23	C	MGT	North Bay Park	Light pressure clean of basketball courts	TBD
20	03/29/23	C	MGT	Tot Lot Park	Fix lighting issue (FPL visited during week of 4/24/2023)	TBD

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



# MINUTES OF THE APRIL 13, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, April 13, 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, (by Zoom) Juliana Duque, GMS, Fred Bourdin, resident, Robert McCormick, resident, Rob Houser, 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: 0:00:13)

## 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: 0:00:58)

Mr. Fred Bourdin (Tape Time: 0:01:05) made a few comments relating to a discussion at the last meeting on conducting the CDD meetings regarding the 3-minute rule where an exchange of words had taken place with the chairman. He also stated the Council of Associations meeting would be on Wednesday, April 19th at 7:00 p.m.

Mr. Spavento (Tape Time: 0:02:43) asked if there were any other audience comments. There were no additional comments. Mr. Spavento then asked for any Supervisor's comments, there were some comments.

Mr. Mizusawa (Tape Time: 0:02:49) stated he had a couple of updates that were not on the agenda. The first item was about internet service upgrades in all locations. He stated that Mr. Padilla contacted him for assistance after Mr. Padilla's many attempts to try to get things to move forward. Mr. Mizusawa stated the South and North Bay gates were in and ready to go; however, it was all the other sites that were still not started due to issues with signatures by the authorized Board representatives which were already submitted to Comcast, but for some reason not provided by Comcast, the company needed the signatures again. He stated he was having issues getting any response from the Comcast representative to find out what was going on, so Mr. Mizusawa stated he would continue to follow up on this item with Mr. Padilla. Mr. Mizusawa also stated he received information from Mr. Padilla relating to the lightning protection restoration at Peninsula Park Tower and was in communication with the Anzco representative to receive more information and details of how Anzco was going to proceed to implement the project. Mr. Mizusawa gave a few more details relating to permitting for the project and stated he would follow up with an update at the next Board meeting.

## **4. Staff Reports**

Mr. Spavento asked Mr. Pawelczyk for his staff report. (Tape Time: 0:04:45)

### **A. Attorney**

Mr. Pawelczyk (Tape Time: 0:04:47) stated he had nothing specific to report that was not already listed on the agenda, unless the Board had any questions for him.

Mr. Spavento asked (Tape Time: 0:04:57) Mr. Pawelczyk to clear up some details from the last meeting on certain requirements relating to Rules of Order and voting.

Mr. Pawelczyk stated (Tape Time: 0:05:07) Robert's Rules of Order were, when you close out a meeting, it should have a motion, a second, and then voted on. In the case of the last meeting, while there was no vote after the motion and the second, it did not affect the legality of the meeting in any manner.

Mr. Spavento asked if there were any other questions for the attorney. There were none. (Tape Time: 0:05:46)

## **B. Engineer – Traffic Survey on Southwind Lane**

Mr. Spavento asked (Tape Time: 0:05:50) Mr. Geiger for his report.

Mr. Geiger (Tape Time: 0:05:52) stated Mr. Padilla contacted him a few weeks ago to obtain a proposal for a traffic study relating to Southwind Lane, per John Hall's request. Mr. Geiger stated there was a proposal on the agenda to get that traffic study done. He then gave a brief description of what was included in the proposal and noted that the total amount for the proposed work was \$2,484.

Mr. Spavento (Tape Time: 0:07:16) asked if there were any other questions for the engineer. There were none.

## **C. Treasurer**

### **1) Approval of Check Run Summary and Invoices**

Mr. Spavento asked for any questions, or a motion to approve the financials.

(Tape Time: 0:09:15) Ms. Hagen (Tape Time: 0:09:29) stated she also gave the Board two additional supplemental handouts for items under the treasurer report that were not included in the agenda. One was a multi-page item that showed a large number of gate hits that were submitted by Envera for months in fiscal year 2022. She stated that Mr. Padilla had been going back and forth with Envera, contesting some of those items, and this invoice was the final result of those negotiations. Ms. Hagen then noted that since these items were for fiscal year 2022 and since those "books" had not yet been closed, the expense would be accounted for in that fiscal year.

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:	George Mizusawa
AYES:	All in favor
Tape time: 0:09:38	

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

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: 0:16:30)

Mr. Burgess (Tape Time: 0:16:43) gave a brief update on the monthly report which was included in the agenda.

Mr. Padilla (Tape Time: 0:19:17) gave some additional updates relating to the “Coral Bay CDD Future Capital Improvements/Enhancements” report (in the Field Manager- Monthly Report section of the agenda package) stating these items had been approved by Board. He also noted below that portion of the report, which showed which projects were completed and which projects were still pending, and that at the bottom of the page were a couple of additional items the Board had requested from the 11/9/22 Board meeting which still needed to be approved.

Mr. Burgess (Tape Time: 0:20:08) stated that’s all he had to report unless the Board had any questions or comments on the field manager’s report.

Ms. Hagen (Tape Time: 0:20:14) noted that there are two major project line items: landscape major projects and non-landscape major projects. She then pointed out that, per the Operating Expense report for the current fiscal year, there have been zero dollars actually spent to date in the (non-landscape) Major Projects category. Ms. Hagen concluded by commenting that the Board needs to prioritize the approved Major Project items, and set a schedule for doing some of the most important ones unless there are items that are not in the Major Projects category (safety maintenance) that need to be funded since we need to stay within the budgeted bottom line.

*(At this point (Tape Time: 0:22:14) a discussion was held among the Board members and staff relating to some of the items on the Coral Bay pending items punch list, and the future Capital Improvements list)*

*The Board directed staff to provide the following: (Tape Time: 0:22:29)*

- *Bring back future Capital Improvements /Enhancements to the next Board meeting for ranking*
- *Have IGM cut Victor Ackrill coconuts as a one-time cut to settle the areca palms dispute*
- *Provide a Breakdown on the budget for non-contractual items*
- *Have future Capital Improvements /Enhancements match budget with Jennifer W.*

**E. CDD Manager**

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

Mr. Spavento asked (Tape Time: 0:43:55) for a motion to approve the minutes.

ACTION:	Approve Minutes of the March 9, 2023 Meeting
RESULT:	The March 9, 2023 meeting minutes were approved as presented
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor

Tape time: 0:43:59

## **2) Discussion of State Board of Administration Account**

Mr. Hans (Tape Time: 0:44:46) explained this item to the Board stating he had spoken with Ms. Hagen regarding the issues of the banking industry relating to the Silicon Valley Bank situation and other banks, and what happened back in 2008 with the State Board of Administration where they had frozen a lot of funds. Mr. Hans stated in an abundance of caution many Districts were moving their monies out of the State Board accounts temporarily, and under the Florida Statute, the main requirement was to preserve the principal amount and the liquidity of the monies. He also stated it was easy to move the monies back and forth between different banks, which would just require a phone call or online transfer, and that they would be monitoring the situation going forward and would keep the Board informed.

## **3) John Hall – Questions for GMS**

Mr. Spavento asked Mr. Hall to present his items listed above. (Tape Time: 0:48:03)

### **a. Status on Last inspections of Lakefront Violations**

Mr. Hall (Tape Time: 0:48:13) asked about the status of the inspection on the lakefront violations that showed items had been constructed or planted in the easements. Mr. Padilla (Tape Time: 0:48:47) stated he recalled the Board wanted him to report back on what he found was placed in the 10' or 20' easements, and he had sent everything that was done relating to the violations to Mr. Hall.

### **b. Status on Final Invoice for Sidewalk Shaving and Replaced Sections**

Mr. Hall (Tape Time 0:49:17) asked if the District was going to receive a final invoice for the sidewalk replacements and repairs. Mr. Burgess stated (Tape Time: 0:49:40) he and Mr. Padilla did their final inspection relating to the repairs and shavings

according to the map they created. They have given those findings to the contractor, and they are still waiting on the contractor to follow up on those items.

*(At this point (Tape Time: 0:50:16) a discussion was held among the Board members and staff relating to this item)*

**c. Possible Curbing at Homes in Mallory Harbor East where CDD Removed Coral Rock Protecting CDD and Homeowners**

Mr. Hall (Tape Time 0:58:18) asked about providing some type of curbing replacement where the CDD had removed a big coral rock in Mallory Harbor East that had been protecting the corner of a homeowner's property.

*(At this point (Tape Time: 1:00:59) a discussion was held among the Board members, staff and Mr. Bourdin relating to this item) (The Board directed Mr. Padilla to arrange with Fred Bourdin to meet with the homeowner in Mallory Harbor East and describe the options for replacement either with bollards, landscape pavers or a lattice-type material, and bring back the results at the next Board meeting)*

Mr. Padilla (Tape Time: 1:09:23) stated he would contact the homeowner with Mr. Bourdin.

**d. Update on Fountains and Fountain Lights**

Mr. Hall (Tape Time 1:09:57) asked for an update on the fountains and fountain lights stating that 3 out of 4 fountains were still not working. Mr. Padilla stated (Tape Time: 1:10:07) the situation with the fountains was that the lake company didn't have enough manpower to maintain the fountains, however, they are still under contract for the rest of the year and stated they would not be renewing their contract. Mr. Padilla stated they were scheduled to come out to check the fountains, however, due to the rain they needed to reschedule their visit for the following week.

*(At this point (Tape Time: 1:10:40) a discussion was held among the Board members, staff and Mr. Bourdin relating to this item) (The Board directed staff to send a letter of breach of contract if fountain repairs were not done by Friday or Monday, of the following week, weather permitting)*

**e. Update on Plan of Action for Raised Wall Sections from Homeowner Trees**

Mr. Hall (Tape Time 1:19:09) asked for an update on the plan of action for the raised wall sections from homeowner trees. Mr. Padilla stated (Tape Time: 1:19:52) he should have a proposal by the next meeting from IGM on how many trees will need to be removed at the raised wall sections. He also stated he went back and did a more thorough inspection and counted 11 trees that would need to be removed and sent that list to IGM.

**f. Price on Building Pickleball Court**

Mr. Hall (Tape Time 1:20:15) stated that this item on his list, price for building a pickleball court, was already addressed, he did not realize a price of \$58,825.29 was already provided for that item.

**g. Communicate with Companies Owning GPS Satellites Directing Visitors to 30th Street Gate for Public Entry**

Mr. Hall (Tape Time 1:20:48) asked if Mr. Padilla could contact a few particular companies who own GPS satellites because those companies were directing the general public and visitors to the 30th Street gate, which is a resident-only gate, for general delivery entry into the community.

Mr. Burgess (Tape Time: 1:22:21) gave a brief description as to who he had reached out to, and that he would continue to research different options to address the issue and bring it back to the next meeting.

*(At this point (Tape Time: 1:23:04) a discussion was held among the Board members and staff relating to this item) (The Board directed Mr. Burgess to work with George Mizusawa to research more findings and bring those back to the Board at the next meeting)*

**h. Update on Dennis Baldis Memorial Garden**

Mr. Hall (Tape Time 1:27:57) stated that this item, an update on the Dennis Baldis memorial garden, was already addressed, however, he wanted to comment that when the garden is completed, the Baldis family needs to be notified. Mr. Padilla stated (Tape



Time: 1:28:10) he would like to have direction from the Board if they wanted to do some kind of a dedication ceremony or presentation for the family.

*(At this point (Tape Time: 1:28:22) a discussion was held among the Board members and staff relating to this item) (Mr. Padilla stated he would bring this back to the next Board meeting once the garden was completed)*

**i. Communicate with BCT to Replace the 62nd Avenue Bus Stop Railing**

Mr. Hall (Tape Time 1:28:49) asked if Mr. Padilla could communicate with BCT (Broward County Transit) to replace the 62nd Avenue bus stop railing.

Mr. Padilla stated (Tape Time: 1:28:55) he had sent an email to the BCT and was still waiting on a response. He stated he would continue to reach out to them and find out if it will be replaced and bring back his findings to the next Board meeting.

**j. Discussion of Preparation of Pools and Parks by Summer**

Mr. Hall (Tape Time 1:29:22) asked if there was anything that needed to be done to prepare the pools and parks ready by the summertime. Mr. Hall stated new furniture was purchased, but wanted to know if there was anything else that needed to be done.

*(At this point (Tape Time: 1:29:42) a discussion was held among the Board members and staff relating to this item. (The Board directed staff to have the Peninsula Park pool resurfaced before the end of the school year, if possible)*

**k. Update on Tree Trimming for Hurricane Season**

Mr. Hall (Tape Time 1:30:05) stated that this item, update on the tree trimming for hurricane season, was already addressed. Mr. Padilla stated (Tape Time: 1:30:31) it was decided by the Board that it wasn't necessary for a third trimming, and the trimmings would take place in May and August.

**l. Discussion of Sprinklers on Perimeter Roads to be Set During School Hours**

Mr. Hall (Tape Time 1:30:42) stated that he had several residents complaining about the sprinklers when their kids were walking home from school, and wanted to know if the perimeter road sprinklers could be reset to coordinate with school hours.

Mr. Burgess (Tape Time: 1:31:10) stated he was told by IGM that it was already changed but would follow up and confirm with IGM on that item.

**m. Update on Decks to Meeting Room and Peninsula Park Deck**

Mr. Hall (Tape Time 1:31:42) stated that he saw this item, an update on decks at the meeting room and Peninsula Park deck, listed later on the agenda and that there were plans for this, but he wanted to add Fay's Cove to the dock replacement list as well.

*(At this point (Tape Time: 1:32:14) a discussion was held among the Board members and staff relating to this item. (The Board directed staff to obtain proposals for full replacement of docks, including Fay's Cove, (pilings, wood, composite top, and all concrete) before making a decision to replace or repair by using a structural engineer. J. Geiger to lead the project and work with management and also have Fay's Cove deck resemble the clubhouse deck)*

Ms. Hagen stated (Tape Time: 1:33:44) there were 3 or 4 proposals for the deck replacements in this agenda package that she had questions on.

Mr. Padilla stated (Tape Time 1:34:09) the Board's previous direction was to obtain proposals and bring them back to see what the Board wanted to do going forward. He stated he provided 3 proposals, and currently, they were just making some repairs.

Ms. Hagen stated (Tape Time: 1:34:18) the proposals did not appear to be comparing "apples-to-apples" and she asked Mr. Padilla if a request for a proposal was provided to the vendors to be able to provide estimates for "the same" project.

Mr. Padilla stated (Tape Time: 1:34:53) they had talked about different ways to approach the project but, no clear direction was given by the Board, and they would probably need the District Engineer to go out and do a full inspection to properly address this item.

*(At this point (Tape Time: 1:32:53) a discussion was held among the Board members and staff relating to this item) (The Board directed staff to do an assessment of the substructure with a structural engineer, and prepare a bid package to obtain "apples-to-apples" proposals for the Fay's Cove Boardwalk plans, and for the meeting room and Peninsula Park decks)*

## 5. New Business

Mr. Spavento (Tape Time: 1:56:26) moved on to New Business.

### A. Consideration of Resolution #2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing

Mr. Pawelczyk (Tape Time: 1:57:17) stated the public hearing to adopt the budget needed to be at least 60 days out which be the July 13th meeting.

*(At this point (Tape Time: 1:57:24) a discussion was held among the Board members and staff relating to this item) (The Board had no objection to the July 13th date to adopt the budget)*

ACTION:	Approve Resolution #2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing
RESULT:	Resolution #2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing on July 13, 2023 at 7:00 p.m. at 3101 South Bay Drive, Margate, Florida
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:59:11	

### B. Discussion of City of Margate Hurricane and Other Disaster Debris Removal Agreement Renewal from April 1, 2023 to March 31, 2024

Mr. Spavento (Tape Time: 1:59:42) asked for any questions or comments.

Mr. Pawelczyk requested the motion be made subject to legal review since he did not have an opportunity to review the agreement.

ACTION:	Approve City of Margate Hurricane or Other Disaster Debris Removal Renewal Agreement from April 1, 2023 to March 31, 2024
RESULT:	The City of Margate Hurricane or Other Disaster Debris Removal Renewal Agreement from April 1, 2023 to March 31, 2024 was approved subject to final legal review by District Counsel
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:00:05	

**C. Discussion and Approval of Letter to Homeowners – Tina Hagen**

Mr. Spavento (Tape Time: 2:01:08) asked Ms. Hagen to present her item.

Ms. Hagen (Tape Time: 2:01:12) gave a brief explanation of the letter stating it was suggested at the last meeting to shorten the letter and create a table that showed the before and after features and costs. She stated she contacted Mr. Padilla and Adam Andrews from Envera who set up the table portion, she also shortened the letter, and there was also an alternate letter provided by George Mizusawa.

*(At this point (Tape Time: 2:04:15) a discussion was held among the Board members and staff relating to this item) (The Board agreed and directed staff to use Ms. Hagen's letter with Mr. Mizusawa's highlights inserted. Staff to mail the letter and also email it to all homeowners)*

**D. Update on Detail Activity – Ron Gallucci**

Mr. Spavento asked Mr. Gallucci to present his item. (Tape Time: 2:18:24)

Mr. Gallucci (Tape Time: 2:18:27) gave a brief update on the detail activity stating he was handing out warnings to people parking on the sidewalks, as well as Margate

Police doing the same. He also commented on a couple of stolen cars parked in North Bay Park and the city arrested one person.

**E. Fay's Cove Placing an HOA Entry Sign at Stop Signposts at Fay's Cove Entrances – John Hall**

Mr. Spavento asked Mr. Hall to present his item. (Tape Time: 2:19:57)

Mr. Hall (Tape Time 2:20:03) stated his association, would like to install some Fay's Cove entry signs, and they were requesting them to be mounted on the back side of the stop signs at 3 exits, however, the stop signs are on CDD property, and that is why this item was brought to the meeting. Mr. Hall commented that if the Board agreed, Fay's Cove would pay for the signs and the installation.

*(At this point (Tape Time: 2:20:57) a discussion was held among the Board members and staff relating to this item. The conversation included whether some standard signage could be developed for all of the interior entrances and/or the main entrances designating that all the residential lots within the CDD are parts of HOAs) (The Board directed the GMS staff field team to work on the signs and bring suggested signage wording back to the next Board meeting)*

**F. Allow Residents More Than 3 Minutes During Audience Comments – John Hall**

Mr. Spavento (Tape Time: 2:30:14) asked Mr. Hall to present his item.

Mr. Hall (Tape Time 2:30:21) stated at the last meeting that even though only 3 residents attended in person, the 3-minute rule was enforced, and one person was cut off because of the time limit. He commented that if the Board is looking for input from the community, it would be good to hear their input without cutting them off if not a lot of residents were attending.

*(At this point (Tape Time: 2:31:36) a discussion was held among the Board members and staff relating to this item) (Mr. Pawelczyk stated there was a public comment policy in place which was adopted by resolution many years ago but, the policy dictates the Board could allow to extend that time at the Board's discretion)*

**G. Fay’s Cove Boardwalk Plans – John Hall**

Ms. Hagen (Tape Time: 2:36:31) stated that this item was already addressed earlier in this meeting. *(The Board agreed with Ms. Hagen’s statement)*

**6. Old Business**

Mr. Spavento moved on to Old Business.

**A. Update on Envera 30th Street Gate Repairs and Progress of New Contract – John Hall**

**B. Small Signs at North and South Bay Drive Gates Stating “Gates Will Open Following the Messages” – John Hall**

Mr. Spavento (Tape Time: 2:42:50) asked Mr. Hall to present his item.

Mr. Hall (Tape Time 2:42:00) commented he would address both items A and B. He stated Mr. Padilla sent an email informing the Board the new contract agreement was signed with Envera, and also Mr. Burgess confirmed the small signs for North and South Bay Drive gates were ready to be picked up.

Mr. Padilla (Tape Time: 2:43:22) requested that for completeness of the District’s records, the attached agreements that were executed and signed by the Chairman, Tony Spavento, should be ratified by the Board. Mr. Pawelczyk stated (Tape Time: 2:44:45) the contract included the Envera agreement, Envera Addendum, Canon finance agreement, and the two addendums on the financing agreement.

ACTION:	Ratifying the Chairman, T. Spavento’s, signature on 5 executed documents
RESULT:	The Chairman’s signature on 5 executed documents was ratified
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:44:58	

**C. Discussion to Stop Margate Building Department from Issuing Building Permits to Homeowners to build on CDD property without CDD Authorization – John Hall**

Mr. Spavento (Tape Time: 2:46:25) asked Mr. Hall to present his item.

Mr. Hall (Tape Time: 2:43:00) gave a brief explanation of this item stating he saw a homeowner in one of the communities doing a driveway extension and digging up the CDD swale. He stated that he had checked with the City of Margate, and they informed him they gave permission to the homeowner to dig up the swale and install the concrete without CDD approval. Mr. Hall suggested a letter be sent to both the City's Building Department, and the City Manager, informing them to stop issuing permits on CDD property without CDD approval.

*(At this point (Tape Time: 2:47:42) a discussion was held among the Board members and staff relating to this item) (The Board directed Mr. Pawelczyk to draft a letter to the Building Department and the City Manager, to have District Management sign it, and to mail it to those City of Margate officials, and also copy the City Attorney)*

**D. Update on Victor Ackrill Areca Palms – Tony Spavento**

Mr. Spavento (Tape Time: 2:52:34) stated this item was already addressed earlier at this meeting.

**E. Discussion of Tow Procedure – John Hall**

Mr. Spavento asked Mr. Hall to present his item.

Mr. Hall (Tape Time: 2:52:34) gave a brief explanation of this item stating the first unattended large commercial vehicle was recently towed by Mr. Padilla. Mr. Hall stated Mr. Padilla feels he needs additional direction from the Board as to what information would be needed to tow other unattended vehicles after sitting for a certain amount of time.

*(At this point (Tape Time: 2:53:15) a discussion was held among the Board members and staff relating to this item) (The Board agreed that if anyone other than a Board member contacts Mr. Padilla in the community about a large unattended vehicle and if Mr. Padilla was not available to take pictures of an unattended vehicle to send to the towing company, then Mr. Padilla will text the closest CDD Board member to confirm that the condition is valid to call the towing company and once Julio receives that*

confirmation, he will call the towing company and have that vehicle towed. Obviously, if a Board member contacts Julio about such a situation, that Board member will send a picture to Julio)

**F. CDI – Christmas Designers Incorporate Proposed Credit**

Mr. Spavento (Tape Time: 2:59:43) asked Mr. Padilla for an update on this item.

Mr. Padilla (Tape Time 2:59:53) stated the latest information was that CDI was willing to settle for a payment of \$6,176 which comes out to a \$12,441 credit.

Ms. Hagen stated for clarification that (Tape Time: 3:00:07) the District owes a balance of \$18,717 and CDI is willing to settle for a \$6,176 payment.

*(At this point (Tape Time: 3:00:13) a discussion was held among the Board members and staff relating to this item) (Mr. Spavento asked for a motion to discuss the matter and potentially accept the settlement amount. The motion failed due to 1 in favor (T. Hagen) and 4 against) (The Board decided not to accept CDI settlement and directed staff (Juliana Duque) to provide a vendor list for management to obtain proposals for next year's holiday lighting, and to bring it back to the next Board meeting)*

**G. Discussion for Setting District/Facilities Rules Public Meeting**

Mr. Spavento (Tape Time: 3:08:06) asked Mr. Pawelczyk to lead on this item.

Mr. Pawelczyk (Tape Time: 3:08:17) gave a brief update on this item, stating that he spoke to Mr. Padilla and commented that they were probably not ready to set the public hearing since they still needed to approve both the new facility rental agreement and the deposit rates by resolution, which would require it to be advertised as a public hearing. Mr. Pawelczyk also stated the other items on the list would require the rulemaking process and everything should be included all at one time. Mr. Pawelczyk stated it would require separate resolutions, one for the rate change and fee schedule, and one for the rulemaking to provide for overnight parking in the clubhouse parking lot, and also the lake bank restoration ideas and options, and lastly would be the dock item.

*(At this point (Tape Time: 3:13:48) a discussion was held among the Board members and staff relating to this item) (The Board directed staff to work with the District Attorney in drafting the resolutions and bring them back to the next Board meeting)*



Mr. Padilla stated (Tape Time: 3:14:15) the Board requested staff to come back after 3 months to get further direction on allowing the Turtle Run CDD to continue using the Coral Bay Clubhouse for their CDD meetings. *(The Board had no objection to continue letting Turtle Run CDD use the Coral Bay Clubhouse for their meetings for the remainder of the fiscal year)*

#### **H. Update on Trail Camera – Ron Gallucci**

Mr. Spavento (Tape Time: 3:15:13) asked Mr. Gallucci to present his item.

Mr. Gallucci (Tape Time: 3:15:17) gave a brief update relating to this item stating the trail camera was not very good at catching cars that were doing donuts. He also mentioned problems with the Las Brisas Del Mar emergency gate, that every time Mr. Padilla locks it or puts something over it, someone opens it back up.

*(At this point (Tape Time: 3:15:36) a discussion was held among the Board members and staff relating to Mr. Gallucci's items) (Mr. Mizusawa stated Mr. Padilla sent him an image from the trail camera that was purchased and informed him that was probably not the correct camera for catching people doing donuts and suggested to Mr. Padilla to return the camera so they could purchase a better one. Mr. Padilla returned the camera) (The Board appointed Mr. Mizusawa to work with Mr. Padilla to pick out a new portable video camera, and also directed staff to place a lock on the Las Brisas Del Mar white PCV gate)*

## **7. Old Business Continued**

Mr. Spavento (Tape Time: 3:20:07) moved on to item No. 7, old business continued and asked Mr. Hall to present all of his items listed above.

#### **A. Car Count Study for Southwind Lane – John Hall**

Mr. Hall (Tape Time 3:20:00) gave a brief explanation of the car count study on Southwind Lane stating that the report would provide data needed before the Board makes any decision on changing anything. This report would show how much traffic was in the first section of Southwind Lane versus the entire length of the road.

*(At this point (Tape Time: 3:21:18) a discussion was held among the Board members and staff relating to this item) (Mr. Spavento asked for a motion to move forward with a car count survey to potentially modify the street as a partial parking lot)*

*(The motion failed due to 2 in favor (R. Gallucci & J. Hall) and 3 against) (The Board decided not to go forward with modifying Southwind Drive for parking spaces)*

**B. Overflow Parking – John Hall**

**C. Blocking of Sidewalk in CDD – Florida Statue 316.1945 - John Hall**

**D. Parking Patrol Instructions and Possible Booting of Offending Vehicles Cannot be Towed – John Hall**

Mr. Hall (Tape Time 3:34:20) continued with his listed items stating item B, overflow parking, was related to the car count study, and item C, blocking of sidewalks, and item D, parking patrol instructions had already been discussed earlier in the meeting.

## 8. Adjournment

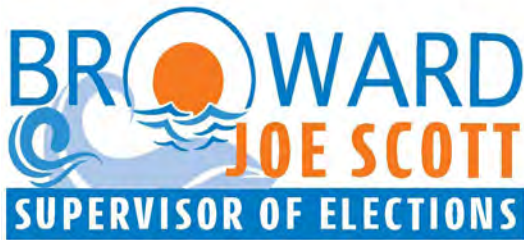
ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 10:40 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:39:01	

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



Joe Scott, Supervisor of Elections  
115 S. Andrews Ave., Rm. 102  
Fort Lauderdale, FL 33301  
(954) 357-VOTE • [www.browardvotes.gov](http://www.browardvotes.gov)

## MEMORADUM

To: Jennifer McConnell  
Governmental Management Services

From: Patricia Santiago  
Administration Director

Date: April 18, 2023

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2023, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Academical Village Community Development District	0
Botaniko Community Development District	75
<b>Coral Bay Community Development District</b>	<b>2103</b>
Cypress Cove Community Development District	419
Griffin Lakes Community Development District	632
Hollywood Beach Community Development District I	0
McJunkin at Parkland Community Development District	436
Orchid Grove Community Development District	673
Sabal Palm Community Development District	491
Solterra Community Development District	0
Turtle Run Community Development District	2938

We hope this information has been of assistance to you.

**CASCADE FOUNTAINS DIV.  
FOUNTAIN DESIGN GROUP, INC.**

**7628 N.W 6th AVENUE BOCA RATON, FL. 33487**  
**SERVICE CENTERS : ORLANDO AND TAMPA**  
**PHONE: (800) 446-1537 FAX (561) 994-3944**

**PROPOSAL # 6134**

**Date: April. 18, 2023**

To: Coral Bay CDD  
c/o Governmental Management Services South FL.  
5385 N. Nob Hill Road  
Sunrise, Fl. 33351

Ship To: Coral Bay CDD  
3101 S. Bay Drive  
Margate, Fl. 33063

Attn: Julio Padilla & Juliana Duque  
Phone: 954721-8681  
Email: [jpadille@gmssf.com](mailto:jpadille@gmssf.com)  
Email: [jduque@gmssf.com](mailto:jduque@gmssf.com)

**FOUNTAIN MAINTENANCE PROPOSAL**

**Scope of Work:**

Fountain Design Group will perform the following Quarterly cleaning, on the (4) Four Floating Fountains at the above property, per the check list below:

- 1) Check control panel components and amperage draw on pump and motors, including timers
- 2) Clean junction intake screen
- 3) Clean and adjust water feature jets
- 4) Clean and check lights
- 5) Check for power surges and reset GFCI breakers
- 6) Visually check all accessible piping systems for damage and water leaks

This is a cleaning contract and any other services required besides those listed above will be billed separately. Our standard labor rate of \$135.00 for the first half-hour and \$105.00 each hour thereafter, plus parts.

\* This contract will remain without expiration until either party issues a Written 30 Day notice of cancelation.

**COST : \$420.00 Per Quarterly Cleaning**

**Payable upon receipt of invoice to Fountain Design Group, Inc.**

**Respectfully Submitted,  
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date of Acceptance:

**CONDITIONS**

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount

## SERVICES CONTRACT

CUSTOMER NAME: Coral Bay CDD  
SUBMITTED TO: Julio Padilla / (786) 352-1110 / [jpadilla@gmssf.com](mailto:jpadilla@gmssf.com)  
CONTRACT EFFECTIVE DATE: May 1, 2023 – April 30, 2024  
SUBMITTED BY: Gary Wilhelm  
SERVICES: Quarterly Fountain Maintenance on (4) Four Fountains

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is \$2,400.00. SOLitude shall invoice Customer \$600.00 per quarter for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve months with payment invoiced in (4) four equal quarterly payments on the first day of each quarter reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each quarterly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per

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Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

14. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

15. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Coral Bay CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

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

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

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

*Please Remit All Payments to:*

*1320 Brookwood Drive Suite H  
Little Rock AR 72202*

**Customer's Address for Notice Purposes:**

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

*Please Mail All Contracts to:*

*2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453*

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## SCHEDULE A – ANNUAL FOUNTAIN MAINTENANCE

### Fountain Maintenance Service:

1. Company will service (4) four fountains four (4) times per year on a quarterly basis as follows:
  - Perform Amp test on the motor to verify appropriate amp load.
  - Check incoming and outgoing Voltage.
  - Test Motor GFCI Protection Breaker.
  - Test Contactor (starter).
  - Test motor overload protection to make sure it is set and functioning properly.
  - Check fuses.
  - Make sure all wires, breakers, and other electronic parts are securely attached.
  - Check timers and set as needed.
  - Test Lighting GFCI breaker in the control panel to make sure it is operating properly
  - Check lighting timer as needed.
2. If the fountain or lights are not visibly operating, or malfunctioning in any way as determined by the diagnostic checks specified above, the company will further perform the following:
  - Perform ohm test to cable to test any shorts or resistance in the power cable between the control panel and the motor.
  - Inspect motor shaft to make sure it is not bent and it is turning smoothly and quietly.
  - Inspect propeller or impeller (depending on what type unit) and diffuser plate (if present) to make sure they are tightly attached and not bent or damaged in any way.
  - Clean fountains debris screen, nozzle, shaft, and pump chamber ensure proper water flow.
  - Clean all lights lens covers.
  - Check each light and replace lamps that have burnt out for an additional cost.
  - Replace any seals on lights housing which are leaking.
3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, an other replacement parts, and labor required for light replacement will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.

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6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which no longer under warranty, and that will require significant additional labor and /or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection,

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use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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April 20, 2023

## FLOATING FOUNTAIN MAINTENANCE AGREEMENT

This Agreement is made between Eco Blue Aquatic Services, Inc. and:

Coral Bay, CDD  
3101 South Bay Drive  
Margate, FL 33063

Contact: Julio Padilla  
Phone: (954) 721-8681 Office  
e-mail: jpadilla@gmssf.com

The parties hereto agree to the following terms and conditions:

- a) Eco blue agrees to provide four (4) floating fountains maintenance services to customer for a period of one (1) year from the date of execution of this agreement, in accordance with the terms and conditions of this agreement at the following location(s):

Four (4) floating fountain located in Coral Bay CDD, in Miami, Florida.

- b) Customer agrees to pay Eco Blue Aquatic the following amount(s) during the term of this agreement for these specific floating fountain management services:

1. Clean screens
2. Clean lights
3. Clean nozzles
4. Clean jet
5. Check voltage
6. Check timers

**Four (4) floating fountains in Coral Bay, CDD      \$150.00 every Two Months**

Upon request, Eco Blue will repair and or replace fountain parts. This service will be billed separately at the time of repairs. The cost of the repairs will depend on the parts and labor necessary.

Eco Blue will tend to the fountain no less than once every other month. Price includes all labor, and equipment.

8724 Sunset Drive, #94 Miami, FL 33173  
Phone: (305) 316-1817




- c) Payment schedule: First month's payment shall be due and payable upon execution of this agreement. The balance shall be payable in advance in equal monthly installments.
- d) Eco Blue agrees to use only products that have presented a wide margin of safety to Florida fish and wildlife.
- e) This service agreement is valid for one year, from the date of execution of this agreement, and automatically renews unless canceled more than thirty (30) days prior to the expiration date for service. Either party may cancel the agreement with a thirty (30) day written notice. Furthermore, by signing this agreement, customer agrees to pay for all services rendered by Eco Blue through to the cancellation of services. Eco Blue Aquatic Services, Inc. also reserves the right, under special circumstances, to counteract inflation by increasing fees with thirty day's written notice to customer.
- f) Prior to the commencement of work agreed to in this contract, Eco Blue must provide proof of insurance and License to customer, the insurance and License must be current and in place for the term on this contract.

This agreement constitutes the entire service agreement between Eco Blue and the customer. Only alterations made in writing, and accepted by an authorized agent of both, Eco Blue and the Customer, shall be deemed valid alterations to the conditions herein.

Eco Blue Aquatic Services, Inc.

Coral Bay, CDD

Signed: \_\_\_\_\_  


Signed: \_\_\_\_\_

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

Name / Title: \_\_\_\_\_



Lightworks, Inc.  
 7447 NW 48th Street, Suite B  
 Miami, FL 33166  
 Miami: (305) 456-3520  
 WPB: (561) 641-5570

<b>To: JULIO PADILLA</b>	<b>Job/Project Name:</b> <b>CORAL BAY BANNER ARMS</b>  <b>CORAL SPRINGS, FL</b>
--------------------------	--

Remarks: PLEASE INCLUDE A COPY OF THIS QUOTE WITH YOUR ORDER

Qty	Mfg	Description	Unit Price	Extd.Price
6	STRN	STERNBERG CLAMP-STYLE BANNER ARMS	\$255.00	\$1,530.00
	STRN	24" CLAMP ON BANNER ARM AND BALL TO USE WITH 4" DIAMETER POLE, WHITE		
	STRN	PART NUMBER = C4SBA-24/WH		
1	STRN	TOTAL FREIGHT FOR 6 BANNER ARMS	\$200.00	\$200.00
		<b>NOTES:</b>		
		1.) LEAD-TIME = 4-6 WEEKS.		
		2.) CUSTOMER TO VERIFY BANNER LENGTH.		
		3.) FREIGHT IS INCLUDED FOR QUANTITIES SPECIFIED.		
		4.) PRICES VALID FOR 30-DAYS.		
<b>TOTAL:</b>				<b>\$1,730.00</b>

**Lead Time: 10-12 WEEKS**

--PLEASE INCLUDE THIS QUOTE WITH YOUR PURCHASE ORDER--

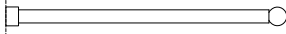
- 1.) Quoting Manufacturers' standard color. Other colors are available and may incur an additional charge.
- 2.) Unloading of the material is not included. Special trucks with lift gates may be requested for an additional charge.
- 3.) State and Federal Taxes are not included unless noted.
- 4.) Quote is FOB Factory and only valid for 30 days. Hold For Release purchase orders do not guarantee pricing.
- 5.) Quote is subject to Manufacturer's published terms and conditions of sale.
- 6.) Release for shipment must take effect within 90 days of Purchase Order.
- 7.) Quote Pricing based on single shipment. Partial Shipments may incur an additional charge. Delivery to residential location may incur additional manufacturer's charges.
- 8.) Pre-Shipment of anchor bolts, templates, hardware and accessories may incur an additional charge.
- 9.) Cancellation of Released Purchase Order may incur cancellation fees.
- 10.) Changes in quantities may void this quotation.
- 11.) Signed, approved submittals may be required. Please allow up to 3 weeks for submittals.
- 12.) Pull Boxes are not included.
- 13.) Installation is not included.
- 14.) Pole Cable Distribution Systems are not included.
- 15.) Contractor is responsible to verify voltage required.
- 16.) Quantities are the responsibility of the contractor.
- 17.) Terms: NET 30-DAYS from the Invoice Date. Overdue accounts are subject to LATE FEES as permitted by the State of Florida.
- 18.) Deposit or Pre-Payment may be required.
- 19.) Credit Card (CC) Transactions will incur an additional 4.1% convenience fee. No refunds on CC Transactions.
- 20.) All warranties are per manufacturer's standard terms and conditions.

THANK YOU FOR THE OPPORTUNITY!

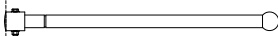
Printed: 03/30/23 15:32:14 Per: MAINNOR PINO Email: mainnor@lightworksflorida.com



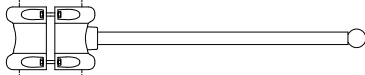
POST MOUNT (PM) STYLE MOUNTED BANNER ARM  
 FACTORY INSTALL: MOUNT WELDED TO POLE  
 FIELD INSTALL : THROUGH-BOLT MOUNT TO POLE



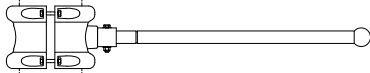
HUB STYLE MOUNTED BANNER ARM  
 FACTORY INSTALL: HUB WELDED TO POLE  
 FIELD INSTALL : N/A



HUB STYLE MOUNTED BREAK-AWAY BANNER ARM  
 FACTORY INSTALL: HUB WELDED TO POLE  
 FIELD INSTALL : N/A



CLAMP ON STYLE MOUNTED BANNER ARM  
 FACTORY INSTALL/FIELD INSTALL: TO BE MOUNTED  
 ON 4" OR 5" STRAIGHT SHAFTS ONLY



CLAMP ON STYLE MOUNTED BREAK-AWAY BANNER ARM  
 FACTORY INSTALL/FIELD INSTALL: TO BE MOUNTED  
 ON 4" OR 5" STRAIGHT SHAFTS ONLY



SPRING LOADED BANNER ARM  
 FACTORY INSTALL: MECHANICALLY ATTACHED TO POLE  
 FIELD INSTALL : THROUGH-BOLT MOUNT TO POLE

DRAWN DATE  
 10/27/14

SCALE

BANNER ARM STYLE COMPARISONS

PART NUMBER

**Sun Blue Pool Services**  
 5944 Coral Ridge Dr - Ste #231  
 Coral Springs, FL 33076 US  
 (954)341-1414  
 info@sunbluepools.com  
 www.sunbluepools.com



## Estimate

ADDRESS  
 CORAL BAY CDD  
 3135 Cape Cir  
 Margate, FL 33063 USA

ESTIMATE #                      DATE  
 13270                              04/24/2023

ACTIVITY	QTY	RATE	AMOUNT
CONCRETE RESURFACING RECO CONCRETE RESURFACING @ CORY SCHECHTER SUNDEK 1865 SW 4 th AVE DELRAY BEACH, FL 33444 561-305-1023 WWW.SUNDEK.COM	1	0.00	0.00
TIMEFRAME TIMEFRAME:  FROM DEPO RECEIPT AND POOL DRAWINGS  2 - 3 WKS TO SUBMIT FOR POOL PERMIT W/TOWN TOWN USUALLY IS 4 - 8 WKS TO ISSUE # WE ARE 2- 3 WKS FROM STAGING A START FROM PERMIT # ISSUED EXPECT 7 - 10 DAYS OF CONSTRUCTION PLUS 2-3 WKS OF FIRE UP ... TBD - NO SWIMMING !	1	0.00	0.00
Permit - Commercial \$995 - ADMIN FEE ... PLUS ALL PASS THROUGH COSTS TOWN/ETC AND SUN BLUE POOLS WILL APPLY FOR PERMIT	1	995.00	995.00
CLIENT TO PROVIDE SUN BLUE POOLS OFFICIAL SITE SURVEY TO APPLY FOR PERMIT CLIENT TO PROVIDE SUN BLUE POOLS WITH LAST DEPARTMENT OF HEALTH INSPECTION REPORT TO APPLY FOR HEALTH DEPARTMENT PERMIT			
LEAK DETECTION - POOL POOL MUST BE FILLED AND THE WATER CLEAR PRIOR TO DETECTION.  Leak Detection: (pool/spa/equip site as applicable) Dye test Pressure test lines Sonar underwater hearing devic Camera Full report to be sent A new proposal will be submitted for any major repairs required. Non- Refundable post visit. *Sheer Descents can not be tested for leaks *Rock walls can not be tested for leaks	1	2,000.00	2,000.00



RESURFACING	1	24,000.00	24,000.00
COMM POOL 240 LIN FT ... SHAPE - CURVED ... POOL DEPTH 3 TO 6 ... NEW MDRAIN COV + RETURN FITTINGS (if applicable)			
SKY BLUE			
W/LEDGE TO BE PLASTERED			
ALL INCLUSIVE ... DRAIN - PREP - BONDKOTE - PLASTER - NEW RETURN FITTINGS/MAIN DRAIN COVER - FIRE UP !			
DRAIN pool to applicable area			
UNDER cut all tile, light niches and return lines. Look for hollow and voids (loose surface) in old finish, eliminate them. (price includes up to 20% of pool surface removed ... PLS NOTE FINAL SURFACE ASSESSMENT CAN ONLY BE DONE ONCE POOL IS DRAINED AND DURING THE POOL PREP PROCEDURE:			
IF POOL SURFACE IS ASSESSED TO HAVE SEVERE SURFACE DELAMINATION THEN TURBO BLAST OR FULL SURFACE RIP OUT MAY BE NECESSARY AND WILL BE QUOTED @ TIME OF ASSESSMENT. COST VARIES DUE TO POOL SIZE/DEPTH.			
BONDKOTE walls and floor (a special latex material used to eliminate "pop-outs" and delamination by allowing newly applied refinishing materials to bond)			
RESURFACE: Using SKY BLUE color on entire pool, applying a scratch coat and a finish coat with a total thickness of 1/2"-1" on the floor and 1/2" on walls. Double Expose Aggregate (acid wash 2 times)			
RE-FILL - customer to refill and we will balance and stabilize water to Health Department standards.			
FIRE-UP SERVICE: It is important to properly maintain pool after new finish has been applied to ensure proper curing: multiple service visits will be performed by Sun Blue Pool Tech over the next 2 wks (3rd wk will be added if deemed necessary) to provide a special chemical treatment, brush and maintain all surfaces at which time swimming will be permitted post Fire Up Period (all pool service timings vary) ... Customer is responsible to supply Filter Cartridges (pre/post fire up) and If there is an existing Salt System - 10 (40lb) bags of Salt for post Fire up swim chemistry reset as well as a fully functional Pump & Filter System at time of Fire up start. Sun Blue Pools can not be responsible for curing new surface without a working system.			
Fire up is a \$400.00 Value included FREE !			
WARRANTY: 5 years warranty on material and 2 years on workmanship against cracking and separation (not caused by structural movement of the foundation). Warranty DOES NOT include minor molting (little discoloration of Aggregate Finish) Water chemistry must be kept in balance.			
*No swimming in pool during curing process.			
*Aggregate finish may/will have color variations			
*Aggregate finish is a hand troweled finish, trowel marks to be expected as per Aggregate manufacturers standards			
TARGET PROJECT START WILL BE DISCUSSED AT DEPO PROCESSING PENDING EXISTING MARKET CONDITIONS AT THE TIME.			
TILE BORDER INLAY	25	20.00	500.00
3 STEPS ... APPRX 25 LIN FT:			
NON SKID COBALT BLUE FOR CODE			
TILE	35	20.00	700.00
FL BREAK - FOR CODE - LOC TBD APPRX 35 LIN FT -COBALT BLUE			
TILE WASH/REGROUT	240	10.00	2,400.00
TILE WASH/REGROUT - CLEAN EXISTING TILE TO BEST POSSIBLE CONDITION & REGROUT GROUT LINE VOIDS-WHITE			
APPRX 240 LIN FT @ \$10/FT			

- TILES MAY DULL OR NOT COME TOTALLY CLEAN DEPENDING ON CONDITION
- GROUT MAY HAZE DUE TO POROUS TILES
- GROUT IS NOT TO BE USED BETWEEN TOP OF TILE AND COPING - NEEDS TO BE DONE WITH CEMENT (ADDTL COST APPLIES AS NEW TILES OR COPING WOULD NEED TO BE DONE)
- \*REGROUT OF TILE IS A SERVICE AND CAN NOT BE WARRANTED

PAYMENT TERMS #2 1 0.00 0.00  
 (CASH/CHK) or (CC - ADDTL 3% FEE APPLIES)

50% DEPO TO STAGE PROJECT START DATE  
 Once this payment is made, it will trigger the release of the work order for the next phase of the project

40% PAYMENT OF TOTAL PROJECT COST DUE POST TILE INSTALL  
 Once this payment is made, it will trigger the release of the work order for the next phase of the project

10 % FINAL PAYMENT OF TOTAL PROJECT COST UPON RESURFACING APPLICATION  
 Once this payment is made, it will trigger the release of the work order for the next phase of the project

ALL PROJECT ADD ONS/REVISIONS TO BE PAID IN FULL UPON APPROVAL.  
 (processing of any paymt represents that customer granted approval, received services and is satisfied)

Cancellation policy:  
 3 days from depo receipt - buyers remorse - full refund  
 Day 4 and up until reno start - 25% of full project price penalty  
 Reno start - no refund  
 Permits may apply given specific project tasks ... Client to decide to request Sun Blue Pools to proceed to submit app.

REVIEWS 1 0.00 0.00  
 Please feel free to review what our customers have to say at:  
<http://www.homeadvisor.com/rated.SunBluePoolServices.47676239.html>  
 OR  
[www. Google orYelp.com](http://www.Google.com) - search - Sun Blue Pools

FINANCING - HEARTH 1 0.00 0.00  
 See your personalized monthly payment options within minutes and without affecting your credit score. No prepayment penalties. No home equity required.

Hearth makes it easy for you to find monthly payment options for your project, with:

Loan amounts up to \$100,000

Zero % Financing available

Affordable monthly payment options

Funding within 1-3 days

No prepayment penalties

No home equity required

PLEASE REQUEST SPECIAL LINK TO APPLY ... NO OBLIGATION !

Warranty Products & Workmanship  
 Resurfacing: Residential Pools: [10] Year Manufacturer warranty for Surface Failure/  
 SBP [2] Years on workmanship  
 Commercial Resurfacing: [5] Year Manufacturer for Surface Failure/ SBP [2] Years on  
 workmanship  
 Pool Tile: [2] Years Product and Workmanship  
 Pavers:[1] Year Product and Workmanship, settlement, cracks in concrete, loss of joint  
 sand and deck sealing are not warranted items.  
 Pool Plumbing: Installation of Skimmers, Main Drain, Return Lines, Air Venturi, Valves  
 and replumbing of any equipment, overflow lines, auto fill are warranted for 90 Days  
 Leak Detection: 30 Day Warranty

TOTAL

**\$30,595.00**

Accepted By

Accepted Date

**Sun Blue Pool Services**  
 5944 Coral Ridge Dr - Ste #231  
 Coral Springs, FL 33076 US  
 (954)341-1414  
 info@sunbluepools.com  
 www.sunbluepools.com



## Estimate

ADDRESS  
 CORAL BAY CDD  
 6532 Buena Vista Dr  
 Margate, FL 33063 USA

ESTIMATE #                      DATE  
 13271                              04/24/2023

ACTIVITY	QTY	RATE	AMOUNT
CONCRETE RESURFACING RECO CONCRETE RESURFACING @ CORY SCHECHTER SUNDEK 1865 SW 4 th AVE DELRAY BEACH, FL 33444 561-305-1023 WWW.SUNDEK.COM	1	0.00	0.00
TIMEFRAME TIMEFRAME:  FROM DEPO RECEIPT AND POOL DRAWINGS  2 - 3 WKS TO SUBMIT FOR POOL PERMIT W/TOWN TOWN USUALLY IS 4 - 8 WKS TO ISSUE # WE ARE 2- 3 WKS FROM STAGING A START FROM PERMIT # ISSUED EXPECT 7 - 10 DAYS OF CONSTRUCTION PLUS 2-3 WKS OF FIRE UP ... TBD - NO SWIMMING !	1	0.00	0.00
Permit - Commercial \$995 - ADMIN FEE ... PLUS ALL PASS THROUGH COSTS TOWN/ETC AND SUN BLUE POOLS WILL APPLY FOR PERMIT	1	995.00	995.00
CLIENT TO PROVIDE SUN BLUE POOLS OFFICIAL SITE SURVEY TO APPLY FOR PERMIT CLIENT TO PROVIDE SUN BLUE POOLS WITH LAST DEPARTMENT OF HEALTH INSPECTION REPORT TO APPLY FOR HEALTH DEPARTMENT PERMIT			
LEAK DETECTION - POOL POOL MUST BE FILLED AND THE WATER CLEAR PRIOR TO DETECTION.  Leak Detection: (pool/spa/equip site as applicable) Dye test Pressure test lines Sonar underwater hearing devic Camera Full report to be sent A new proposal will be submitted for any major repairs required. Non- Refundable post visit. *Sheer Descents can not be tested for leaks *Rock walls can not be tested for leaks	1	1,750.00	1,750.00

RESURFACING	1	19,000.00	19,000.00
COMM POOL 190 LIN FT ... SHAPE - CURVED ... POOL DEPTH 3 TO 6 ... NEW MDRAIN COV + RETURN FITTINGS (if applicable)			
SKY BLUE			
W/LEDGE TO BE PLASTERED			
ALL INCLUSIVE ... DRAIN - PREP - BONDKOTE - PLASTER - NEW RETURN FITTINGS/MAIN DRAIN COVER - FIRE UP !			
DRAIN pool to applicable area			
UNDER cut all tile, light niches and return lines. Look for hollow and voids (loose surface) in old finish, eliminate them. (price includes up to 20% of pool surface removed ... PLS NOTE FINAL SURFACE ASSESSMENT CAN ONLY BE DONE ONCE POOL IS DRAINED AND DURING THE POOL PREP PROCEDURE:			
IF POOL SURFACE IS ASSESSED TO HAVE SEVERE SURFACE DELAMINATION THEN TURBO BLAST OR FULL SURFACE RIP OUT MAY BE NECESSARY AND WILL BE QUOTED @ TIME OF ASSESSMENT. COST VARIES DUE TO POOL SIZE/DEPTH.			
BONDKOTE walls and floor (a special latex material used to eliminate "pop-outs" and delamination by allowing newly applied refinishing materials to bond)			
RESURFACE: Using SKY BLUE color on entire pool, applying a scratch coat and a finish coat with a total thickness of 1/2"-1" on the floor and 1/2" on walls. Double Expose Aggregate (acid wash 2 times)			
RE-FILL - customer to refill and we will balance and stabilize water to Health Department standards.			
FIRE-UP SERVICE: It is important to properly maintain pool after new finish has been applied to ensure proper curing: multiple service visits will be performed by Sun Blue Pool Tech over the next 2 wks (3rd wk will be added if deemed necessary) to provide a special chemical treatment, brush and maintain all surfaces at which time swimming will be permitted post Fire Up Period (all pool service timings vary) ... Customer is responsible to supply Filter Cartridges (pre/post fire up) and If there is an existing Salt System - 10 (40lb) bags of Salt for post Fire up swim chemistry reset as well as a fully functional Pump & Filter System at time of Fire up start. Sun Blue Pools can not be responsible for curing new surface without a working system.			
Fire up is a \$400.00 Value included FREE !			
WARRANTY: 5 years warranty on material and 2 years on workmanship against cracking and separation (not caused by structural movement of the foundation). Warranty DOES NOT include minor molting (little discoloration of Aggregate Finish) Water chemistry must be kept in balance.			
*No swimming in pool during curing process.			
*Aggregate finish may/will have color variations			
*Aggregate finish is a hand troweled finish, trowel marks to be expected as per Aggregate manufacturers standards			
TARGET PROJECT START WILL BE DISCUSSED AT DEPO PROCESSING PENDING EXISTING MARKET CONDITIONS AT THE TIME.			
TILE BORDER INLAY	30	20.00	600.00
4 STEPS ... APPRX 30 LIN FT:			
NON SKID COBALT BLUE FOR CODE			
TILE	45	20.00	900.00
FL BREAK - FOR CODE - LOC TBD APPRX 45 LIN FT -COBALT BLUE			
TILE WASH/REGROUT	190	10.00	1,900.00
TILE WASH/REGROUT - CLEAN EXISTING TILE TO BEST POSSIBLE CONDITION & REGROUT GROUT LINE VOIDS-WHITE			
APPRX 240 LIN FT @ \$10/FT			

- TILES MAY DULL OR NOT COME TOTALLY CLEAN DEPENDING ON CONDITION  
 - GROUT MAY HAZE DUE TO POROUS TILES  
 - GROUT IS NOT TO BE USED BETWEEN TOP OF TILE AND COPING - NEEDS TO BE DONE WITH CEMENT (ADDTL COST APPLIES AS NEW TILES OR COPING WOULD NEED TO BE DONE)  
 \*REGROUT OF TILE IS A SERVICE AND CAN NOT BE WARRANTED

TILE REPLACE 6 - (6*6) COBALT BLUE TILES - EXISTING SCRATCHED AREA ONLY - N/C	1	0.00	0.00
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PAYMENT TERMS #2 (CASH/CHK) or (CC - ADDTL 3% FEE APPLIES)	1	0.00	0.00
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50% DEPO TO STAGE PROJECT START DATE  
 Once this payment is made, it will trigger the release of the work order for the next phase of the project

40% PAYMENT OF TOTAL PROJECT COST DUE POST TILE INSTALL  
 Once this payment is made, it will trigger the release of the work order for the next phase of the project

10 % FINAL PAYMENT OF TOTAL PROJECT COST UPON RESURFACING APPLICATION  
 Once this payment is made, it will trigger the release of the work order for the next phase of the project

ALL PROJECT ADD ONS/REVISIONS TO BE PAID IN FULL UPON APPROVAL.  
 (processing of any paymt represents that customer granted approval, received services and is satisfied)

Cancellation policy:  
 3 days from depo receipt - buyers remorse - full refund  
 Day 4 and up until reno start - 25% of full project price penalty  
 Reno start - no refund  
 Permits may apply given specific project tasks ... Client to decide to request Sun Blue Pools to proceed to submit app.

REVIEWS Please feel free to review what our customers have to say at: <a href="http://www.homeadvisor.com/rated.SunBluePoolServices.47676239.html">http://www.homeadvisor.com/rated.SunBluePoolServices.47676239.html</a> OR <a href="http://www.google.com">www. Google</a> or <a href="http://www.yelp.com">Yelp.com</a> - search - Sun Blue Pools	1	0.00	0.00
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FINANCING - HEARTH See your personalized monthly payment options within minutes and without affecting your credit score. No prepayment penalties. No home equity required.	1	0.00	0.00
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Hearth makes it easy for you to find monthly payment options for your project, with:

Loan amounts up to \$100,000

Zero % Financing available

Affordable monthly payment options

Funding within 1-3 days

No prepayment penalties

No home equity required

PLEASE REQUEST SPECIAL LINK TO APPLY ... NO OBLIGATION !

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 Warranty Products & Workmanship  
 Resurfacing: Residential Pools: [10] Year Manufacturer warranty for Surface Failure/  
 SBP [2] Years on workmanship  
 Commercial Resurfacing: [5] Year Manufacturer for Surface Failure/ SBP [2] Years on  
 workmanship  
 Pool Tile: [2] Years Product and Workmanship  
 Pavers:[1] Year Product and Workmanship, settlement, cracks in concrete, loss of joint  
 sand and deck sealing are not warranted items.  
 Pool Plumbing: Installation of Skimmers, Main Drain, Return Lines, Air Venturi, Valves

TOTAL

**\$25,145.00**

and replumbing of any equipment, overflow lines, auto fill are warranted for 90 Days  
Leak Detection: 30 Day Warranty

Accepted By

Accepted Date

**RESOLUTION 2014-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE WITH SECTION 286.0114, FLORIDA STATUTES; AND PROVIDING AND EFFECTIVE DATE**

**WHEREAS**, the Coral Bay Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and

**WHEREAS**, Chapter 2013-227, Laws of Florida, created Section 286.0114, Florida Statutes, requiring that the District Board of Supervisors (the “District Board”) comply with the public participation requirements of the new law and providing such local government boards with the option of adopting rules or policies providing the public with a reasonable opportunity to be heard on certain matters presented to or considered by the District Board; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to adopt resolutions as necessary to conduct the business of the District; and

**WHEREAS**, pursuant to Rule 1.3(6) of the District’s Amended and Restated Rules of Procedure, the Board is authorized to adopt by resolution policies governing public comment at District Board meetings; and

**WHEREAS**, the District Board finds that it is in the best interest of the District to enact a policy pertaining to public comment at District Board meetings.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the District Board of Supervisors.

**Section 2.** The Board of Supervisors of the Coral Bay Community Development District hereby establishes and adopts, pursuant to Section 286.0114, Florida Statutes, the “Public Comment Policy,” as follows:



## PUBLIC COMMENT POLICY

- A. Prior to the District Board of Supervisors (the "Board") taking official action on a proposition or matter, members of the public shall be provided with a reasonable opportunity to be heard on such proposition or matter. The opportunity to be heard need not occur at the same meeting at which the District Board takes official action on a proposition or matter if the opportunity to be heard occurs at a meeting that is a part of the decision making process and is within a reasonable proximity in time before the Board takes the official action.
- B. This policy does not prohibit the Board from maintaining orderly conduct or proper decorum during any public meeting. The opportunity to be heard is subject to the policies adopted by the District Board, as provided herein.
- C. Members of the public shall each be limited to three (3) minutes in which to address the Board regarding a particular proposition or matter. In the discretion of the Board, a potential speaker may assign his or her three (3) minutes to extend another speaker's time on any proposition or matter, provided that such time is not extended beyond fifteen (15) minutes. The public comment period on a particular proposition or matter shall be limited to a total of one (1) hour. Provided that the requirements of Section 286.0114, Florida Statutes, are satisfied, the presiding officer of the Board may extend or reduce the time periods set forth herein to facilitate the conduct of District business in an orderly and efficient manner while effectuating the intent and purpose of this policy.
- D. For meetings in which more than ten (10) members of the public (non-Board members and non-District staff) are in attendance or upon the determination of the presiding officer of the Board, individuals desiring to address the District Board on a particular proposition or matter shall sign in on a public comment sheet to be provided by the district manager of the District on which the individual shall include his or her name, address, the proposition or matter in which they wish to be heard, the individual's position on the proposition or matter (for, against, or neutral), and if applicable, in the discretion of the Board, shall identify the representative designated to speak on his or her behalf.
- E. Additional policies governing the reasonable opportunity to be heard at a Board meeting:
  - 1. Any person desiring to address the Board by oral communication shall first secure permission of the presiding officer of the Board,

and prior to proceeding with any comment shall state his or her name and address for the public record.

2. All remarks or comments shall be addressed to the Board as a body and not to any particular member thereof or to any member of District staff.
3. No person, other than members of the Board, District staff and the individual having the floor and addressing the Board during public comment, shall be permitted to enter into any discussion, either directly or indirectly through members of the District Board of Supervisors.
4. Nothing herein shall be interpreted to prohibit the presiding officer of the Board from maintaining decorum and orderly conduct during a public meeting.

F. The requirements of this policy above do not apply to:

1. An official act that must be taken to deal with an emergency situation affecting the public health, welfare or safety, if compliance with the requirements of this policy would cause an unreasonable delay in the ability of the Board to act.
2. An official act involving no more than a ministerial act, including, but not limited to, the approval of minutes and ceremonial proclamations.
3. A meeting that is exempt from the requirements of Section 286.011, Florida Statutes.
4. A meeting during which the Board is acting in a quasi-judicial capacity. However, this exemption does not affect the right of any person to be heard as otherwise provided by law.
5. Any other exception provided for in Section 286.0114(3), Florida Statutes, or as specifically provided by law.

**Section 3.** The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution, including posting this Public Comment Policy on the District's website and making the same generally available to members of the public.

**Section 4.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 5.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 6.** The Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 14th DAY OF NOVEMBER, 2013.**

**CORAL BAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# Coral Bay Sidewalk Repair Project

## Perimeter Wall

Locations here are behind house address

### South Bay Drive

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	6790 Bayfront Circle	Done - 2 Grinds
1	6690 Fern Street	Done - 1 Grind
3	6630 Fern Street	Done - 3 Grinds
2	6410 Lillian Lane	Done - 2 Grinds
1	6400 Lillian Lane	Done - 1 Replace (4Lx4)
1	6570 Fern Street	Done - 1 Grind
1	6390 Harbor Bend	Done - 1 Grind
3	6322 Harbor Bend	Done - 1 Replace & 2 Grind (5Lx4)
2	6312 Harbor Bend	Done - 2 Grinds
2	6332 Harbor Bend	Done - 2 Replace (5Lx4) (6Lx4)
1	6282 Harbor Bend	Done - 1 Grind
2	6272 Harbor Bend	Done - 2 Grinds
2	6215 Vista Del Mar	Done - 1 Grind & 1 Replace (4Lx4)
3	6214 Vista Del Mar	Done - 1 Grind & 2 Replace (5Lx4) (5Lx4)
5	Near Clubhouse Entrance	Done - 5 Grinds
1	3141 Sunset Circle	Done -1 Gap Fill
1	3135 Sunset Circle	Done -1 Gap Fill
1	6213 James Street	Done - 1 Grind
1	6219 Island Lane	Done - 1 Grind
2	6225 Island Lane	Done - 1 Grind & 1 Gap Fill
1	6249 Island Lane	Done - 1 Grind
3	6255 Island Lane	Done - 3 Gap Fills
2	6261 Island Lane	Done - 1 Gap Fill & 1 Grind
2	6267 Island Lane	Done - 1 Gap Fill & 1 Grind
1	6279 Island Lane	Done - 1 Grind
3	6285 Island Lane	Done - 3 Gap Fills
1	6309 Island Lane	Done - 1 Grind
1	6321 Island Lane	Done - 1 Grind
1	6327 Island Lane	Done - 1 Grind
3	6333 Island Lane	Done - 2 Grind & 1 Gap Fill

# Perimeter Wall

Locations here are behind house address

## North Bay Drive

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	6751 Saltaire Terrace	Done - 3 Grinds
1	6743 Saltaire Terrace	Done - 1 Grind
3	6719 Saltaire Terrace	Done - 4 Grinds
1	6703 Saltaire Terrace	Done - 1 Grind
1	6687 Saltaire Terrace	Done - 1 Grind
2	6535 Amberjack Terrace	Done - 1 Grind & 1 Replace (7Lx5)
1	6527 Amberjack Terrace	Done - 1 Grind
1	6479 Amberjack Terrace	Done - 2 Grinds

## Subdivisions

### Indian Key

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	6349 Seminole Terrace	Done - 1 Grind
1	6341 Seminole	Done - 1 Grind
1	6314 Buena Vista	Done - 1 Grind
1	6215 Navajo Terrace	Done - 1 Grind
1	6167 Navajo Terrace	Done - 1 Replace
1	6170 Buena Vista	Done - 1 Grind

### Fays Cove

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	3407 Bonito Lane	Done - 1 Grind
1	3399 Bonito Lane	Done - 1 Grind
1	3357 Blue Runner Lane	Done - 1 Grind
1	3349 Blue Runner Lane	Done - 1 Original Replace & 4 Extra Replaces (19Lx4)
1	6427 Rock Beauty Terrace	Done - 1 Grind
1	6450 Buena Vista	Done - 1 Grind/ Spot Fill
1	6418 Buena Vista	Done - 1 Grind

## Port Antigua

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	3408 Sea Breeze Lane	Done - 1 Grind
3	6558 Buena Vista	Done - 2 Grind & 1 Fill
3	6567 Saltaire Terrace	Done - 2 Grind
1	6611 Skipper Terrace	Done - 1 Grind
1	6678 Buena Vista	Done - 1 Grind
1	6718 Buena Vista	Incomplete - Replace Not Done (6Lx4)
1	6743 Saltaire Terrace	Done - 1 Grind
1	6727 Saltaire Terrace	Done - 1 Grind
1	6695 Saltaire Terrace	Done - 1 Grind
1	6687 Saltaire Terrace	Done - 1 Grind
1	6713 Schooner Terrace	Done - 1 Grind

## Islamorada

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	3066 West Buena Vista	Done - 1 Grind
1	3058 West Buena Vista	Done - 1 Hole Fill

## The Cape

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	6763 Bayfront Drive	Done - 1 Grind
1	6753 Bayfront Drive	Done - 1 Grind
3	6762 Fern Street	Done - 3 Original Replace & 2 Extra Replaces (25Lx4)
2	3083 Green Turtle Place	Done - 2 Grind
2	6470 Fern Street	Done - 1 Replace & 1 Grind (5Lx4)
1	6450 Palm Place	Done - 1 Grind
1	3048 Palm Place	Done - 1 Grind
1	3074 Palm Place	Done - 1 Grind
1	3108 Palm Place	Done - 1 Grind
2	6507 Ocean Drive	Done - 2 Original Replace & 1 Extra Replace (16Lx4)

## Mallory Harbor

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
1	6445 Ocean Drive	Done - 1 Fill
3	6405 Ocean Drive	Incomplete - 3 Replace Needed (12Lx4)
1	3097 Carysfort Lane	Done - 1 Grind
1	3081 Carysfort Lane	Done - 1 Grind
2	3057 Carysfort Lane	Done - 2 Grind
3	6335 Ocean Drive	Done - 2 Grind Incomplete - 1 Replace needed (5Lx4)
1	6305 Ocean Drive	Done - 1 Grind
1	3107 Lillian Lane	Done - 1 Extra Replace (4Lx4)

## Las Brisas

<u>Number of markings</u>	<u>Address</u>	<u>Status/Comments</u>
2	6338 Duval Drive	Done - 2 Original Replace & 1 Extra Replace (12Lx4)
2	6315 Island Lane	Done - 1 Replace & 1 Grind (6Lx4)
1	6272 Duval Drive	Done - 1 Original Replace & 2 Extra (12Lx4)
1	3086 Doubloon Drive	Incomplete - 3 Replace Needed (12Lx4)

## Remaining Incomplete Locations

### Subdivisions

#### Indian Key

1	6167 Navajo Terrace	Done - 1 Fill (Needs Cleaned Up)
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#### Port Antigua

1	6718 Buena Vista	Incomplete - Replace Not Done (6Lx4)
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#### Mallory Harbor

3	6405 Ocean Drive	Incomplete - 3 Replace Needed (12Lx4)
3	6335 Ocean Drive	Done - 2 Grind Incomplete - 1 Replace needed (5Lx4)

#### Las Brisas

1	3086 Doubloon Drive	Incomplete - 3 Replace Needed (12Lx4)
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# CORAL BAY CDD

## FUTURE CAPITAL IMPROVEMENTS/ENHANCEMENTS

### APPROVED LIST (Revised April 1, 2023)

#### Non-Landscaping Projects

- |  |  |
|--|--|
| 1. North Bay Park - Addition of new Volleyball Court                     | (\$ 24,000)                                    |
| 2. North Bay Park - Additional Outdoor Equipment                         | (\$ 20,000)                                    |
| 3. North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile           | (\$ 29,000)                                    |
| 4. Parks - Additional Lighting   | (\$ 10,000 for 5 solar post/lights)            |
| 5. Clubhouse - New Lake Fountain   | (\$ 26,000 for 10HP)                           |
| 6. Clubhouse - Addition of Pool Heater                                   | (\$ 24,000)                                    |
| 7. Clubhouse Lake Deck Removal and Replacement                           | (\$ 118,000 Concrete-n/a for Wood)             |
| 8. Clubhouse - Dock Extension  | (\$ 91,000 Composite Wood 1,300 SF)            |
| 9. Peninsula Park – Lake Deck Removal and Replacement                    | (\$ 199,000 Concrete- n/a for Wood-)           |
| 10. Fay’s Cove pool area - Dock Replacement                              | (\$ 100,000 Composite- n/for concrete)         |
| 11. Roads - Additional Speed Humps                                       | (\$ 20,000 for 4 speed humps)                  |
| 12. 30th Street Entrance - Adding of a Gate Trap to eliminate tailgating | (\$ 80,000 March 11 <sup>th</sup> agenda item) |
| 13. Pickleball Court (North Bay Park)                                    | (\$ 59,000 - 2023 proposal)                    |
| 14. Periodic Large Facilities Repairs                                    |  |
| a. North Bay Park Tennis Courts Resurfacing                              | (\$ 20,000)                                    |
| b. Clubhouse – Lake Deck and Railings Repairs                            | (\$ 44,000 Composite Top)                      |
| c. Peninsula Park - Lake Deck and Railings Repairs                       | (\$ 50,000 Composite Top)                      |
| d. Clubhouse and Fay’s Cove pool areas - Roof Replacement                | (\$ 50,000 approximate)                        |
| e. Pool Resurfacing - Clubhouse Pool                                     | (\$ 24,000 approximate)                        |
| f. Peninsula Park - Pool Resurfacing                                     | (\$ 35,000 approximate)                        |
| g. Pool Resurfacing - Fay Cove Pool                                      | (\$ 21,000 approximate)                        |
| h. Paint Fencing Around All Facility Pools                               | (\$ 7,000 approximate)                         |

#### Landscaping Projects

- |  |                         |
|--|-------------------------|
| 15. Landscaping Proposal at Entrance Signs / Marquis               | (\$ 60,000 approximate) |
| 16. Landscaping Proposal Main Clubhouse and Pool Area              | (\$ 34,000 approximate) |
| 17. Landscaping Proposal at North and South Bay Entries            | (\$ 33,000 approximate) |
| 18. Landscaping Proposal for NW 30th Street Entry / Coral Bay Sign | (\$ 6,000 approximate)  |

\*All Numbers Above Rounded to the Thousands\*

#### Completed or In Progress

- |   |  |
|---|--|
| Peninsula Park Lighthouse Repairs                         | (In progress \$30,074 – incl Permits \$2,458.36) |
| Security Cameras - Upgrades & Additional Cameras          | (In progress)                                    |
| Pools - Replacement of Gates at all Pools                 | (Completed)                                      |
| Perimeter Sidewalk Lighting Enhancement Consulting        | (Completed)                                      |
| Periodic Large Facilities Repairs                         |  |
| a. Roads - Minor Remedial Repairs                         | (Completed)                                      |
| b. North Bay Park - Sidewalk Replacement                  | (Completed)                                      |
| c. Fay’s Cove pool area - Dock Demolition                 | (Completed)                                      |
| d. Perimeter Sidewalk Modification (SBD potential hazard) | (Completed)                                      |

**CORAL BAY CDD FY2023 - 2024 PROJECTS LIST FOR PRIORITIZING CAPITAL IMPROVEMENTS/ENHANCEMENTS FOR THE MEETING**

**NOTE**

This spreadsheet contains ALL projects Approved and Added By the Board since the last Ranking

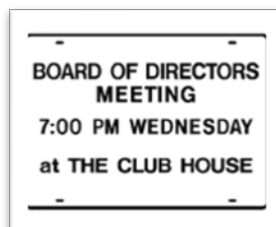
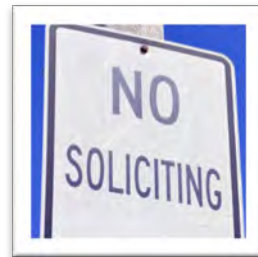
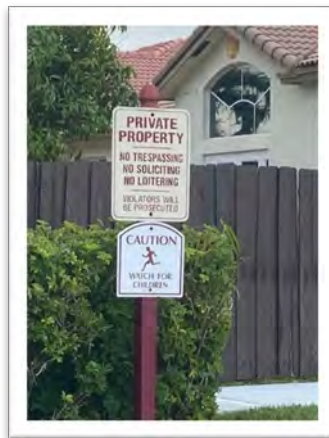
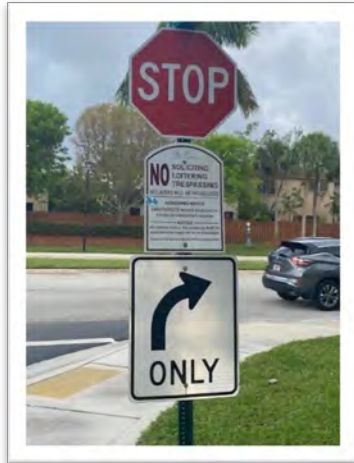
**INSTRUCTIONS**

- \* ENTER EACH SUPERVISOR'S PRIORITIES IN COLUMNS A-E, USING A SCALE OF 1 TO 5 (5 BEING THE HIGHEST AND 1 BEING THE LOWEST). THE SPREADSHEET WILL AUTOMATICALLY CALCULATE THE TOTAL PRIORITY
- \* SORT AREA A13: K29 SPECIFYING COLUMN F AS THE SORT KEY
- \* REVISE AND RE-SORT AS NEEDED

table version 05 - 5/1/2023

Tony	John	Tina	Ron	George	Priority	Item#	Project Category	Project	Comments	Estimated Cost	Cumulative Cost if other than Landscaping Project	Cumulative Cost Landscaping Only
					0	1	Parks	North Bay Park - Addition of new Volleyball Court	1 sand court	\$ 24,000.00	\$ 24,000.00	\$ -
					0	2	Parks	North Bay Park - Additional Outdoor Equipment	Approximate 4 to 5 additional equipments	\$ 20,000.00	\$ 44,000.00	\$ -
					0	3	Parks	North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	1/4 mile path of asphalt	\$ 29,000.00	\$ 73,000.00	\$ -
					0	4	Parks	Parks - Additional Lighting	\$2,000 each - Tot Lot 3 NB PK 2	\$ 10,000.00	\$ 83,000.00	\$ -
					0	5	Clubhouse	Clubhouse - New Lake Fountain	10 Hosepower	\$ 26,000.00	\$ 109,000.00	\$ -
					0	6	Clubhouse	Clubhouse - Addition of Pool Heater	Electric pump	\$ 24,000.00	\$ 133,000.00	\$ -
					0	7	Clubhouse	Clubhouse - Lake Deck Removal and Replacement	Concrete	\$ 118,000.00	\$ 251,000.00	\$ -
					0	8	Clubhouse	Clubhouse - Dock Extension	Composite/Wood	\$ 91,000.00	\$ 342,000.00	\$ -
					0	9	Peninsula Park	Peninsula Park - Lake Deck Removal and Replacement	Concrete	\$ 199,000.00	\$ 541,000.00	\$ -
					0	10	Fay's Cove Facility	Fay's Cove pool area - Dock Replacement	Composite/Wood	\$ 100,000.00	\$ 641,000.00	\$ -
					0	11	Roads	Roads - Additional Speed Humps	\$5,00 each around perimeter road	\$ 20,000.00	\$ 661,000.00	\$ -
					0	12	Gates	30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	May no longer be necessary	\$ 80,000.00	\$ 741,000.00	\$ -
					0	13	Parks	Pickleball Court (North Bay Park)	Next to Basketball Court	\$ 59,000.00	\$ 800,000.00	\$ -
					0	14. A	Periodic Large Facilities Repairs	North Bay Park Tennis Courts Resurfacing	Both Courts	\$ 20,000.00	\$ 820,000.00	\$ -
					0	14. B	Periodic Large Facilities Repairs	Clubhouse - Lake Deck and Railings Repairs	May be more once top wood is removed	\$ 44,000.00	\$ 864,000.00	\$ -
					0	14. C	Periodic Large Facilities Repairs	Peninsula Park - Lake Deck and Railings Repairs	May be more once top wood is removed	\$ 50,000.00	\$ 914,000.00	\$ -
					0	14. D	Periodic Large Facilities Repairs	Clubhouse and Fay's Cove pool areas - Roof Replacement	Past repairs were not significant	\$ 50,000.00	\$ 964,000.00	\$ -
					0	14. E	Periodic Large Facilities Repairs	Pool Resurfacing - Clubhouse Pool	Needed	\$ 24,000.00	\$ 988,000.00	\$ -
					0	14. F	Periodic Large Facilities Repairs	Peninsula Park - Pool Resurfacing	Recommended by Health Dep.	\$ 35,000.00	\$ 1,023,000.00	\$ -
					0	14. G	Periodic Large Facilities Repairs	Pool Resurfacing - Fay Cove Pool	Will be recommended by Health Dep.	\$ 21,000.00	\$ 1,044,000.00	\$ -
					0	14. H	Periodic Large Facilities Repairs	Paint Fencing Around All Facility Pools	All pool fences	\$ 7,000.00	\$ 1,051,000.00	\$ -
					0	15	Landscaping	Landscaping Proposal at Entrance Signs / Marquis	Pending Final revised proposal	\$ 60,000.00	\$ 1,051,000.00	\$ 60,000.00
					0	16	Landscaping	Landscaping Proposal Main Clubhouse and Pool Area	Pending Final revised proposal	\$ 34,000.00	\$ 1,051,000.00	\$ 94,000.00
					0	17	Landscaping	Landscaping Proposal at North and South Bay Entries	Pending Final revised proposal	\$ 33,000.00	\$ 1,051,000.00	\$ 127,000.00
					0	18	Landscaping	Landscaping Proposal for NW 30th Street Entry / Coral Bay Sign	Pending Final revised proposal	\$ 6,000.00	\$ 1,051,000.00	\$ 133,000.00
<b>TOTALS</b>										\$ 1,184,000.00	\$ 1,051,000.00	\$ 133,000.00

TOTAL OF ALL PROJECTS \$ **1,184,000.00**  
 TOTAL OF ALL OTHER PROJECTS \$ **1,051,000.00**  
 TOTAL OF ALL LANDSCAPING PROJECTS \$ **133,000.00**



Light Er Up  
 8200 NW 93rd St  
 Medley, FL 33166  
 3059077171  
 admin@lighterupmia.com



# Estimate

**ADDRESS**

Coral Bay CDD  
 5385 N Nob Hill Rd  
 Sunrise, Fl 33351 USA

**ESTIMATE #** 1769  
**DATE** 04/28/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Sign Enhancers:Custom Snowflake Scroll Sign Enhancer</b> Custom Snowflake Sign Enhancer with LED lighting and rope Lights 6 Feet by 17.5 Feet Location: AREA 1- North Bay Drive Entrance	2		
<b>ICON STAR</b> 6 foot Icon stunning gold and white star To be placed on each side of the Monument wall Location: AREA 1- North Bay Drive Entrance	4		
<b>C7 12" Spacing White Cord W/Warm White Led Bulbs</b> Outline main monument wall with commercial Grade warm white LED lighting Including both upper towers Location: AREA 1- North Bay Drive Entrance	2		
<b>LIGHTING:Led scatter sets warm white</b> Scatter commercial Grade Warm white Lights in lower bushes ( 16 sets on average) Location: AREA 1- North Bay Drive Entrance	2		
<b>LIGHTING:PALM TREE WRAPPING</b> Wrap Bottle Palms up to the boot in commercial Grade warm white LED lighting, add a golden ring at no additional cost Location: AREA 1- North Bay Drive Entrance	8		
<b>LIGHTING:PALM TREE WRAPPING</b> Wrap 2 Sylvester Palms Palms. One located at the entrance and one located at the exit. Palms will be wrapped in commercial grade warm white LED lighting, Add A golden ring at no additional cost Location: AREA 1- North Bay Drive Entrance	2		
<b>LIGHTING:TREE WRAPPING</b> Wrapping of 3 Olive Trees into the foliage in	3		

ACTIVITY	QTY	RATE	AMOUNT
commercial Grade warm white LED lighting Location; AREA 2- North Bay Center Median			
<b>PUREWHITE POLE STAR</b>	36		
Shimmering Pure white Pole Stars to be installed in the foliage of the olive trees 12 Per Tree Location; AREA 2- North Bay Center Median			
<b>LIGHTING:PALM TREE WRAPPING</b>	3		
Wrap 3 Medjool Palms in commercial Grade warm white LED lighting add a pure white ring at no additional cost Location; AREA 2- North Bay Center Median			
<b>C9 Lighting</b>	3		
Scatter LED Lighting in the 3 Ligustrum Bushes Warm white, Pure white, cool white twinkle Location; AREA 2- North Bay Center Median			
<b>LIGHTING:PALM TREE WRAPPING</b>	13		
Wrap Reclinata Palms in commercial Grade warm white LED lighting, add a pure white ring at no additional cost Location; AREA 2- North Bay Center Median			
<b>Sign Enhancers:Custom Snowflake Scroll Sign Enhancer</b>	2		
Custom Snowflake Sign Enhancer with LED lighting and rope Lights 6 Feet by 17.5 Feet Location; AREA 3 - South Bay Drive Entrance			
<b>ICON STAR</b>	4		
6 foot Icon stunning gold and white star To be placed on each side of the Monument wall Location; AREA 3 - South Bay Drive Entrance			
<b>C7 12" Spacing White Cord W/Warm White Led Bulbs</b>	2		
Outline main monument wall with commercial Grade warm white LED lighting Including both upper towers Location; AREA 3 - South Bay Drive Entrance			
<b>LIGHTING:Led scatter sets warm white</b>	2		
Scatter commercial Grade Warm white Lights in lower bushes ( 16 sets on average) Location; AREA 3 - South Bay Drive Entrance			
<b>LIGHTING:PALM TREE WRAPPING</b>	8		
Wrap Bottle Palms up to the boot in commercial Grade warm white LED lighting, add a golden ring at no additional cost Location; AREA 3 - South Bay Drive Entrance			
<b>C7 12" Spacing White Cord W/Warm White Led Bulbs</b>	1		
Outline Guard House in commercial Grade warm white LED lighting Location 4: South Bay Center median			
<b>LIGHTING:PALM TREE WRAPPING</b>	3		
Wrap Royal Palms in commercial Grade warm white LED lighting up to the husk, add a pure			

ACTIVITY	QTY	RATE	AMOUNT
white Ring at no additional cost Location 4: South Bay Center median			
<b>LIGHTING:PALM TREE WRAPPING</b>	1		
Wrap the Reclinata Palm In commercial Grade warm white LED Lighting, add a pure white ring at. no cost Location 4: South Bay Center median			
<b>C9 Lighting</b>	3		
Scatter LED Lighting in the 3 Silver Buttonwood Trees Warm white, Pure white, cool white twinkle, Location 4: South Bay Center median			
<b>C7 12" Spacing White Cord W/Warm White Led Bulbs</b>	1		
Outline Coral Bay Monument sign In commercial Grade warm white LED lighting Location 5 - 30th Street Entrance			
<b>Sign Enhancers:Custom Snowflake Sign Enhancers</b>	1		
Shimmering Snowflake Enhancer with Scrolls Location 5 - 30th Street Entrance			
<b>LIGHTING:TREE WRAPPING</b>	3		
Wrap the three Gumbo Limbo trees Into the foliage with commercial Grade warm white LED lighting , add Pole stars into the foliage ( 5 per Tree) Location 5 - 30th Street Entrance			
<b>LIGHTING:PALM TREE WRAPPING</b>	2		
Wrap two bottle palms in commercial Grade warm white LED lighting, add a pure white ring at no additional cost Location 5 - 30th Street Entrance			
<b>LIGHTING:Led scatter sets warm white</b>	2		
Scatter warm white LED lighting below the bottle neck palms in commercial Grade LED Lighting Location 5 - 30th Street Entrance			
<b>LIGHTING:PALM TREE WRAPPING</b>	4		
Wrap Christmas palms Located inside the gate in commercial Grade warm white LED lighting. Add Pure white ring at no additional cost Location - Area 6 - 30th Street Center Median			
<b>LIGHTING:PALM TREE WRAPPING</b>	3		
Wrap Christmas palms Located Outside the gate in commercial Grade warm white LED lighting. Add Pure white ring at no additional cost Location - Area 6 - 30th Street Center Median			
<b>LIGHTING:Led scatter sets warm white</b>	90		
Scatter Warm white LED Lights Throughout the buffer Location 7 - North Bay Buffer			
<b>LIGHTING:Led scatter sets warm white</b>	20		
Scatter warm white LED lights throughout the			

ACTIVITY	QTY	RATE	AMOUNT
buffer Location 8 - South Bay Buffer			
<b>C9 Lighting</b> Scatter LED Lighting in the 3 Silver Buttonwood Trees Warm white, Pure white, cool white twinkle Location 8 - South Bay Buffer	2		
<b>LIGHTING:PALM TREE WRAPPING</b> Wrap Coconut palm up to the boot in commercial Grade warm white LED lighting, add a pure white ring at no additional cost Location 9 - Clubhouse Entrance	2		
<b>LIGHTING:PALM TREE WRAPPING</b> Wrap Robolini Palm in commercial Grade warm white LED lighting add a pure white ring at no additional cost Location 9 - Clubhouse Entrance	9		
<b>C7 12" Spacing White Cord W/Warm White Led Bulbs</b> Outline interior communities entrance monuments with Warm white LED lighting Location 10 - Interior Community Entrance Monuments	10		
<b>MULTI YEAR SERVICE AGREEMENT</b> 20% Discount has been applied for 3 year lease term contract. Customer Agrees to spend not less than 90% of the first year contract price over the next (3) years in exchange for a 20% discount each of the (3) Years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Light Er up MIA the amount of the discount given each of the prior years. Cancellation must occur in writing no later than August 1st of each year, prior to their job being scheduled, or there customer will be obligated for the full amount o the contract for that year.	1	37,750.00	37,750.00
* Any legal action brought by or against either party under the terms of this agreement shall be determined by the laws of the state of Florida,venue, and jurisdiction for said action shall be within the county of Miami Date and the state of Florida, Respectfully			
** It is necessary many times to drive our trucks on sidewalks in order to install holiday lights, however we will not be responsible for any damage our trucks may do to sidewalks ( this is very rare) if you do not want our trucks to drive on your sidewalks, you must notify us in writing prior to installation date.			
*** Installation dates are booked upon receiving your signed contract and 50% deposit			

ACTIVITY	QTY	RATE	AMOUNT
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\* Light Er Up MIA reserves the right to use pictures of the above listed decor in any promotional material

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Contract Payment Terms:	TOTAL	<b>\$37,750.00</b>
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50% of total contract amount is due upon agreement. 25% of remaining balance upon material arrival at job site. 25% final payment after completion of project and walk Thru with Client. Deposits are NON-Refundable.

\*\* Proposals are only valid for 30 days as they are configured to that months special pricing.

PRICING ABOVE IS BASED ON CURRENT BUNDLED LEASE PROGRAM, BUNDLED LEASE PRICE IS FOR 2023, 2024 & 2025 HOLIDAY SEASON

Accepted By

Accepted Date



The board for the Coral Bay Community Development District (CBCDD) has approved the purchase of a multi-use video camera for use within the Coral Bay community. Careful consideration must be made to ensure a cost-effective and process-efficient solution that aims to meet the intended uses and expected outcomes, both present and future.

### **General Camera Requirements:**

1. Remotely located.
2. Battery powered (rechargeable or replaceable).
3. Local data storage (memory card).
4. Weather-resistant (for outdoor use).

### **General Camera Implementation and Process:**

1. Define area of interest for deployment (i.e., roadway, walking trails...).
2. Define subject matter of interest (i.e., person, animal, vehicle...).
3. Define event of interest (i.e., theft, property damage, vehicle “donuts” ...).
4. Define period of camera deployment.
5. Define surveillance window (i.e., continuous, dusk-to-dawn...).
6. Determine optimal camera mounting location for capture while ensuring its security (i.e., theft).
7. Provision camera hardware (i.e., batteries, memory storage card).
8. Provision camera features (i.e., timestamp, resolution, sensitivity, day/night modes, data storage mode...).
9. Establish periodicity for maintenance (i.e., data offload, battery replacement) based on camera features selected.
10. Commission camera for operation.
11. Perform maintenance (i.e., data offload, battery replacement) at predetermined period and recommission camera.
12. Perform analysis of offloaded video data (i.e., search for event of interest).
  - a. Ensure event of interest has all pertinent data (i.e., timestamp, sufficient detail for identification).
  - b. Separate and store pertinent video data for CBCDD board review and resulting actions.
  - c. Maintain copy of all data should it be needed to corroborate identification of subject of interest during the event of interest.
13. Repeat steps 11 & 12 until end of defined deployment period.
14. Decommission, remove and store camera for future use.

### **Camera Selection Considerations:**

1. Effective video capture range (25 ft, 50 ft, 80 ft...) and width (110°, 120°, 160°...)?
2. Resolution and digital zoom capabilities:
  - a. High resolution to capture event/subject of interest with sufficient detail (i.e., animal, individual with or without facial recognition, vehicle, license plate...).
  - b. Ability to digitally zoom in on subject of interest (i.e., license plate).
3. Sensitivity: What movement will trigger camera to start recording? How long after detection will recording begin?
4. Ability to define video capture operational window (i.e., what hours will the camera be active).
5. Ability to define video capture duration (i.e., how long to record, data storage considerations).
6. Frame rate (30, 60, 120 fps) for sufficient motion capture (i.e., slow (walking) individual, fast moving vehicle (license plate) ...).

7. Daytime, Nighttime (IR) or both modes offered? Nighttime use: What is the effective Infrared (IR) range offered?
8. Stored video data format, compression and player (i.e., proprietary or generally available video player).
9. Maximum data storage capacity supported.
10. Ability to define data storage mode (i.e., FIFO or record till maximum capacity met).
11. "Cool down" period supported between motion detection events (i.e., camera will not trigger another recording for a certain amount of time after a motion detection event has ended). This is to prevent the camera from constantly recording and filling up storage space unnecessarily.
12. Battery Size (Ampere Hours (Ah)): frequency of battery replacements/recharging?
13. Environmental condition protection (i.e., waterproof, dustproof, thermally protected...).

**Video Capture Clip Quantity and Motion Detection Impact on Maintenance Periodicity: 256 GB SD Card Storage**

Number of Video Clips when SD Card is FULL:

# of Video Clips till 256GB SD Card Full						
Video Resolution	1920 x 1080p (2K)			3840 x 2160p (4K)		
Video Compression	H.264 Medium			H.264 Medium		
Video Clip Duration (secs)	30	60	120	30	60	120
<b>30fps</b>						
Average Video Bitrate (Mbps)	4	4	4	22.5	22.5	22.5
Data Storage (GB)	0.0146	0.0293	0.0586	0.0824	0.1648	0.3296
# of video clips	17476	8738	4369	3107	1553	777
<b>60fps</b>						
Average Video Bitrate (Mbps)	8	8	8	45	45	45
Data Storage (Mb)	240	480	960	1350	2700	5400
Data Storage (GB)	0.0293	0.0586	0.1172	0.1648	0.3296	0.6592
# of video clips	8738	4369	2185	1553	777	388
<b>120fps</b>						
Average Video Bitrate (Mbps)	16	16	16	90	90	90
Data Storage (Mb)	480	960	1920	2700	5400	10800
Data Storage (GB)	0.0586	0.1172	0.2344	0.3296	0.6592	1.3184
# of video clips	4369	2185	1092	777	388	194

Reasonable Manhours Required for Review

Unreasonable Manhours Required for Review

Number of Days until SD Card FULL:

# Days till 256GB SD Card Full						
Video Resolution	1920 x 1080p (2K)			3840 x 2160p (4K)		
Video Compression	H.264 Medium			H.264 Medium		
Motion Detection (% of time)	10%	50%	90%	10%	50%	90%
30fps	60	12	6	15	3	1.5
60fps	30	6	3	7.5	1.5	0.75
120fps	15	3	1.5	3.75	0.75	0.375

Reasonable Maintenance Duration

Unreasonable Maintenance Duration

The actual number of events captured may vary depending on factors such as the frequency of motion detection, scheduled recording times, and video compression settings.

**Expectations:** In some applications, the use of a video camera to capture/record a specific event amongst the predominantly normal evening/nighttime activity could require an excessive number of man hours to search for an extremely low probability (rare) event of interest.

*Analogy:* Finding a needle in a haystack compounded by the fact that every piece of straw would need to be analyzed in its entirety to determine if it's the needle (i.e., must review every video event). This is further complicated by the fact that there would be a multitude of haystacks: the process of recording video and reviewing video events would need to be performed repeatedly just to find a single event of vehicular (i.e., vehicle "donuts").

### **Video Surveillance Camera Options:**

Surveillance video cameras have evolved quite rapidly over the recent years and have been dominating the home smart security market space. Unfortunately, while high-resolution, high-quality battery-powered smart home cameras are available to meet the needs for the CBCDD use, they are typically only supported by cloud video data storage, hardwire power and permanent support (i.e., hard mount) and are not intended for the flexibility of temporary usage (battery-powered, semi-permanent mount). While some cameras do offer local video storage via external USB storage drives (not intended to be used alone without cloud support), the availability of SD data card supporting cameras have been dwindling.

As a result of this movement, cameras that meet the needs of the CBCDD fall in the hunter/trail camera applications. Consequently, the available camera options are few.

### **Video Surveillance Camera RECOMMENDATION:**

Based on review of the available options, I believe the "[Vikeri 4K 32MP Trail Camera](#)" on Amazon (\$69.99/ea.) will suite the intended needs of the CBCDD. At the posted sales price, **the recommendation is to purchase two (2) of these cameras and make use of both at opposing positions for (a) better coverage of the area of interest and (b) providing a much better probability of capturing the subject matter of interest.**



### **Camera Features:**

1. 4K UHD (3840 x 2160p) video capture; supports FULL HD and intermediate resolutions to fit the need.
2. AVI format video capture.
3. 32MP Image capture.
4. 120° Wide Camera Lens.
5. Night Vision with 40-piece No Glow Infrared LEDs.
6. 0.1 second Trigger Time Motion Activated.
7. Multiple motion detection sensors with effective range of up to 80 ft.
8. Multiple trigger timing for image capture.
9. 2.4" LCD for local monitoring and setup evaluation.
10. Settings to define surveillance window and video capture length.
11. IP66 Ingress rating (environmental protection rating).
12. Operating Temperature: -22 °F to 158 °F
13. Newer bracket design for easier installation.
14. Support for eight (8) Alkaline batteries (2 sets of 4):
  - a. Permits longer operational periods
  - b. Retains timestamp information when batteries are replaced four (4) at a time, unlike other cameras which lose date/time settings.

**Data Storage Card RECOMMENDATION:**


To provide data storage, **the recommendation is to purchase of one (1) “PNY 256GB Elite-X Class 10 U3 V30 SDXC Flash Memory Card”** on Amazon (\$20.99/ea). This SD supports 100 Mb/s transfer speed to support 4K UHD (3840 x 2160p) video capture.



**Alternatively, another “SanDisk - Ultra PLUS 256GB microSDXC UHS-I Memory Card”** Model “SDSQUBL-256G-AN61A” can be purchased locally from Best Buy (\$32.99/ea.). Both of these options offer similar performance characteristics.



**Delivery: May 3, 2023** If you order in the next 8 hours and 53 minutes (Details)  
Items shipped from Amazon.com



**PNY 256GB Elite-X Class 10 U3 V30 SDXC Flash Memory Card - 100MB/s, Class 10, U3, V30, 4K UHD, Full HD, UHS-I, Full Size SD**  
**\$20.99** prime  
 & **FREE Returns**  
 Qty: 1  
 Sold by: Amazon.com Services LLC  
 Gift options not available

**Choose your Prime delivery option:**


- Overnight 7 AM - 11 AM**  
\$2.99 - Fastest Delivery
- Tomorrow, May 3**  
FREE One-Day Delivery
- Friday, May 5**  
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[Change delivery day](#)

**Get a \$2.25 reward for select digital items. One reward per purchase.**  
[Details](#)

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Choose **FREE Amazon Day** delivery for fewer boxes and a **\$2.25 digital credit**.

**Delivery: May 3, 2023** If you order in the next 6 hours and 8 minutes (Details)  
Items shipped from Amazon.com



**Vikeri 4K 32MP Trail Camera, Game Camera with Night Vision 0.1s Trigger Time Motion Activated 120°Wide Camera Lens, IP66 Hunting Camera with 40pcs No Glow Infrared LED 2.4"LCD for Wildlife Monitoring**  
**\$69.99** & **FREE Returns**  
 Qty: 2  
 Sold by: RENS  
 Add gift options

**Choose your Prime delivery option:**

- Tomorrow, May 3**  
FREE One-Day Delivery
- Friday, May 5**  
FREE Amazon Day Delivery  
Lower carbon delivery option. [Details](#)  
[Change delivery day](#)

**Get a \$2.25 reward for select digital items. One reward per purchase.**  
[Details](#)

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Place your order

**Order total: \$172.24**

By placing your order, you agree to Amazon's privacy notice and conditions of use.

SanDisk - Ultra PLUS 256GB microSDXC UHS-I Memory Card  
 Model: SDSQUBL-256G-A10A SKU: 6515483  
 ★★★★★ 4.9 (229 Reviews) 11 Answered Questions  
 Highly rated by customers for: Price, For Nintendo switch, For photos



**\$32.99**

Free item with purchase

Deals on related items:

Storage Capacity: 256GB

Get it today  
 Pickup: Ready in 1 hour at Margate  
 FREE Shipping: Get it by Mon, May 8

🛒 Add to Cart

Compare  Save