



Coral Bay
Community Development District

www.coralbaycdd.com

Tony Spavento, Chairman

John Hall, Vice Chairman

Tina Hagen, Treasurer

Ronald Gallucci, Assistant Secretary

George Mizusawa, Assistant Secretary

June 8, 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
June 8, 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
- 1) Presentations/Reports – Follow up on Holiday Lights - **this item will be provided under separate cover as soon as it becomes available**

Audience Comments/ Supervisors Responses
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Discussion of:
 - a. Report with KCI
 - b. Proposal for Docks Evaluation
 - 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 and May 11, 2023 Meetings
 - 2) Discussion of State Board of Administration Account
 - 3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
5. New Business
 - A. Discussion of:
 - 1) Tot Lot Hours – John Hall
 - 2) Options for District Empty Lots at Indian Key Blvd. and James Street (Las Brisas/E. Mallory Harbor) – John Hall
 - 3) Upgrade of Facility Pools Lights for Night Swimming – John Hall
 - 4) Sidewalk Criteria for Replacement and Repairs – John Hall
 - 5) Towing Company (Emergency Towing) and Patrol Company (Parking Enforcement) – John Hall
 - 6) IGM Pending Revision of Landscape Proposals

- 7) Changing from Paper Agendas to Tablets
 - B. Board Conference Room
 - 1) Meeting Improvements for Zoom Hybrid Board Meetings – John Hall
 - 2) Direction on Approved \$1,000 Conference Room Replacement of Chairs
 - 3) Discussion on Approved Carpet Replacement
 - C. City of Margate Request to Change Process of Obtaining Transponders – John Hall
 - D. Indian Key Entrance Accident Update
6. Old Business
- A. Parking Patrol Instructions and Possible Booting of Offending Vehicles Cannot be Towed – John Hall
 - B. GPS Satellites Directing Visitors to 30th Street Gate for Public Entry Update – George Mizusawa
 - C. Discussion of Setting District/Facilities Rules Public Meeting
 - D. Capital Improvements/Enhancements Ranking
 - E. Update on Trail Camera – George Mizusawa
 - F. Overflow Parking at North Bay Park PVC Fence Area – Ron Gallucci
 - G. Street Parking Exceptions – John Hall
 - H. Update on:
 - 1) Lake and Canal Shoreline Drone Video Survey Proposals
 - 2) Envera System Upgrades
 - 3) North Bay Drive Left Exit Accident
 - I. Discussion of:
 - 1) Gate Hits Recovery Options – Tina Hagen - **this item will be provided under separate cover as soon as it becomes available**
 - 2) HOA Signs – John Hall – Tina Hagen

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

Engineer's Report

Prepared by Jonathan Geiger, E.I.T., ENV SP on May 31st, 2023

For the Coral Bay Community Development District Board Meeting

June 8th, 2023

Projects in Construction:

None at this time.

District Permit Reviews:

None at this time.

Other Considerations:

Pool Resurfacing Surveys

- Field work has been completed for all three (3) sites.
- Office work and final Surveys for all thee (3) sites should be completed by next meeting (July 13th, 2023)
 - KCI will provide signed and sealed Surveys to GMS once available
 - Surveys are to be provided to pool resurfacing Contractors as needed to obtain permits from the City of Margate

Old Business:

Residential Docks Resolution, Rules, and Specifications

- Provided in the Amended Facilities Rules attached to the June agenda for Board review and discussion.

Lake Bank/Shoreline Restoration Resolution

- Provided in the Amended Facilities Rules & Permit Criteria Manual attached to the June agenda for Board review and discussion.

CDD Docks:

- KCI has reached out to Lakdas / Yohalem Engineering, Inc. to receive a proposal for a Structural Engineering Inspection Report for the CDD owned docks at the main Clubhouse and Peninsula Park.
 - Proposal to be provided to GMS when received from Structural Engineering firm.

- KCI is assisting GMS with Contractor proposals to refurbish/repair the existing docks, rebuild the docks with wood/composite material, or rebuild the docks with concrete per the Board's direction.



June 1, 2023

Mr. Jonathan Geiger, E.I.T., ENV SP
Design Engineer
KCI Technologies, Inc.
1425 W Cypress Creek Road, Suite 101
Fort Lauderdale, FL 33309

RE: Coral Bay Docks Evaluation

Dear Mr. Geiger,

With reference to our email dated 05-31-23, Lakdas/Yohalem Engineering Inc. (LYE) would be pleased to provide structural engineering services for the above reference project.

The dock structure is approximately 1100ft², with an octagonal dock area attached to the dock and extended into the grade area. Both structures are against the existing seawall structure.

LYE Services Include the Following:

1. Review Existing Documents
2. Onsite Evaluation Above and Below Water
3. Compile a Brief Report with Layout Drawings, Pictures, Our Findings, Analysis, Comments, and Recommendations

Our fee for the structural condition survey with the report would be \$4,400 for each dock totaling \$8,800.

This proposal **does not include** detailed drawings or material construction specifications for the corrective work.

We estimate it will take a total of 4 weeks to complete the project.

All invoices are to be paid within 30 days.

Please sign and return this proposal so that we can schedule the work.

Sincerely,

Lakdas Nanayakkara, P.E. #37590

Accepted By: Jonathan Geiger

Date

- 2211 N.E. 54th Street, Ft. Lauderdale, Fl 33308 – (954) 771-0630 – Fax (954) 771-0519
 - 580 Village Blvd. Suite 325 West Palm Beach, FL 33409
 - 16250 NW 59 Ave, #207A, Miami Lakes, FL 33014
- Lye@lyengineering.com

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices
June 8, 2023

Fund	Date	Check No.'s	Amount
<i>Payroll</i>	5/11/23	50795-50798	\$ 738.80
<i>General</i>	5/24/23	14954-14956	\$ 26,884.55
<i>General</i>	5/30/23	14957-14961	\$ 953.69
<i>General</i>	6/8/23	14962-14970	\$ 21,583.41
Total Invoices for Approval			\$ 50,160.45

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/24/23	00071	4/27/23	35520	202304	320	53800	46408		NYLON FLAGS A FLAG & FLAG POLE CO.	*	692.55	692.55	014954
5/24/23	00098	5/11/23	89	202305	320	53800	46408		REPAIR ROOF LEAK	*	1,200.00		
		5/16/23	90	202305	320	53800	46408		REPAIR ROOF A-TECH ROOFING	*	1,200.00	2,400.00	014955
5/24/23	00021	5/01/23	19345	202305	320	53800	46202		05/23 SVCS INNOVATIVE GROUNDS MANAGEMENT, LLC	*	23,792.00	23,792.00	014956
5/30/23	00034	4/11/23	0605787-	202305	320	53800	41000		SVCS-05/23 COMCAST - AUTO PAY	*	169.95	169.95	014957
5/30/23	00173	4/11/23	1085906-	202305	320	53800	41000		SVCS-05/23 COMCAST - AUTO PAY	*	176.95	176.95	014958
5/30/23	00174	4/11/23	1086078-	202305	320	53800	41000		SVCS-05/23 COMCAST - AUTO PAY	*	171.95	171.95	014959
5/30/23	00175	4/11/23	1084602-	202305	320	53800	41000		SVCS-05/23 COMCAST - AUTO PAY	*	171.95	171.95	014960
5/30/23	00176	4/11/23	1084966-	202305	320	53800	41000		SVCS-05/23 COMCAST - AUTO PAY	*	262.89	262.89	014961
6/08/23	00192	5/19/23	83100075	202305	320	53800	41000		SVCS-05/23 AT&T	*	1,083.94	1,083.94	014962
6/08/23	00009	4/30/23	181118	202304	310	51300	31500		SVCS-04/23 BILLING, COCHRAN, LYLES, MAURO &	*	5,940.00	5,940.00	014963
6/08/23	00012	5/05/23	23051012	202304	320	53800	34502		SVCS THRU 05/04/23	*	780.00		
		5/05/23	23051021	202304	320	53800	34502		SVCS THRU 04/09/23	*	225.00		

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/19/23	23052425	202304 320-53800-34502		*	936.00	
			SVCS THRU 05/16/23					
					CITY OF MARGATE-POLICE DEPARTMENT			1,941.00 014964
6/08/23	00013	5/22/23	230058-0	202304 320-53800-43100		*	260.91	
			SVCS-04/23					
		5/22/23	230060-0	202304 320-53800-43100		*	441.51	
			SVCS-04/23					
		5/22/23	230064-0	202304 320-53800-43100		*	183.21	
			SVCS-04/23					
		5/22/23	239260-0	202304 320-53800-43100		*	12.58	
			SVCS-04/23					
					CITY OF MARGATE-UTILITIES			898.21 014965
6/08/23	00197	5/16/23	9939	202305 320-53800-46507		*	401.26	
			SVCS-05/08/23					
					EAGLE GROUP, INC			401.26 014966
6/08/23	00020	5/23/23	052023	202305 320-53800-43000		*	9,712.24	
			SVCS-05/23					
					FPL			9,712.24 014967
6/08/23	00165	4/10/23	1011-R	202304 320-53800-46507		*	1,216.76	
			SUPPLIES					
					GREEN LIGHT ENERGY SYSTEMS, LLC			1,216.76 014968
6/08/23	00231	5/19/23	05192023	202305 300-36900-10400		*	5.00	
			REIMB-OVERPAYMENT					
					PROGRESS RESIDENTIAL BORROWER			5.00 014969
6/08/23	00198	5/17/23	05172023	202305 320-53800-46401		*	385.00	
			SVCS-05/23					
					SOUTHERN PLANT AND PEST SERVICES			385.00 014970
					TOTAL FOR BANK A		49,421.65	
					TOTAL FOR REGISTER		49,421.65	

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
5/12/23	4/1/23-4/30/23	\$5,550.86	\$0.00	\$57.05	\$153.92	\$5,647.73	\$5,292.40	\$355.33	\$5,647.73
TOTAL		\$1,520,883.58	\$58,179.57	\$14,628.58	\$1,356.40	\$1,449,431.83	\$1,358,239.12	\$91,192.71	\$1,449,431.83

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%	\$1,358,239.12	(\$1,358,239.12)	(\$1,358,239.12)	\$0.00
2012 DEBT SERVICE	\$97,866.68	6.2916%	\$91,192.71	(\$91,192.71)	(\$87,788.56)	\$3,404.15
TOTAL	\$1,555,509.00	100.00%	\$1,449,431.83	(\$1,449,431.83)	(\$1,446,027.68)	\$3,404.15

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
1/12/23	14833	\$84,902.19
3/9/23	14884	\$2,886.37
TOTAL		\$87,788.56
Amount due:		\$3,404.15

97.77% Gross Collected
\$34,625.42 Gross Balance

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2023

	Major Funds		Total Governmental Funds
	General Fund	Debt Service Fund	
ASSETS:			
Cash	\$801,484	\$0	\$801,484
Due from Other Funds	---	\$3,404	\$3,404
Investments:			
Investment - BOA Savings	\$71,962	---	\$71,962
Investment - State Board	\$202,686	---	\$202,686
SERIES 2012 BONDS			
Investment - 2012 Reserve	---	\$46,737	\$46,737
Investment - 2012 Revenue	---	\$35,577	\$35,577
Investment - 2012 Interest	---	\$6	\$6
Investment - 2012 Principal	---	\$430	\$430
Electric Deposits	\$218	---	\$218
Total Assets	\$1,076,350	\$86,154	\$1,162,504
LIABILITIES:			
Accounts Payable	\$21,583	---	\$21,583
Due to other Funds	\$3,404	---	\$3,404
Deposits - Dock	\$460	---	\$460
Total Liabilities	\$25,447	\$0	\$25,447
FUND BALANCES:			
Nonspendable:			
Deposits and prepaid items	\$218	---	\$218
Restricted for:			
Debt Service	---	\$86,154	\$86,154
Assigned to:			
Capital Reserve ⁽¹⁾	\$20,500	---	\$20,500
Unassigned	\$1,030,185	---	\$1,030,185
Total Fund Balances	\$1,050,903	\$86,154	\$1,137,057
TOTAL LIABILITIES & FUND BALANCES	\$1,076,350	\$86,154	\$1,162,504

⁽¹⁾ 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 May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	ACTUAL VARIANCE	PROJECTED NEXT 4 MONTHS	FY 2023 TOTAL PROJECTED	PROJECTED VARIANCE
REVENUES:							
Maintenance Assessments - Levy	\$1,402,125	\$1,402,125	\$1,371,947	(\$30,178)	\$30,178	\$1,402,125	\$0
Interest Income	\$250	\$167	\$7,472	\$7,305	\$3,033	\$10,505	\$10,255
Gate Damage Proceeds	\$0	\$0	\$4,011	\$4,011	\$0	\$4,011	\$4,011
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	\$1,333	\$5,482	\$4,149	\$2,741	\$8,223	\$0
TOTAL REVENUES	\$1,406,875	\$1,406,125	\$1,393,582	(\$12,543)	\$35,952	\$1,429,534	\$16,436
EXPENDITURES:							
ADMINISTRATIVE:							
Supervisors Fees	\$12,000	\$8,000	\$7,800	\$200	\$4,000	\$11,800	\$200
FICA Expense	\$918	\$612	\$597	\$15	\$305	\$902	\$16
Attorney's Fees	\$30,000	\$20,000	\$28,490	(\$8,490)	\$12,500	\$40,990	(\$10,990)
Engineering Fees	\$30,000	\$20,000	\$16,105	\$3,895	\$12,500	\$28,605	\$1,395
Annual Audit	\$3,700	\$2,467	\$0	\$2,467	\$3,700	\$3,700	\$0
Trustee Fees	\$3,500	\$2,333	\$3,500	(\$1,167)	\$0	\$3,500	\$0
Management Services	\$71,228	\$47,485	\$47,485	\$0	\$23,743	\$71,228	\$0
Computer Time	\$1,000	\$667	\$667	(\$0)	\$333	\$1,000	\$0
Commissions/Tax Collector	\$16,927	\$22,569	\$15,702	\$6,867	\$324	\$16,026	\$901
Postage and Delivery	\$1,200	\$800	\$1,803	(\$1,003)	\$400	\$2,203	(\$1,003)
Printing and Binding	\$2,000	\$1,333	\$1,894	(\$561)	\$667	\$2,561	(\$561)
Insurance	\$62,387	\$50,768	\$50,768	\$0	\$14,594	\$65,362	(\$2,975)
Legal Advertising & Other	\$2,000	\$1,333	\$1,425	(\$92)	\$667	\$2,092	(\$92)
Office Supplies	\$500	\$333	\$890	(\$557)	\$96	\$986	(\$486)
Dues, Licenses, Subscriptions	\$1,200	\$800	\$175	\$625	\$0	\$175	\$1,025
TOTAL ADMINISTRATIVE	\$238,560	\$179,501	\$177,301	\$2,200	\$73,828	\$251,129	(\$12,569)
FIELD:							
Field Management Fees	\$23,486	\$15,657	\$15,657	\$0	\$7,829	\$23,486	\$0
Contractual-Security	\$158,929	\$105,953	\$106,685	(\$732)	\$52,244	\$158,929	\$0
Security Patrols	\$37,000	\$24,667	\$18,250	\$6,417	\$15,417	\$33,667	\$3,333
Parking Enforcement	\$8,000	\$5,333	\$3,500	\$1,833	\$4,200	\$7,700	\$300
Fire and Security System Monitoring	\$500	\$333	\$315	\$18	\$105	\$420	\$80
Telephone	\$25,000	\$16,667	\$16,256	\$411	\$6,386	\$22,642	\$2,358
Water & Sewer	\$13,000	\$8,667	\$7,726	\$941	\$5,417	\$13,143	(\$143)
Electric	\$83,000	\$55,333	\$65,444	(\$10,111)	\$30,433	\$95,877	(\$12,877)
Pest Control	\$3,500	\$2,333	\$1,795	\$538	\$1,025	\$2,820	\$680
Community Maintenance	\$285,504	\$190,336	\$190,336	\$0	\$95,168	\$285,504	\$0
Other Maintenance	\$10,000	\$6,667	\$7,763	(\$1,096)	\$2,237	\$10,000	\$0
Irrigation Pumps Maintenance & Repair	\$10,000	\$6,667	\$18,315	(\$11,648)	\$5,000	\$23,315	(\$13,315)
Wall Maintenance & Repair	\$3,000	\$2,000	\$405	\$1,595	\$1,500	\$1,905	\$1,095
Park & Pool Maintenance/Repair	\$52,675	\$35,117	\$26,016	\$9,101	\$14,866	\$40,882	\$11,793
Pool Maintenance - Contract	\$29,325	\$19,550	\$19,520	\$30	\$9,760	\$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	\$22,000	\$22,009	(\$9)	\$10,868	\$32,877	\$123
Fountain Maintenance/Repair	\$1,000	\$667	\$0	\$667	\$500	\$500	\$500
Drainage Maintenance	\$26,000	\$17,333	\$6,985	\$10,348	\$19,015	\$26,000	\$0
Road Maintenance/Repair	\$20,000	\$13,333	\$2,480	\$10,853	\$17,520	\$20,000	\$0
Sidewalk Maintenance/Repair	\$20,000	\$13,333	\$5,320	\$8,013	\$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	\$14,667	\$15,222	(\$555)	\$8,250	\$23,472	(\$1,472)
Holiday Decorations	\$38,880	\$18,717	\$18,717	\$0	\$0	\$18,717	\$20,163
Gate Repairs & Replacements:	\$35,000	\$23,333	\$21,494	\$1,839	\$11,667	\$33,161	\$1,839
Gate Repairs	---	---	\$4,900	---	---	---	---
Transponders	---	---	\$6,300	---	---	---	---
Envera - Contractual	---	---	\$10,294	---	---	---	---
Major Projects	\$120,000	\$80,000	\$2,458	\$77,542	\$117,542	\$120,000	\$0
TOTAL FIELD	\$1,132,799	\$767,038	\$696,214	\$70,824	\$471,837	\$1,168,051	(\$35,252)
TOTAL EXPENDITURES	\$1,371,359	\$946,539	\$873,515	\$73,024	\$545,665	\$1,419,180	(\$47,821)
Excess (deficiency) of revenues over (under) expenditures	\$35,516	\$459,586	\$520,067	(\$85,567)	(\$509,713)	\$10,354	\$64,258
FUND BALANCE - Beginning	\$485,465		\$530,836			\$530,836	
FUND BALANCE - Ending	\$520,981		\$1,050,903			\$541,190	

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
<u>Non-Landscaping Projects</u>			
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
<u>Landscaping Projects</u>			
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
Projects reported under "Major Projects" Line Item	\$22,358	\$49,573	\$1,387,022
Additional projects reported separately:			
Sidewalk Maintenance/Repair	\$5,320	\$5,320	\$20,320
Total Major Projects FY 2022-FY2023	\$27,678	\$54,893	\$1,407,342

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

REVENUES	PROJECTION METHOD	COMMENTS
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 May has not been received.
Engineering Fees	Budget to Actual	Invoice for May 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. Invoices for April and May have 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 May 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 May 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/23	ACTUAL THRU 05/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - A Bonds	\$91,163	\$121,550	\$91,193	(\$30,357)
Interest Income	\$0	\$0	\$2,946	\$2,946
TOTAL REVENUES	\$91,163	\$121,550	\$94,139	(\$27,411)
<u>EXPENDITURES:</u>				
<u>Series 2012</u>				
Interest - 11/1	\$8,800	\$8,800	\$8,800	\$0
Interest - 5/1	\$8,800	\$8,800	\$8,800	\$0
Principal - 5/1	\$75,000	\$75,000	\$75,000	\$0
TOTAL EXPENDITURES	\$92,600	\$92,600	\$92,600	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$1,438)	\$28,950	\$1,539	(\$27,411)
Net change in fund balance	(\$1,438)	\$28,950	\$1,539	(\$27,411)
FUND BALANCE - Beginning	\$37,545		\$84,615	
FUND BALANCE - Ending	\$36,108		\$86,154	

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)	(\$75,000.00)
Current Bonds Outstanding		<u>\$245,000.00</u>

Total Current Bonds Outstanding	\$245,000.00
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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	\$5,345	\$0	\$0	\$0	\$0	\$1,371,947
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	\$484	\$0	\$0	\$0	\$0	\$4,011
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	\$806	\$0	\$0	\$0	\$0	\$5,482
Interest Income	\$164	\$128	\$153	\$188	\$3,146	\$2,655	\$960	\$78	\$0	\$0	\$0	\$0	\$7,472
Total Revenues	\$1,902	\$119,734	\$1,177,749	\$16,548	\$19,783	\$13,077	\$38,076	\$6,713	\$0	\$0	\$0	\$0	\$1,393,582
ADMINISTRATIVE:													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$7,800
FICA Expense	\$77	\$76	\$77	\$76	\$77	\$76	\$77	\$61	\$0	\$0	\$0	\$0	\$597
Attorney's Fees	\$3,375	\$2,925	\$2,790	\$2,970	\$3,780	\$6,710	\$5,940	\$0	\$0	\$0	\$0	\$0	\$28,490
Engineering Fees	\$2,035	\$1,995	\$1,075	\$2,450	\$2,310	\$2,000	\$4,240	\$0	\$0	\$0	\$0	\$0	\$16,105
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	\$5,935	\$0	\$0	\$0	\$0	\$47,485
Computer Time	\$84	\$84	\$83	\$83	\$84	\$83	\$83	\$84	\$0	\$0	\$0	\$0	\$667
Commissions/Tax Collector	\$0	\$3,163	\$11,730	\$157	\$146	\$104	\$349	\$53	\$0	\$0	\$0	\$0	\$15,702
Postage and Delivery	\$7	\$262	\$591	\$28	\$198	\$108	\$6	\$603	\$0	\$0	\$0	\$0	\$1,803
Printing and Binding	\$121	\$322	\$104	\$283	\$185	\$156	\$67	\$656	\$0	\$0	\$0	\$0	\$1,894
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	\$318	\$0	\$0	\$0	\$0	\$1,425
Office Supplies	\$20	\$651	\$23	\$23	\$23	\$24	\$23	\$103	\$0	\$0	\$0	\$0	\$890
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
Total Administrative	\$34,657	\$16,586	\$38,203	\$12,786	\$13,935	\$34,532	\$17,990	\$8,613	\$0	\$0	\$0	\$0	\$177,301

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
FIELD:													
Field Management Fees	\$1,957	\$1,957	\$1,958	\$1,957	\$1,957	\$1,957	\$1,957	\$1,957	\$0	\$0	\$0	\$0	\$15,657
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,567	\$9,564	\$10,473	\$18,786	\$9,563	\$0	\$0	\$0	\$0	\$106,685
Security Patrols	\$3,628	\$2,409	\$2,923	\$2,201	\$2,340	\$1,560	\$1,248	\$1,941	\$0	\$0	\$0	\$0	\$18,250
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	\$105	\$0	\$0	\$0	\$0	\$315
Telephone	\$2,015	\$2,016	\$2,031	\$2,029	\$2,052	\$2,038	\$2,038	\$2,037	\$0	\$0	\$0	\$0	\$16,256
Water & Sewer	\$1,511	\$1,363	\$1,047	\$967	\$929	\$1,011	\$0	\$898	\$0	\$0	\$0	\$0	\$7,726
Electric	\$7,591	\$7,252	\$7,284	\$8,427	\$8,214	\$8,224	\$8,739	\$9,713	\$0	\$0	\$0	\$0	\$65,444
Pest Control	\$85	\$385	\$85	\$385	\$85	\$385	\$0	\$385	\$0	\$0	\$0	\$0	\$1,795
Community Maintenance	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$0	\$0	\$0	\$0	\$190,336
Other Maintenance	\$2,374	\$1,255	\$2,128	\$338	\$200	\$0	\$1,011	\$457	\$0	\$0	\$0	\$0	\$7,763
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	\$405	\$0	\$0	\$0	\$0	\$405
Park & Pool Maintenance/Repair	\$1,674	\$7,278	\$6,165	\$175	\$1,195	\$2,632	\$3,044	\$3,853	\$0	\$0	\$0	\$0	\$26,016
Pool Maintenance - Contract	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$0	\$0	\$0	\$0	\$19,520
Lake Maintenance/Repair	\$2,717	\$2,717	\$2,718	\$2,717	\$2,718	\$2,717	\$2,988	\$2,717	\$0	\$0	\$0	\$0	\$22,009
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	\$401	\$0	\$0	\$0	\$0	\$15,222
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	\$7,901	\$0	\$0	\$0	\$0	\$21,494
Major Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$2,458	\$0	\$0	\$0	\$0	\$0	\$2,458
Total Field Expenditures	\$122,422	\$84,803	\$90,322	\$79,506	\$78,687	\$95,320	\$76,589	\$68,565	\$0	\$0	\$0	\$0	\$696,214
Other Sources and Uses													
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)	(\$56,503)	(\$70,465)	\$0	\$0	\$0	\$0	\$520,067

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>
Wall Repainting														
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
June 8, 2023 Board Meeting

COMMUNITY INSPECTION PUNCH LIST

- Report provided as **Attachment A**

LANDSCAPE, LAKE & CANALS, AND COMMUNITY

- IGM – Services as Contracted
- IGM – Proposals for Community Landscape, includes subdivisions monuments.
 - Update will be provided at Board meeting.
- IGM – Move August rotation to May, to replace dead flowers due to rainy weather.
 - Update will be provided at Board meeting.
- Solitude Water Management – Services as Contracted, Reports Provided as **Attachment B**

BOARD REQUESTS

- Peninsula Park Lighthouse Repairs – In Process
- Comcast Deactivation and Installation of Services – In Progress
- 3068 Cape Drive Coconuts Removal Settlement with Victor Ackrill – Completed
- Update on Dennis Baldis Memorial Garden
 - In progress, delays due to weather – Update will be provided at Board meeting.
- City of Margate Hurricane or Other Disaster Debris Removal Agreement Renewal – Completed
- Obtain Proposal for HOA Monument Signs – In Progress
- Order Brackets to Replace Old Brackets on Street Name Signs – In Progress
- CDI Holiday Lights Zero Balance Invoice – In Progress
- BCSOE on Constituents Voting at Clubhouse – Only Coral Bay Residents
- Fay's Cove Burned Light Pole Fixture
 - Electrician obtained and ordered a new driver and is pending delivery for installation.
- Las Brisas Del Mar PVC Fence – Update will be provided at Board Meeting



CORAL BAY CDD

BOARD SUPERVISORS' REQUESTS

- John Hall Requests:
 - Mallory Harbor East at 3130 Sunset Circle property of Charles Brown, where CDD removed Coral Rock that was Protecting CDD and Homeowners Property
 - Update will be provided at Board meeting.
 - Update on Fountains and Fountain Lights
 - Fountain Lights are in working conditions.
 - Completed SBD entrance and NBD Exit fountains inspections.
 - Repairs are needed – Update will be provided at the Board meeting.
 - Sign Removal of Coconut Creek Bus Stop
 - Update will be provided at Board meeting.
 - Properties with driveway apron extensions that did not applying for a District permit.
 - 6162 Buena Vista Drive – Indian Key
 - Owner did apply and was approved by the Board in January 2023
 - 6727 Saltaire Terrace – Port Antigua
 - Update will be provided at Board meeting.
 - Contact two Police Officers' Vehicles Blocking Sidewalks – Completed
 - Update on Plan of Action for Raised Wall Sections from Homeowner Trees
 - An update of the IGM proposal will be provided at the Board meeting.

TREE LOCATIONS

- | | |
|------------------------------|------------------------------|
| 1. 6600 Fern Street | 6. 6743 Saltaire Terrace (2) |
| 2. 6800 Bayfront Circle | 7. 6743 Saltaire Terrace (2) |
| 3. 3243 W. Buena Vista Drive | 8. 6735 Saltaire Terrace |
| 4. 6763 Saltaire Terrace | 9. 6727 Saltaire Terrace |
| 5. 6759 Saltaire Terrace | 10. 6647 Saltaire Terrace |
| 11. 6535 Amberjack Terrace | |

ATTACHMENT A

COMMUNITY INSPECTION PUNCH LIST

June 8, 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	03/15/23	P	IGM	The Cape	Remove bare spot in hedges by Victors house & add small boulders (To be installed during week of June 5)	TBD
3	05/31/23	P	MGT	Clubhouse	Replace/repair pool deck drains by stairs leading to pool area (Obtaining proposals)	TBD
4	03/15/23	I	MGT	North Bay Drive	Installing (6) new banner poles and flags	\$1,730.00
5	03/16/23	P	MGT	Streets	Clean remainder street sign poles (Update once sign installation is done)	TBD
6	03/29/23	P	IGM	Indian Key	Remove palms from Indian Key entrance monuments	TBD
7	04/19/23	I	MGT	East Mallory Harbor	3130 Sunset Circle - Protecting swale at homeowners request (Homeowner agreed to bollards)	TBD
8	05/10/23	I	IGM	Playgrounds	Stakes around playground boarder to be nailed down	TBD
9	05/31/23	P	MGT	Entrances	Inspect entrance monuments for paint repairs	TBD
10	05/31/23	P	IGM	Common Areas	IGM to clean up all roundabouts	TBD
11	05/31/23	P	IGM	Common Areas	Clear stop sign by Island Lane and Duval Drive	TBD
12	05/31/23	P	MGT	30th Street	New Sign to be installed	TBD
13	05/31/23	P	MGT	Peninsula Park	No Swimming sign to be replaced at Pen Park by dock	TBD
14	05/31/23	P	MGT	Peninsula Park	Sand and Paint bike rack to avoid further rusting	TBD
15	05/31/23	P	MGT	Fays Cove	Relocate Trash Cans at Fays Cove	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	05/25/23	C	MGT	Clubhouse	Repair roof damage	\$1,200.00
2	05/08/23	C	MGT	Clubhouse	Vendor to steam clean clubhouse carpets	\$350.00
3	03/29/23	C	IGM	Peninsula Park	Remove dead Grand Palm	TBD
4	03/29/23	C	MGT	Tot Lot Park	Fix lighting issue (FPL visited during week of 4/24/2023)	N/A
KEY : P = Pending I = In Progress C = Completed MGT = Management IGM = Innovative Grounds Management						

ATTACHMENT B

LAKE MAINTENANCE REPORT

JUNE 8, 2023

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



Work Order
 Work Order Number 00230598
 Created Date 5/25/2023

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

Work Details

Specialist Comments to Customer Inspected lake and canals. Treated for aquatic vegetation.
 Prepared By David Frazier

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	Treated for aquatic vegetation
Coral Bay CDD - Lakes all	ALGAE CONTROL	
Coral Bay CDD - Lakes all		

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 detailed officers were 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 – George Mizusawa

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

Mr. Mizusawa (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. Mr. Gallucci 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	

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF THE MAY 11, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, May 11, 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

Attendance in person were; Scott Cochran, District Counsel, Jonathan Geiger, District Engineer, Julio Padilla, GMS, Patrick Burgess, GMS, Rich Hans, GMS, (by Zoom) Juliana Duque, GMS, (by Zoom) Fred Bourdin, resident, Robert McCormick, resident, Nicholas Caire, Light Er Up Holiday Lighting, and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:00:01)

2. Presentations/Reports

(No presentations were scheduled for this meeting)

Mr. Padilla (Tape Time: 0:00:57) stated there was a proposal listed on the agenda for holiday lighting which was requested by the Board at the last meeting, and asked if the Board would like to move that item up to hear from the vendor since he was attending in

person and in case there were any questions on the proposal. The Board agreed and had no objection to Mr. Padilla's request. Mr. Padilla also stated (Tape Time: 0:01:20) that Ms. Juliana Duque from GMS wished to address the Board before moving forward with the meeting. *(The Board agreed and had no objection to Ms. Duque's request)*

Ms. Duque (Tape Time: 0:01:59) made a few comments stating she was scheduled to attend another meeting as well but, would be able to stay online for the beginning of the meeting, then come back online once the other meeting had concluded. She stated she would get updates from Mr. Padilla, Mr. Burgess, and Mr. Hans as things progressed in the meeting on any pending items that needed her attention. She also stated there were several items on the agenda that she would like to get more clear direction on from the Board relating to some pending items to expedite them. Ms. Duque then gave a brief summary on a few items, one item under New Business, stating she had previously worked with the three vendors who were submitting proposals to the Board, and commented they were all very good vendors and provide very good services, and that she has never had any issues or concerns with them. She also stated under item No. 6H, Old Business, an alternative proposal to CDI's holiday lights, that Nicholas from Light Er Up was going to present his proposal to the Board at this meeting and stated he was also a very good vendor, and she had previously worked with him in other Districts. She also made a few comments relating to item No. 6E, verbiage for Fay's Cove HOA signage stating there was no specific language for stating that a community was a HOA or Condo community but, in a lot of communities, there is signage that states no solicitation allowed, with additional verbiage on the sign relating to the specific HOA or Condo community. Ms. Duque stated she provided some examples to the Board regarding that item.

(At this point (Tape Time: 0:09:03) a discussion was held among the Board members and staff relating to Ms. Duque comments)

3. Audience Comments/Supervisors Responses

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:12:57)

Mr. Fred Bourdin (Tape Time: 0:13:09) from Mallory Harbor made a few comments stating his gratitude to the Chairman for stopping by the Council of Associations meeting.

He also thanked Mr. Hall and Mr. Padilla for visiting Mr. Charles Brown, an owner of Mallory Harbor, and assisting with the issue relating to his property corner. He also made a few comments on the HOA signage.

Mr. Spavento (Tape Time: 0:15:03) asked if there were any other audience comments. There were no additional comments. Mr. Spavento (Tape Time: 0:15:21) then asked for any Supervisor's comments, there were no comments from the Board. Mr. Spavento moved on to Mr. Padilla's request relating to the holiday lighting proposal and presentation from Nicholas Caire from Light Er Up.

Mr. Caire (Tape Time: 0:15:34) from Light Er Up, handed out some renderings he created for Coral Bay to the Board and then gave a brief presentation on his proposal. He then asked for any questions or comments.

(At this point (Tape Time: 0:18:04) a discussion was held among the Board members, staff, Mr. Caire, and some audience comments relating to his proposal, and also issues that happened in the prior year with the previous vendor) (The Board directed staff to bring back additional renderings to the next Board meeting)

Mr. Hall (Tape Time 0:36:37) informed Mr. Padilla at North Bay Drive and Indian Key Blvd. there was a sign for the doggie station that apparently someone had run over, and the sign, pole, and doggie bags were on the ground. Mr. Padilla stated he would take care of it. (Tape Time: 0:37:12)

Mr. Spavento (Tape Time: 0:37:17) made a few comments on how the meeting started with Ms. Duque's comments stating she would be available to attend every other Coral Bay meeting. Mr. Spavento stated it was very disruptive to have items spoken about that usually come at the end of the meeting, making the agenda very confusing for future meetings.

(At this point (Tape Time: 0:37:58) a discussion was held among the Board members and staff relating to Mr. Spavento's comments)

4. Staff Reports

Mr. Spavento asked for Mr. Pawelczyk's staff report. (Tape Time: 0:44:35)

A. Attorney

Mr. Cochran (Tape Time: 0:44:37) stated he was attending the meeting for Mike Pawelczyk since Mr. Pawelczyk was out of town. Mr. Cochran commented that Mr. Pawelczyk had nothing specific to report but, if there were any questions from the Board, he'd be happy to try to address those or pass them along to Mr. Pawelczyk for follow-up.

Mr. Spavento (Tape Time 0:45:00) asked if there were any other questions for the attorney.

Ms. Hagen (Tape Time 0:45:17) stated she contacted Mr. Pawelczyk because she wanted to do a posting on Facebook which had nothing to do with CDD business that would be conducted but, was more for information relating to the official Coral Bay website. Ms. Hagen stated she went through the information and sent it to Mr. Pawelczyk to see if it was proper to do that on Facebook. Mr. Pawelczyk made one change in the wording and also stated that since she was a Supervisor, she needed to ensure that the posting was made part of the public record and that this could be done by taking screenshots of the posting and sending those to Mr. Hans. Ms. Hagen stated there was another Board member who was posting on Facebook, and wanted to know if all Board members are under the same requirement relating to public records.

Mr. Cochran (Tape Time: 0:47:17) stated as District Counsel, they advise all Board members to stay away from posting on social media because it can create potential issues with the Sunshine Law. If it's not something that's addressing the business of the Board, or something that could come before the Board for a vote or discussion, then it's probably ok to post the information. However, if anyone, in their capacity as a Supervisor, is making a statement reporting to speak on behalf of either the Board or is speaking in their capacity as a Supervisor of the Board, then that is a public record and has to be maintained as a public record. So, if it's just a post, then that post would need to be retained as a public record, either by the person that posts it or by the custodian of the District which is GMS.

Mr. Hall (Tape Time 0:50:10) stated he had several items to bring up but would just address one now, and the others later on in the agenda. Mr. Hall stated the website they are referring to is a social media Facebook website entitled, Coral Bay Residents, and he had brought this up several times over the last few months, but the Board has not instructed anyone to take any action. He stated that over a period of time, several residents have assumed that is the official website of the Coral Bay CDD, which he tells

them it is not. Mr. Hall commented there was an administrator listed on the website who is a homeowner in Coral Bay, and that he sent the administrator a private message asking him to put a disclaimer on the opening of that it's not affiliated with the Coral Bay CDD. Mr. Hall stated that he had never heard back from that person. Mr. Hall commented that something should be on their website and perhaps the Board should request the District attorney to send a letter asking them to put up a disclaimer on their website to avoid any further confusion. Ms. Hagen stated that that was one of the points that she had made in her posting.

(At this point (Tape Time: 0:52:38) a discussion was held among the Board members and staff relating to Mr. Hall's comments and the two websites)

B. Engineer

Mr. Spavento asked *(Tape Time: 1:02:42)* Mr. Geiger for his report.

1) Discussion on Proposal for District Pool Boundary Surveys for Pool Resurfacing

Mr. Geiger *(Tape Time: 1:02:44)* stated that in the agenda, there is a proposal from KCI for survey work. Mr. Geiger commented that Mr. Padilla contacted him regarding the pool resurfacing that needed to be done since the pool contractor had included it in their proposal because the City of Margate required a survey to do the pool resurfacing permits. Mr. Geiger stated the city requires a boundary survey which is a more intensive survey with a legal checklist, rather than a basic survey, and that the District would need a survey dated within the last 5 years. Mr. Geiger then gave a brief summary of the proposal which was included in the agenda for 3 surveys, one for each of the 3 District owned pools.

(At this point (Tape Time: 1:05:36) a discussion was held among the Board members and staff relating to this item, including the state of each of the 3 pools' surfaces and the option of obtaining all 3 surveys and permits at the same time) (The Board directed Mr. Geiger to confirm with the city how long a permit/survey is good for)

ACTION:	Approve Work Authorization #481900241.00, dated May 3, 2023 from KCI in the amount of \$15,900 for boundary surveys for the pools at Peninsula Park, Fay's Cove, and the Coral Bay Clubhouse
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RESULT: Work Authorization #481900241.00 dated May 3, 2023 from KCI in the amount of \$15,900 was approved in order of #1 Peninsula Park, #2 Fay's Cove, and #3 Coral Bay Clubhouse

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 1:13:34

2) Permit Application

Mr. Geiger (Tape Time: 1:18:33) continued with the next item, the permit application, stating this was a residential permit request from Mr. Hodge at 6638 Buena Vista Drive, who was requested a small 2' driveway expansion on the same side of the street as the swale and the sidewalk which was on District property. Mr. Geiger also stated HOA approval had already been granted and signed off on.

(At this point (Tape Time: 1:19:07) a discussion was held among the Board members and staff relating to this item)

ACTION: To approve the permit application for a 2' driveway expansion for Samuel Hodge at 6638 Buena Vista Drive

RESULT: The permit application for a 2' driveway expansion at 6638 Buena Vista Drive was approved

MOVER: John Hall

SECONDER: Tina Hagen

AYES: All in favor

Tape time: 1:21:14

Mr. Hall (Tape Time 1:22:36) stated there were 2 other homes that had done driveway extensions including the swale area, that never applied to the CDD for

permission to dig up the swale and put in concrete. One at 6162 Buena Vista Drive and Indian Key, and another one at 6727 Saltaire Terrace, Port Antigua. Mr. Hall requested Mr. Padilla to contact them to have them fill out an application, however, over the last few months they never filled it out. Mr. Hall stated the city approved the application for the one in Indian Key but couldn't understand how the city could give permission to do something on CDD property and obviously it was an error by the city. Mr. Padilla sent a letter to the city building department asking them not to approve driveway extension applications unless they had been previously approved by the CDD Board. Mr. Hall stated the resident in Port Antigua never had a permit application done on the driveway or the extension of the swale and Mr. Hall suggested if homeowners don't want to comply with the rules, then the Board should ask them to remove it and replace it with sod, or the CDD removes it and if they don't reimburse the CDD, to sue them. He ended by reiterating that the District should not tolerate homeowners doing construction on CDD-owned property.

(At this point (Tape Time: 1:25:49) a discussion was held among the Board members and staff relating to Mr. Hall's comments) (The Board directed Mr. Padilla to contact the residents again who were not permitted by the District to do an expansion, and if unsuccessful the Board would decide action at the next Board meeting)

3) No Objection Letter

Mr. Spavento asked *(Tape Time: 1:41:25)* Mr. Geiger to continue his report with the no objection letter.

Mr. Geiger *(Tape Time: 1:41:34)* stated the no objection letter was an additional component the city normally requires with permit applications, and Mr. Padilla drafted a letter to the city that states the CDD does not object to the resident's application. Mr. Geiger also stated it was the normal boilerplate letter that the District has been using and needed approval from the Board.

(At this point (Tape Time: 1:42:05) a discussion was held among the Board members and staff relating to this item)

ACTION:	To approve the No Objection Letter to the City of Margate for the expansion driveway at 6638 Buena Vista Drive
RESULT:	The No Objection letter was approved

MOVER: Tina Hagen
SECONDER: John Hall
AYES: All in favor
Tape time: 1:45:17

ACTION: To approve any future No Objection letters subject to Management and District Engineer approval
RESULT: Future No Objection letters will be approved subject to District Management, Field Management, and District Engineer approval in cases where District approval is not otherwise involved such as ARC approval
MOVER: Tina Hagen
SECONDER: John Hall
AYES: All in favor
Tape time: 1:45:20

Mr. Spavento (*Tape Time: 1:47:09*) 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: 1:47:12*) Ms. Hagen (*Tape Time: 1:47:20*) stated there was an additional supplemental email for items under the treasurer report that were not included in the agenda. Ms. Hagen then gave a brief accounting explanation of the supplemental email stating one particular check number was missing from the listing as that check had to be written in advance for a carpet cleaning company in the amount of \$350.

ACTION:	Approve Check Run Summary and Invoices that were provided from all sources (agenda and supplemental email) as presented
RESULT:	Check Run Summary and Invoices provided from all sources (agenda and supplemental email) were approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:50:14	

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: 1:50:26)

Mr. Burgess (Tape Time: 1:51:51) gave a brief update on a few items listed on the monthly report which were included in the agenda package.

Mr. Hall (Tape Time: 1:52:12) asked about the removed shrubbery at Fay's Cove and Port Antigua entryway on Southwind Drive, and the shrubbery by the entry wall of Port Antigua that IGM removed about 3 months ago and wanted to know when IGM was going to replace those plantings. Mr. Padilla stated (Tape Time: 1:53:13) it was discussed at past meetings that the plantings were overgrown and needed to be removed, and he was waiting on a proposal from IGM as part of their enhancement package presentation. Mr. Padilla stated they would have Terry from IGM provide a proposal and bring it to the Board at the next meeting.

Mr. Hall stated (Tape Time: 1:53:56) that if something is removed it should be replanted within 2 or 3 weeks, not 2 or 3 months. Mr. Spavento (Tape Time: 1:54:04)

stated that is usually the procedure but, in several areas, they were cleaning up and clearing the pallet for future items.

(At this point (Tape Time: 1:54:27) a discussion was held among the Board members and staff relating to this item)

Mr. Burgess (Tape Time: 1:56:17) continued his report giving a brief summary on several items listed on the monthly report. He stated the Solitude Lake Management report was included as attachment A in the agenda and the lakes were doing well. Mr. Burgess asked if anyone had any questions on the pending items punch list and stated there were some items that were completed / that had been taken care of. He referred to item #8, stating the dead grand palm at Peninsula Park had been removed, and item #4 the steam cleaning of the clubhouse carpet was completed. Mr. Burgess (Tape Time: 1:57:09) stated that's all he had to report unless the Board had any questions or comments on the field manager's report.

(At this point (Tape Time: 1:57:15) a discussion was held among the Board members and staff relating to several items on the Coral Bay pending items punch list and also the completed items list)

Mr. Padilla (Tape Time: 2:07:16) gave a brief update on the Peninsula Park lighthouse repairs stating it was pending the city's permitting process, and that GMS was looking into options on how the light could be changed out in the future without having to scaffold it. He also gave an update on the Comcast deactivation and installation of services, and several other Board requests listed on the field manager's report.

At this point (Tape Time: 2:11:55) a discussion was held among the Board members and staff relating to several items on the field manager's monthly report)

The Board directed staff to provide the following: (Tape Time: 2:30:35)

- *Going forward, do not remove landscaping without an approved plan to replace it within a reasonable time*
- *Place punch list items first as Attachment "A" on Field Manager's Report*
- *Get proposals for HOA (Subdivisions) monument signs - new landscape*
- *Order brackets to replace old brackets on signs*

- *Get additional drone proposals and see if the current proposal can cost less if the flight is done in less time*
- *District Attorney to search perimeter wall easement to clarify the easement size and find out the CDD's ability to trim the tree roots that are causing problems with the wall panels, lifting up and report back to the Board*
- *Email Coral Bay map with addresses and street names to John Hall*
- *Place GPS items back on agenda for the next meeting when George Mizusawa returns for further discussion*
- *Update Board on South Bay Drive entrance fountain not working at next meeting*
- *Obtain IGM proposal for tree removal to repair wall-lifted areas*
- *Ask Coconut Creek to move sign from near the North Bay Drive exit to the bus stop pole near South Bay Drive*
- *Move August planting rotation to May to replace premature dead flowers due to rainy weather this spring*

E. CDD Manager

1) Approval of the Minutes of the April 13, 2023 Meeting

Mr. Spavento asked (Tape Time: 2:39:55) for a motion to approve the minutes.

Mr. Gallucci (Tape Time: 2:40:02) stated he had a couple of corrections on the minutes. Page 12D, where it said "he" was handing out warnings, should read "the detail officers" were handing out warnings. Then on page 17H, where it says the trail cameras weren't very good at catching cars that were doing donuts, Mr. Gallucci stated he never said that, so it was probably George Mizusawa who said it.

ACTION:	Approve Minutes of the April 13, 2023 Meeting
RESULT:	The April 13, 2023 Minutes were tabled pending the indicated changes from Mr. Gallucci and for staff to bring back to the next meeting.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor

Tape time: 2:43:41

2) Discussion of State Board of Administration Account

Mr. Hans (Tape Time: 2:45:01) stated this item was on the agenda as a reminder in case anybody had any comments, and there were no changes or updates to this item.

3) Number of Registered Voters – 2,103

Mr. Hans (Tape Time: 2:45:29) explained this was a statutory requirement from the Supervisor of Elections to report the number of registered voters in the District every year which is 2,103 and once the District gets to 250 registered voters and has been around for 6 years, the District transitions from a landowners election to a general election which happened many years ago for the Coral Bay CDD.

(At this point (Tape Time: 2:45:54) a discussion was held among the Board members and staff relating to this item) The Board directed staff to find out the current voting area from Broward County Supervisor of Elections and bring it back to the next Board meeting)

4) Board Direction Requested on how to Provide Information on Agenda – Tony Spavento

Mr. Padilla (Tape Time: 2:47:55) stated this item was on the agenda to ask how the Board wished to obtain information from Management going forward. Mr. Spavento (Tape Time: 2:48:25) asked why his name was listed next to this particular item as if he was requesting it, he just recommended to Mr. Padilla to bring it to the Board for a decision since it was management who was requesting the item.

(At this point (Tape Time: 2:48:43) a discussion was held among the Board members and staff relating to this item) (The Board directed staff to send an email to the Board with updates and only place written emails on the agenda if necessary, and approved by upper Management at GMS) (Ms. Duque rejoined the meeting at this point) (Tape Time: 2:49:11)

5) North Bay Drive Right Exit Side Accident Update

Mr. Spavento (Tape Time: 3:00:59) moved to the next item, North Bay Drive accident update on the exit side.

Mr. Padilla (Tape Time: 3:01:07) stated Mr. Hall covered everything relating to this item, and management sent the police report to the District's insurance company because the person who hit the gate did not have insurance according to the report, and the adjuster was on vacation so he would not hear back until next week on this item.

(At this point (Tape Time: 3:01:36) a discussion was held among the Board members and staff relating to this item) (The Board directed staff to email the crash report to the Board, and Mr. Hall will contact Margate Police Department to obtain some answers to his questions relating to the crash report)

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

Mr. Spavento (Tape Time: 3:09:35) moved to item A under new business, North and South Bay Drive fountains maintenance.

Mr. Hall (Tape Time: 3:09:45) stated of the 3 proposals provided for fountain maintenance he would prefer to pay \$150 every 2 months with Eco-Blue as opposed to \$420 per quarter with Cascade Fountains, or \$600 per quarter with Solitude Lake Management.

Mr. Padilla (Tape Time: 3:10:24) stated based on past cleanings, the standard would be to do it every 2 months regardless of who was doing it. He noted that the current vendor, Hall Fountains, was doing it every 2 months. Mr. Padilla then gave a brief description of how fountains are usually cleaned by Hall Fountains compared to other vendors.

(At this point (Tape Time: 3:11:06) a discussion was held among the Board members and staff relating to this item)

ACTION:	Approve Eco-Blue Aquatic Services proposal for fountain maintenance service for the 4 fountains at \$150 every two months and terminate the current agreement with Hall Fountains
RESULT:	The Eco-Blue proposal was approved at \$150 every two months for fountain service maintenance of the 4 fountains, and the Board also authorized staff to terminate the current agreement with Hall Fountains
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 3:13:59	

B. North Bay Drive Banner Arms Proposal from Light Works

Mr. Spavento (Tape Time: 3:14:40) moved to item B, North Bay Drive banner arms proposal from Light Works, and asked for any questions or comments. Hearing no questions, Mr. Spavento asked for a motion to approve the proposal as presented.

ACTION:	Approve the North Bay Drive banner arms proposal from Light Works dated 3/30/23
RESULT:	The Light Works proposal in the amount of \$1,730 was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:14:57	

C. Discussion of Sidewalk Project Map

Mr. Spavento (Tape Time: 3:15:52) moved to item C, discussion of sidewalk map.

Mr. Burgess (Tape Time: 3:16:04) stated they were still going back and forth with the vendor regarding a discrepancy in the final measurement of linear feet, and it took the vendor a little bit of time to respond to that issue. Mr. Burgess stated the measurement they received from the vendor was higher in linear feet than what he and Mr. Padilla measured, so they would be having a joint meeting with the vendor on Monday to discuss that issue and suggested Mr. Hall attend if he was available.

At this point (Tape Time: 3:16:29) a discussion was held among the Board members and staff relating to this item) (Mr. Hall agreed to participate in the upcoming joint meeting with the vendor and suggested he would work with Mr. Burgess to verify what the vendor did, which sections they replaced, which grindings they did, etc. and pay the vendor for the work that was already completed) (The Board agreed with Mr. Hall's suggestion, no action was needed at the present time)

D. Peninsula Park and Fay's Cove Resurfacing Proposals

Mr. Spavento (Tape Time: 3:26:45) moved to item D, Peninsula Park and Fay's Cove resurfacing proposals stating the Board directed staff to obtain more proposals TBD after the summer.

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**

Mr. Spavento (Tape Time: 2:26:49) moved to item A under old business, resolution #2014-03 establishing a public comment policy. Mr. Spavento stated he was a little bit confused by this item since this was already discussed in the Rules in November 2013.

Mr. Hall (Tape Time: 3:27:09) stated Management was just showing the Board the item. Mr. Spavento agreed (Tape Time: 3:27:3) and stated there was nothing to discuss on this item.

B. Discussion of Setting District/Facilities Rules Public Meeting

Mr. Spavento moved on to item B, discussion of setting District/Facilities rules public meeting, and requested the Board to table this item until the full Board could participate at the next meeting. *(The Board had no objection to Mr. Spavento's request to table)*

C. Sidewalk Project Inspection Report – John Hall

Mr. Spavento (Tape Time: 3:27:30) also stated the same request for item C, sidewalk project inspection report, since Mr. Hall and Mr. Burgess would be meeting with the vendor for an inspection and assessment of the work that was done and will be reporting back at the next meeting.

D. Capital Improvements/Enhancements Ranking

Mr. Spavento also stated the same request for item D, Capital improvements/enhancements ranking.

Ms. Hagen (Tape Time: 3:27:33) stated she would like to have a brief discussion about item D. Mr. Spavento had no objection to Ms. Hagen's request to discuss item D briefly, however, that item would be tabled for the next meeting to have staff gather additional information.

(At this point (Tape Time: 3:27:45) a discussion was held among the Board members and staff relating to this item)

Mr. Padilla (Tape Time 3:35:56) asked for clarification on what items would be tabled under old business for the next meeting.

Mr. Spavento (Tape Time: 3:36:00) stated they would be tabling items B, C, D, and let Mr. Hall discuss item E, Fay's Cove placing HOA Fay's Cove entry sign at the main entrances.

E. Fay's Cove Placing an HOA Fay's Cove Entry Sign at Main Entrances

1) Verbiage Examples Provided by Juliana

Mr. Hall (Tape Time: 3:36:16) stated the Fay's Cove HOA had decided, since the CDD said no to using their signposts they would put signs up on resident's property with encroachment rights.

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

Mr. Spavento (Tape Time: 3:36:36) moved to item F under old business, update on Envera 30th Street gate repairs, and progress on the contract.

Mr. Padilla (Tape Time: 3:36:42) gave a brief update on this item stating he met in the field with Mr. Mizusawa, and Envera was preparing a timeline and once he had that information, he would forward it on to the Board.

G. Update on CDI – Christmas Designers Incorporate Proposed Credit

Mr. Spavento (Tape Time: 3:36:36) moved to item G under old business, update on CDI proposed credit.

Mr. Padilla (Tape Time: 3:37:42) gave a brief update on this item stating CDI had agreed to zero out the balance of the last invoice so the District would not need to make any additional payments. Mr. Padilla stated he requested CDI several times to provide an invoice that shows it was zeroed out, CDI said they sent it but, Mr. Padilla never received it. CDI will communicate with their accounting department to provide that and Mr. Padilla stated he would will follow up on that item.

H. Alternative Proposal to CDI's current Holiday Lights

Mr. Spavento (Tape Time: 3:36:36) moved to item H under old business, stating the Board had already discussed item H, alternative proposal to CDI's current holiday lights.

I. Update on Trail Camera – George Mizusawa

Mr. Spavento (Tape Time: 3:38:00) moved to the next item, stating they would table item I, update on trail camera, if that was agreeable with the Board until the next meeting when Mr. Mizusawa was in attendance to present this item. *(The Board had no objection to Mr. Spavento's request to table)*

J. Overflow Parking at North Bay Park PVD Fence Areas – Ron Gallucci

Mr. Spavento (Tape Time: 3:38:09) moved to item J under old business, overflow parking at North Bay Park PVC fence area, and asked Mr. Gallucci if they could table this item to the next meeting.

Mr. Gallucci (Tape Time: 3:38:14) stated between now and the next meeting if the Board could take a look at that area that would be a good idea.

Mr. Spavento (Tape Time: 3:38:20) asked if he was talking about parking on the dirt behind that area. Mr. Gallucci (Tape Time: 3:38:24) suggested spanning the whole fence line area there so cars could park and perhaps install the same lattice material that was currently being used at the lift station. Mr. Spavento asked Mr. Gallucci again, if they could table this item to the next meeting. Mr. Gallucci (Tape Time: 3:38:42) stated that would be fine but, would like the Board members to look at that area so they know where he's talking about for the next meeting. *(The Board had no objection to Mr. Gallucci's request)*
(The Board directed Mr. Padilla and Mr. Burgess to check with the City of Margate to see if the city would allow the District to install lattice material in that area, and if so what the requirements would be and bring that back to the next meeting)

K. Parking Patrol Instructions and Possibly Booting of Offending Vehicles Cannot be Towed – John Hall

Mr. Spavento (Tape Time: 3:40:27) moved to item K under old business, parking patrol instructions, and booting of offending vehicles and asked Mr. Hall if they could table this item to the next meeting. *(Mr. Hall agreed to table this item to the next meeting and the Board had no objection)*

Mr. Hall (Tape Time: 3:41:31) stated he was in the area at the time the resident ran into the North Bay Drive gate, and he witnessed the person doing donuts at the entrance of Indian Key. Mr. Hall stated he contacted Mr. Padilla to have him review the tape and Mr. Padilla found on the tape where the car was exiting the community. Mr. Hall stated after reviewing the tape himself he knew who it was, and what vehicle it was, and also found out their address, however, he was upset because he wanted management to send a letter to the owner of the vehicle stating the vehicle had been observed doing donuts, destroying CDD property but, Mr. Padilla felt uncomfortable sending the letter out on Mr. Hall's request because he felt the Board should approve Mr. Hall's request to send that letter.

(At this point (Tape Time: 3:46:02) a discussion was held among the Board members and staff relating to this item)

Mr. Padilla (Tape Time 3:47:25) asked if the Board could make a motion on what items would be tabled under old business for the next meeting.

(Mr. Spavento suggested (Tape Time: 3:47:39) grouping all the items into one motion to table to the next meeting. (The Board had no objection to Mr. Spavento's suggestion)

ACTION:	Tabling items B, D, I, J, and K under Old Business to the next meeting
RESULT:	Items B, D, I, J, and K were tabled for the next Board meeting
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:47:53	

At this point (Tape Time: 3:49:00) the discussion continued among the Board members and staff relating to Mr. Hall's previous statement of sending letters out at the request of individual Board members and also several other items under Old Business)

The Board directed staff to provide the following: (Tape Time: 3:00:00)

- *Patrick Burgess, John Hall and ATZ to inspect sidewalks relating to the sidewalk project inspection report*
- *KCI to provide proposal for Engineer Analysis Report to make repairs to Peninsula Park and clubhouse decks for capital improvements ranking*
- *No action on verbiage examples provided by Ms. Juliana Duque for Fay's Cove placing an HOA entry sign at main entrance*
- *Provide updates from Envera of 30th Street gate repairs and the progress of new contract*
- *Obtain zero balance invoice from CDI proposed credit*

- *Bring back additional renderings from Light Er Up for alternative proposal to CDI's current holiday lights*
- *Call City of Margate, if possible, regarding overflow parking at North Bay Park PVC fence area*
- *When Mgt is concerned on sending letters for any reason that is requested by one Supervisor, escalate to Juliana and Rich if it needs to be brought to the Board at the following meeting or if a letter can be sent*
- *Send letter to individual making donuts with his car on District property just outside of Indian Key Blvd. on North Bay Drive as requested and have District counsel review it first*
- *Obtain tag information from Envera*
- *Look for pole light fixtures alternative for Fay's Cove light poles*

7. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 11:00 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:58:28	

Secretary/Assistant Secretary

Chairman/Vice Chairman



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for "Coral Bay Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Primary Coordinator

SW 148 Ave, Canal C-103, SW 149 Ave, SW 264 St

Miami, FL, 33126






(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
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12614	2022	Gallucci, Ronald P.	<ul style="list-style-type: none"> Coral Bay Community Development District- Board of Supervisors 	Form 1 with Broward County SOE	 Form Receipt Not Recorded	View Filing History
226134	2022	Hagen, Tina	<ul style="list-style-type: none"> Coral Bay Community Development District- Board of Supervisors 	Form 1 with Broward County SOE	 Form Receipt Not Recorded	View Filing History
33675	2022	Hall III, John Wilson	<ul style="list-style-type: none"> Coral Bay Community Development District- Board of Supervisors 	Form 1 with Broward County SOE	 Form Receipt Not Recorded	View Filing History
298860	2022	Mizusawa, George	<ul style="list-style-type: none"> Coral Bay Community Development District- Board of Supervisors 	Form 1 with Broward County SOE	 Form Receipt Not Recorded	View Filing History
202868	2022	Spavento, Antonio	<ul style="list-style-type: none"> Coral Bay Community Development District- Board of Supervisors 	Form 1 with Broward County SOE	 Form Receipt Not Recorded	View Filing History

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General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics](#) (PDF)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

RESOLUTION 2023-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, REVISING AND UPDATING THE AMENDED AND RESTATED RULES GOVERNING THE USE OF THE RECREATIONAL AND OTHER DISTRICT FACILITIES OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, AMENDING SECTION 2.0, ENTITLED “PARKING AND ROAD RIGHT-OF-WAY” TO PROVIDE FOR OVERNIGHT PARKING AT THE CLUBHOUSE; MODIFYING SECTION NUMBERING, AND PROVIDING FOR CERTAIN CLARIFICATIONS; REVISING SECTION 4.13, PROVIDING FOR A PROCEDURE FOR PERMITTING AND CONSTRUCTING PRIVATE AND RESIDENTIAL DOCKS BEHIND AND ADJACENT TO RESIDENTIAL PROPERTIES; CREATING THE LAKE BANK RESTORATION RULE AT SECTION 4.16, ET SEQ. TO INCLUDE GUIDELINES AND SPECIFICATIONS FOR SUCH RESTORATION AND STABILIZATION WORK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coral Bay Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes and City of Margate Ordinance No. 89-22; and

WHEREAS, on April 8, 2010, pursuant to Resolution 2010-04, the District Board of Supervisors adopted the Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District, which Rules were subsequently amended on November 14, 2013, pursuant to Resolution 2014-02, and on January 9, 2020, pursuant to Resolution 2020-02 (collectively, the “Rules”); and

WHEREAS, the District Board of Supervisors has determined that certain sections of the Rules require amendment, revision, updating or clarification and that additional guidelines, regulations, and procedures should be added to the Rules to best govern the District and the use and management of its recreational facilities and amenities; and

WHEREAS, the District Board of Supervisors has deemed it to be in the best interests of the District and its residents to allow for overnight parking at the Clubhouse parking lot under limited conditions; and

WHEREAS, the District is the owner of and is responsible for the operation and maintenance of a stormwater management system, which includes the lake, certain canals, piping, and other appurtenant drainage facilities within the District (the “Stormwater Facilities”); and

WHEREAS, the District Board of Supervisors has determined that it is necessary to update its policy regarding private and residential docks constructed within the Stormwater Facilities adjacent to residential properties, update the permit application process, and establish specifications and conditions for such docks; and

WHEREAS, there exists areas within the District and adjacent to District Stormwater Facilities that have or are experiencing erosion, and private property owners immediately adjacent to such areas have approached the District proposing to restore, at their own cost and expense, the eroded areas immediately adjacent to or which are a part of private property, restoring and stabilizing those areas to the original condition or in a manner which would have the effect of stabilizing the lake bank to prevent or restrict further erosion to such areas; and

WHEREAS, the District Board of Supervisors desires to protect the Stormwater Facilities of the District by providing for uniform methods and procedures with respect to lake bank restoration, stabilization, and erosion control, as well as dock installation and construction; and

WHEREAS, with the changes to permitting requirements related to the Stormwater Facilities, the District Board finds that it is appropriate at this time to replace the Permit Criteria Manual from July 2003 with an updated version; and

WHEREAS, the District advertised a public hearing for _____, 2023, in order to hear and receive comments on the proposed changes and additions to the Rules pursuant to the requirements of Chapter 120, Florida Statutes; and

WHEREAS, after the duly advertised public hearing held on _____, 2023 the District Board of Supervisors has determined that it is in the best interests of the District, its Stormwater Facilities, and the residents of and visitors to the District to adopt the amendments, changes, revisions, additions and deletions to the Rules as provided herein, and to incorporate the same into an updated version of the Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District.

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

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. Section 2.0 of the Rules, entitled “Parking and Road Right-of-Way,” inclusive of Sections 2.1 through 2.9, is amended, as follows:

2.0 Parking and Road Right-Of-Way.

2.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors. All other traffic and parking rules and regulations of the City of Margate or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the City of Margate Police Department or approved law enforcement agency having jurisdiction thereof.

2.2 District Parking Areas.

2.2.1 Except as otherwise provided in Section ~~2.2.2~~ 2.2.5 below, between the hours of 2:00 A.M. and 6:00 A.M., parking is prohibited within all District Parking Areas, and on-street parking is prohibited on all District streets, roadways, thoroughfares, or rights-of-way. Marked law enforcement vehicles are exempt from the parking rules prohibiting on-street parking between the hours of 2:00 A.M. and 6:00 A.M.

2.2.2 Vehicles shall not park in any manner which has the effect of disrupting the normal flow of traffic or which would block the ingress or egress of trucks and emergency vehicles or require such vehicles to leave the paved surface to pass.

2.2.3 Vehicles parked at District Parking Areas shall be parked within spaces designated or marked for vehicular parking. ~~Further, no~~ No trucks, commercial vehicles, recreation vehicles, campers, derelict automobiles, boats, or trailers shall be parked at the District Parking Areas. Except as otherwise provided in Section 2.2.5 or if attending a District Board of Supervisors meeting or Clubhouse Event and parked at the Clubhouse Parking Area, parking at the District Parking Areas is limited to two (2) consecutive hours in a particular parking space, as posted.

2.2.4 Any unattended vehicle (including trailers) more than twenty-two (22') feet in length or twelve (12') feet in height (measured from grade) parked at any time on District streets, roadways, thoroughfares, or rights-of-way, or at District Parking Areas shall be subject to towing at the owner's expense immediately and without any prior warning.

~~2.2.2~~ 2.2.5 As an exception to the parking restrictions set forth in this Section 2.2, overnight temporary overflow parking at the Clubhouse, Tot Lot and tennis court parking areas ~~only~~ is permitted provided the following conditions are adhered to:

- A. Vehicle shall have a current license tag and registration sticker;
and

- B. Vehicle shall be in operable and drivable condition, including having all tires inflated; and
- C. Registered owner shall have current automobile insurance as required by Florida law; and
- D. On a daily basis, vehicle shall be removed from the overnight temporary overflow parking area ~~during~~ between the hours of ~~9:00 a.m.~~ 8:00 a.m. to ~~5:00 p.m.~~ 8:00 p.m. to allow residents and visitors vehicular access to the parking areas in order to use the District's recreational facilities; and
- E. Nothing herein is intended to be construed to authorize or permit vehicular parking in the referenced ~~Parking~~ Areas by those persons parking and not utilizing the District's recreational facilities or not visiting, renting or owning property within the District boundaries during the daytime hours.
- F. The District reserves the right to close any District Parking Area to overnight temporary overflow parking or modify the permissible hours for such overnight temporary overflow parking at any time prior to 8:00 p.m. of the day in which the closure is scheduled to become effective.

2.3 Parking is prohibited upon or within all non-paved District property including but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

~~2.4 — Except as otherwise provided in Section 2.2.2, when permitted pursuant to Section 2.1, parking at the Tot Lot or tennis court lot Parking Areas is limited to two (2) consecutive hours in a particular parking space, as posted.~~

~~2.5 — Marked law enforcement vehicles are exempt from the parking rules prohibiting on-street parking between the hours of 2:00 A.M. and 6:00 A.M.~~

~~2.6~~ 2.4 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.

~~2.7~~ 2.5 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or property, or District Facilities.

~~2.8~~ 2.6 All landscaping and grassed areas adjacent to any District road right-of-way shall be regularly mowed and be maintained by the property owner whose property fronts such area so that there is a twelve (12') foot minimum

clearance between the roadway, sidewalk, or pavement surface and the bottom of the canopy of any overhanging tree, plant, shrubs, or other landscaping.

~~2.9~~ 2.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with the City of Margate Code of Ordinances, Florida law, parking regulations, and posted speed limits and traffic regulations.

Section 3. Section 4.13 of the Rules pertaining to docks within the Stormwater Facilities of the District is amended, as follows:

4.13 Private docks or residential docks behind and adjacent to residential properties, are prohibited, unless constructed in accordance with District-approved specifications and after first obtaining a dock permit from the District, as provided in this subsection. No docks, whether permanently affixed or floating, are permitted except those constructed in strict accordance with this subsection and the approved specifications of the District. This rule is not applicable to public docks constructed by the District on District-owned property for the benefit of the public.

4.13.1 Property owners owning property (each, a “Property Owner”) adjacent to lakes and other water bodies within the Coral Bay Community Development District (the “District”) may apply for and obtain a permit to construct or reconstruct a dock, provided that the criteria, specifications, and conditions of this subsection 4.13, inclusive of Section 4.13.1 through 4.13.5 are satisfied. All improvements, construction, reconstruction, maintenance and work shall be subject to the rules and regulations of any federal, state, and local laws, rules, and regulations that may be otherwise applicable, including, but not limited to, any and all permits issued to the District by the South Florida Water Management District and the provisions of Section 35-16 of the Code of Ordinances of the City of Margate.

4.13.2 **Permits.** In addition to any other permits required to be obtained from governmental entities or agencies having jurisdiction thereof (i.e. the City of Margate), prior to initiating any dock construction or reconstruction on property adjacent to the lakes and other water bodies of the District, the Property Owner shall apply for a permit with the District utilizing the Permit Application in the Permit Criteria Manual of the District, located at the District’s website (www.coralbaycdd.com) and which can be obtained by contacting the District Manager’s Office. Property Owner shall submit the following to the District Manager with the completed Permit Application:

- A. Non-refundable Permit Fee of \$500.00, which covers up to two (2) inspections of the dock project by the District, with additional inspections being subject to an additional fee of \$150.00 each; and
- B. Current survey dated no earlier than one (1) year prior to submittal date of the permit and showing edge of water and elevation of water on date of

survey, the water control elevation for the affected water body, and all underground drainage culverts pipes and other utilities which have been constructed within the lake maintenance easement; and

- C. Permit drawings consisting of detailed plans and specifications for proposed dock project, showing the Property Owner's Property, the affected lands within the Stormwater Facilities and the adjacent lake maintenance easement. Such drawings shall be in the same form as that which will be or has been submitted to and accepted by the City of Margate for permitting.
- D. Before the District will issue a dock permit, the Property Owner shall execute an agreement with the District in a form approved by the District Counsel of the District and which is recordable in the Public Records of Broward County, Florida, providing that the Property Owner shall indemnify and hold the District harmless for any claim or suit arising out of the construction, reconstruction, operation, use, and maintenance of the dock structure to be constructed or reconstructed to extend into the District Stormwater Facilities, and that the agreement shall be binding on the heirs, assigns, successors, and successors-in-title to the Property Owner.
- E. Prior to initiating construction or reconstruction of a dock in accordance with a dock permit issued by the District, the District shall receive from the Property Owner copies of the permit(s) issued by the City of Margate and any other governmental entities or agencies having jurisdiction.

4.13.3 Property Owner Responsible. The Property Owner who has received a permit to construct or reconstruct a dock as provided herein is responsible for any contractors or subcontractors performing such work on Property Owner's behalf and for any and all damages to the District property or facilities, and the District Stormwater Facilities, including the lake bank. The Property Owner shall provide any contractors or subcontractors performing work pursuant to a permit issued under this section with a copy of Sections 4.13 through 4.13.5 of the Rules and shall require that the Coral Bay Community Development District be named as an Additional Insured on the contractor's comprehensive general liability policy. A copy of the certificate of insurance of the contractor evidencing compliance with this section shall be provided to the District prior to any construction work taking place within the District property or Stormwater Facilities. Finally, the Property Owner shall be responsible to insure that the Property Owner's contractors and subcontractors comply with the standards, specifications, and conditions provided for herein and that all damages incurred to District Property is repaired and that all removal or restoration work is completed to the satisfaction of the District. The Property Owner who has received a permit from the District to construct or reconstruct a dock and the acceptance and use of the same by the Property Owner shall constitute a guarantee from such Property Owner to the District to indemnify and hold the

District harmless for any damage or injury, including death, to any person utilizing such dock.

4.13.4 General Specifications Dock Construction. The following minimum specifications shall be adhered to and all work pertaining to the construction, reconstruction, and maintenance of the dock(s) shall be performed in accordance with the following general specifications:

A. General Specifications.

1. Applicable Codes, in general.

- a. All construction, materials and testing shall conform to the standards and specifications of local, county, state, and national codes where applicable, including, but not limited to Section 35-16 of the Code of Ordinances of the City of Margate.
- b. When any of the governing regulatory agencies' standards and specifications are in conflict, the more stringent of the standard or specification shall apply.
- c. The width of all docks adjacent to a single lot owned by Property Owner shall not exceed thirty (30%) percent of the length of the shoreline frontage as measured at the water's edge. Docks shall not encroach into the setbacks established by the City of Margate or ten (10) feet, whichever is more stringent, measured from the Property Owner's property lines extended. Enclosed or roofed structures or open-sided gazebos shall not be permitted on docks.

2. Construction Activity. All construction shall be performed in conformance with the rules and regulations of the Occupational Safety and Health Administration (OSHA) and any federal, state, or local law, rule or regulation that may be otherwise applicable.

3. Trench Safety Act. Contractor shall be solely responsible for compliance with the State of Florida Trench Safety Act.

4. Preconstruction Responsibilities.

- a. Contractor shall obtain a Sunshine State One Call at 811 certification number at least forty-eight (48) hours prior to beginning any excavation.

- b. Prior to beginning construction, Contractor shall verify the size, location, elevation, and material of all existing utilities within the area of construction.
- c. Contractor shall be responsible for damage to any existing utilities for which he fails to request locations from the utility owner. Contractor is responsible for damage to any existing utilities which are properly located.

5. Inspections.

- a. Contractor shall notify the District at least forty-eight (48) hours prior to the beginning of any construction.
- b. Contractor shall notify the District to schedule an inspection at least forty-eight (48) hours prior to inspection.
- c. At a minimum, the dock improvements shall be inspected by the District after completion of work.

6. Project Closeout; Cleaning and Restoring.

- a. During construction, the project site and all adjacent areas shall be maintained in a neat and clean manner on a daily basis and left free of safety hazards. Upon final clean up, the project site shall be left clear of all surplus material or trash, which shall be disposed of properly by Property Owner. The paved areas shall be swept broom clean.
- b. Contractor shall restore or replace, when and as directed by the District any public or private property damaged by Contractor's work, equipment, employees or those of his subcontractors to a condition at least equal to that existing immediately prior to the beginning of operations. Suitable in-kind materials and methods shall be used for such restoration.
- c. Where material or debris has washed or flowed into or been placed in water courses, ditches, drains, catch basins, or elsewhere as a result of the Contractor's operations, such material or debris shall be removed, satisfactorily disposed of during progress of the work, and the area kept in a clean and neat condition.
- d. Contractor shall dispose of all site demolition, trash and debris in accordance with state and local regulations.

7. Maintenance of Dock. Any dock constructed in accordance with Sections 4.1.3 through 4.13.5 shall be maintained and kept in good repair by the Property Owner, and shall be subject to removal at the cost of the Property Owner if it is determined by the District or the City that the dock is unsafe or creates a hazard.

4.13.5 Removal of Dock; Fines from City. Any dock that is not constructed, reconstructed, installed, or maintained in strict accordance with the requirements and specifications of Section 4.13 through 4.13.5 shall be removed or repaired or restored in accordance herewith at the sole cost and expense of the upland Property Owner and within ninety (90) days of the District's issuance of a notice of violation to said Property Owner. Property Owner shall further be required to file a completed permit application with the District in accordance with Section 4.13.2 of this Rule within thirty (30) days of the District's issuance of a notice of violation to Property Owner. After the ninety (90) days referenced above has expired or at any time when the dock poses an immediate hazard to the District's stormwater facilities or the public, the District, at its discretion, may proceed to remove the dock at the expense of the upland Property Owner. Any dock constructed prior to the enactment of these provisions without any permit or written approval from the District shall be subject to removal at the upland Property Owner's cost and expense pursuant to this subsection. Any fines or penalties imposed by the City of Margate pursuant to its powers of code enforcement as authorized in Chapter 162, Florida Statutes, arising out of the construction, reconstruction, installation, or maintenance of a dock shall be the sole responsibility of the upland Property Owner responsible for constructing, reconstructing, installing, or maintaining the subject dock. Any costs incurred by the District to enforce the provisions of or undertake the actions provided for in this section shall be the responsibility of the upland Property Owner.

Section 4. Sections 4.16 through 4.16.9, known as the "Lake Bank Restoration Rule" is hereby created and added to the Rules, as follows:

4.16 **Title.** This rule may be cited and referred to as the Coral Bay Community Development District Lake Bank Restoration Rule (referred to in Section 4.16, et seq. as the "Lake Bank Rule").

4.16.1 **Lake and Canal Bank Restoration and Stabilization.** Property owners owning property (each, a "Property Owner") adjacent to lakes and other water bodies within the Coral Bay Community Development District (the "District") may apply for and obtain a permit from the District to restore and stabilize real property abutting a water body of the District, provided that the criteria, specifications, and conditions of this Lake Bank Rule are satisfied. The restoration and stabilization of property abutting the bank of the water body is limited to that which has been platted. In other words, the upland property may

not be restored and stabilized to the extent that the restoration would intrude upon the platted boundary of the lake or water body. All improvements, construction, maintenance and work shall be subject to the rules and regulations of any federal, state, and local laws, rules, and regulations that may be otherwise applicable, including, but not limited to, any and all permits issued to the District by the South Florida Water Management District and as required by the City of Margate Code of Ordinances.

4.16.2 **District Permit.** In addition to any other permits required to be obtained from governmental entities or agencies having jurisdiction thereof (i.e. the City of Margate), prior to initiating any restoration and stabilization work on property adjacent to the lakes and other water bodies of the District, the Property Owner shall apply for a permit utilizing the Permit Application in the Permit Criteria Manual of the District, located at the District's website (www.coralbaycdd.com) or which can be obtained by contacting the District Manager's Office. Property Owner shall submit the following to the District Manager with the completed Permit Application:

- A. Non-refundable Permit Fee of \$500.00, which covers up to two (2) inspections of the restoration and stabilization project by the District, with additional inspections being subject to an additional fee of \$150.00 each; and
- B. Current survey dated no earlier than one (1) year prior to submittal date of the permit and showing edge of water and elevation of water on date of survey, the water control elevation for the affected water body, and all underground drainage culverts pipes and other utilities which have been constructed within the lake maintenance easement; and
- C. Sketch of proposed restoration and stabilization project, showing the Property Owner's Property, the affected lands within the Stormwater Facilities, and the adjacent lake maintenance easement.

Prior to initiating any restoration or stabilization work in accordance with a permit issued by the District, the District shall receive from the Property Owner copies of the permit(s) issued by the City of Margate and any other governmental entities or agencies having jurisdiction.

4.16.3 **Property Owner Responsible.** The Property Owner who has received a permit to complete restoration and stabilization as provided herein is responsible for any contractors or subcontractors performing such work on Property Owner's behalf and for any and all damages to the District property and facilities, and the District's Stormwater Facilities, including the lake bank. The Property Owner shall provide any contractors or subcontractors performing work pursuant to a permit issued under this section with a copy of this Rule and shall require that the

Coral Bay Community Development District be named as an Additional Insured on the contractor's comprehensive general liability policy. A copy of the certificate of insurance of the contractor evidencing compliance with this section shall be provided to the District prior to any construction work taking place within the District property or Stormwater Facilities. Finally, the Property Owner shall be responsible to insure the Property Owner's contractors and subcontractors comply with the standards, specifications, and conditions provided for in this Rule and that all damages incurred to District Property is repaired and that all removal or restoration work is completed to the satisfaction of the District.

4.16.4 General Specifications For Typical Lake Bank Restoration and Stabilization and Alternatives. The following minimum specifications shall be adhered to and all restoration and stabilization work shall be performed in accordance with the following general specifications:

A. General Specifications.

1. Applicable Codes, in general.
 - a. All construction, materials and testing shall conform to the standards and specifications of local, county, state, and national codes where applicable.
 - b. When any of the governing regulatory agencies' standards and specifications are in conflict, the more stringent of the standard or specification shall apply.
2. Construction Activity. All construction shall be performed in conformance with the rules and regulations of the Occupational Safety and Health Administration (OSHA) and any federal, state, or local law, rule or regulation that may be otherwise applicable.
3. Trench Safety Act. Contractor shall be solely responsible for compliance with the State of Florida Trench Safety Act.
4. Preconstruction Responsibilities.
 - a. Contractor shall obtain a Sunshine State One Call at 811 certification number at least forty-eight (48) hours prior to beginning any excavation.
 - b. Prior to beginning construction, Contractor shall verify the size, location, elevation, and material of all existing utilities within the area of construction.

- c. Contractor shall be responsible for damage to any existing utilities for which he fails to request locations from the utility owner. Contractor is responsible for damage to any existing utilities which are properly located.

5. Inspections.

- a. Contractor shall notify the District at least forty-eight (48) hours prior to the beginning of any construction.
- b. Contractor shall notify the District to schedule an inspection at least forty-eight (48) hours prior to inspection.
- c. At a minimum, the improvements shall be inspected by the District after geotextile material, or alternative procedures acceptable by the District Engineer, is installed and cover material is on site (uninstalled) and then upon completion of work.

6. Project Closeout; Cleaning and Restoring.

- a. During construction, the project site and all adjacent areas shall be maintained in a neat and clean manner on a daily basis and left free of safety hazards. Upon final clean up, the project site shall be left clear of all surplus material or trash, which shall be disposed of properly by Property Owner. The paved areas shall be swept broom clean.
- b. Contractor shall restore or replace, when and as directed by the District any public or private property damaged by Contractor's work, equipment, employees or those of his subcontractors to a condition at least equal to that existing immediately prior to the beginning of operations. Suitable in-kind materials and methods shall be used for such restoration.
- c. Where material or debris has washed or flowed into or been placed in water courses, ditches, drains, catch basins, or elsewhere as a result of the Contractor's operations, such material or debris shall be removed, satisfactorily disposed of during progress of the work, and the area kept in a clean and neat condition.
- d. Contractor shall dispose of all site demolition, trash and debris in accordance with state and local regulations.

4.16.5 **Specifications For Typical Lake Bank Restoration and Stabilization.**

- A. Subgrade. All subgrade materials used in connection with the improvement shall be Type A1 and A3 AASHTO Classified Material.
- B. Geotextile. Geotextile materials shall be LandLok 300 TRM and ACF N035, or the equivalent, provided such equivalent has been approved by the District Engineer.
- C. Construction. All construction and installation shall be performed in accordance with manufacturer's specifications, this Lake Bank Rule, and the Typical Lake Bank Restoration Details located in the Permit Criteria Manual of the District.
 - 1. Site Preparation.
 - a. Remove all rocks, clods, vegetation, or other objects prior to installing type A1 or A3 subgrade material.
 - b. Subgrade material to be compacted to 95% maximum density. Compacted subgrade to be a uniform and smooth grade.
 - 2. Installation.
 - a. Excavate a 12-inch x 6-inch minimum longitudinal anchor top trench as shown on detail sheet 2 of 2.
 - b. Install top end mat into top trench and secure to bottom using with an 8 gauge 12-inch U-Shape wire staple (See Sheet 1 of 2). Space U-Shape wire staple anchor (three (3) staples per 8.5 ft. width of material) accordingly to the details on Sheet 1 of 2. Backfill trench with non-erodible 3/4-inch gravel and compact.
 - c. Unroll mat down the slope in a manner to maintain direct contact with soil. Landlok 300 shall have the geotextile ACF N035 on bottom. Secure using 12-inch U-Shape wire staples at a density of one (1) staple per square yard of material (See Sheets 1 and 2 of 2). Overlaps are shingled away from prevailing winds.
 - d. Excavate a 12-inch x 6-inch anchor (toe-in) trench (See Sheets 2 of 2).

- e. Place bottom end of mat into anchor trench at toe of slope and secure to bottom of trench using 12-inch U-Shape wire staple. Backfill and compact with non-erodible 3/4-gravel into trench per Sheets 1 and 2 of 2.
- f. Place mat over anchor trench at toe of slope and secure with a 36-inch Cable Anchor per Sheets 1 and 2 of 2.
- g. Place Angular Stone in accordance herewith and as shown on Sheet 2 of 2.
 - i. Use Angular Stone 3” to 4” of either a durable quality limestone or other quarry run stone that is free from thin, flat and elongated pieces. Ensure that the Angular Stone is also reasonably free from organic matter and soft, friable particles. Angular Stone shall meet the following gradation limits in Table I:

Table I	
Standard Sieve Sizes	Individual Percentage By Weight Passing
6"	100%
4"	70% to 90%
3"	10% to 20%
1"	0% to 5%

- ii. District approval of Angular Stone material is required prior to installation.
 - iii. Contractor shall place Angular Stone without puncturing or tearing the geotextile fabric. Any geotextile fabric that is punctured, torn, or otherwise damaged during the construction and installation of the project shall be replaced at Contractor’s expense.
3. Sod Placement.
- a. Sod placement is recommended for optimum performance. Sod type shall match existing.
 - b. If equipment must operate on the geotextile mat, make sure it is of the rubber-tired type. No tracked equipment or sharp turns are allowed on the geotextile mat.

- c. Avoid any traffic over the geotextile mat if loose or wet soil conditions exist.
 - d. Smooth soil in order to just expose the top netting of matrix. Do not place excessive soil above the geotextile mat.
4. Maintenance.
- a. All slopes and other transition structures shall be maintained by the Property Owner.
 - b. Damaged and/or missing sections of the matting shall be replaced at the cost and expense of Property Owner, as follows:
 - i. Repair rips and/or holes of the matting material by patching with identical matting material. First, carefully cut out the damaged section with a knife. Then replace and compact soil to the elevation of the surrounding subgrade. Cut a piece of replacement material a minimum of 12-inches larger than the rip or tear area. Use ties to attach the replacement material to the existing material.
 - ii. At overlaps, the upstream and upslope material should be on top. Secure the replacement material with ground anchoring devices spaced every 6-inches around the circumference of the repair and at the frequency and spacing shown in the Anchor Pattern Detail.

4.16.6 **Specifications For Lake Bank Restoration and Stabilization Alternative No. 1 – Limerock Rip-Rap.**

A. Materials.

1. The limerock rip-rap shall be from an approved source and shall be the product of an established and reputable manufacturer.
2. The limerock shall be naturally occurring limestone boulders, 6 inches to 1 foot in diameter.
3. Filter fabric shall be Amoco 1198 woven geotextile or approved equal.

- B. Construction. All construction and installation shall be performed in accordance with manufacturer's specifications, this Lake Bank Rule, and the Lake Bank Restoration Alternative No. 1 Details located in the Permit Criteria Manual of the District.
1. The area to receive rip-rap boulders shall be thoroughly and completely cleared and cleaned of all vegetation and debris.
 2. Geotextile sheets shall be placed in such a manner that it will not excessively stretch or tear upon placement of the overlying materials.
 3. Geotextile sheets shall be joined by either sewing or overlapping. Overlapped sheets shall have a minimum overlap of 18-in. except where placed underwater where the overlap shall be a minimum of 3-feet. Overlaps shall be constructed with the upstream sheet placed over the downstream sheet or the upslope sheet placed over the downslope sheet. All overlaps shall be pinned on 3-ft centers to hold the overlap in place during stone placement. Pins are to be 3/16-in diameter, 18-in long steel pins pointed at one end and fitted with at 1.5-in diameter washer at the other end.
 4. Care shall be taken during construction to avoid contamination of the geotextile during construction. Contaminated geotextile shall be removed and replaced. Damaged geotextile shall be removed or repaired. A geotextile patch may be placed over damaged areas. The patch shall extend 3 ft beyond the perimeter of the tear or damage.
 5. Rip-rap placement shall begin at the toe and proceed up the slope. Rip-rap shall not be dropped onto the geotextile from a height of more than 1 ft. Any geotextile damaged during placement of rip-rap or gravel shall be replaced.
 6. The limerock boulders shall be stacked and placed by approved means to the lines and grades as indicated on the Attachment B Sheet 1.
 7. Areas designated to receive rip-rap shall be completely covered with limerock boulders. The rip-rap shall be placed so that it produces a dense well-graded mass of stone with a minimum of voids.
 8. The desired distribution of stone sizes throughout the mass shall be obtained by selective loading at the quarry, controlled dumping of successive loads during final placing or a combination of these

methods. The rip-rap shall be placed to its full thickness in one operation. Rip-rap shall not be placed in layers. Rip-rap shall not be placed by dumping into chutes or similar methods which are likely to cause segregation of the various stone sizes.

9. The finished slope shall be free of pockets of small stone or clusters of large stones. Hand placing may be required to achieve the required grades and an even distribution of stone sizes.

4.16.7 **Specifications For Lake Bank Restoration and Stabilization Alternative No. 2 – Sand Cement Rip-Rap.**

A. Materials.

1. The sand cement rip-rap sacks shall be made of jute, cotton, or scrim reinforced paper capable of holding the sand-cement mixture without leakage. Sacks shall be permeable and absorptive enough to permit passage of water to provide for hydration of the cement. Sacks shall be of uniform size and dimensions in order to provide uniformity of lines in the completed work.
2. Sand-cement shall be proportioned in the ratio of 5 cu-ft of sand to 1 bag (94 lbs.) of cement.
3. Filter fabric shall be Amoco 1198 woven geotextile or approved equal.

B. Construction. All construction and installation shall be performed in accordance with manufacturer's specifications, this Lake Bank Rule, and the Lake Bank Restoration Alternative No. 2 Details located in the Permit Criteria Manual of the District.

1. The area to receive rip-rap shall be thoroughly and completely cleared and cleaned of all vegetation and debris.
2. Geotextile shall be placed in such a manner that it will not excessively stretch or tear upon placement of the overlying materials.
3. Geotextile sheets shall be joined by either sewing or overlapping. Overlapped sheets shall have a minimum overlap of 18-in except where placed underwater where the overlap shall be a minimum of 3-feet. Overlaps shall be constructed with the upstream sheet placed over the downstream sheet or the upslope sheet placed over the downslope sheet. All overlaps shall be pinned on 3-ft centers to hold the overlap in place during stone placement. Pins are to be

3/16-in diameter, 18-in long steel pins pointed at one end and fitted with at 1.5-in diameter washer at the other.

4. Care shall be taken during construction to avoid contamination of the geotextile during construction. Contaminated geotextile shall be removed and replaced. Damaged geotextile shall be removed or repaired. A geotextile patch may be placed over damaged areas. The patch shall extend 3 ft beyond the perimeter of the tear or damage.
5. The rip-rap bags shall be stacked and placed by approved means to the lines and grades as indicated on the drawings.
6. The top row of rip-rap bags shall be pinned using #4 reinforcing bars, 18 inches in length. Each bag shall be secured with a single bar. Bars shall be driven to one (1) inch below the surface of the top row of rip-rap.
7. The joints between rows of bags shall be staggered.

4.16.8 **Other Alternatives.** Use of other alternative methods (i.e. ShoreSOX, Geotubes) may be proposed by the Property Owner. Details, Specifications, and Shop Drawings of alternative methods or products must be submitted to the District Engineer for review and approval. Construction should adhere to the General Specifications noted herein.

4.16.9 **Removal; Fines from City.** Any and all restoration or stabilization work that is not constructed or installed in strict accordance with the requirements and specifications of this Rule shall be removed and repaired or restored in accordance with this Rule at the sole cost and expense of the upland Property Owner and within ninety (90) days of the District's issuance of a notice of violation to said Property Owner. Property Owner shall further be required to file a completed permit application with the District in accordance with Section 4.16.2 of this Lake Bank Rule within thirty (30) days of the District's issuance of a notice of violation to Property Owner. After the ninety (90) days referenced above hared, the District, in its discretion, may proceed to remedy the unauthorized work at the cost and expense of the upland Property Owner. Any restoration or stabilization work performed or constructed on District property prior to the enactment of these provisions without any permit or written approval from the District shall be subject to removal and repair at the Property Owner's costs and expense pursuant to this subsection. Any fines or penalties imposed by the City of Margate pursuant to its powers of code enforcement as authorized in Chapter 162, Florida Statutes, arising out of the restoration or stabilization of lands adjacent to a District lake or water body shall be the sole responsibility of the upland Property Owner responsible for constructing, reconstructing, installing, or maintaining the subject work. Any costs incurred by the District to enforce the

provisions of or undertake the actions provided for in this section shall be the responsibility of the upland Property Owner.

Section 5. The Permit Criteria Manual for Projects in the Coral Bay Community Development District, dated July 2003 is hereby replaced with an updated Permit Criteria Manual for Certain Projects in the Coral Bay Community Development District, dated _____, 2023, a copy of which is attached hereto and made a part hereof as Exhibit A to this Resolution. The Permit Criteria Manual of the District shall be included as part of the District's Rules.

Section 6. District Counsel is directed to incorporate the amendments, changes, revisions, additions and deletions to the to create an updated version of the Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District (the "Updated Rules"), and to circulate the same to the District Manager.

Section 7. The District Manager shall include the Updated Rules, along with this adopted Resolution, as part of the Official Records of Proceeding of the District, distribute the Updated Rules as appropriate to affected parties and in accordance with Chapters 120 and 190, Florida Statutes, and post the Updated Rules on the District's website.

Section 8. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 9. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 10. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 11. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

ATTEST:

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

**Print name: _____
Secretary/Assistant Secretary**

**Print Name: _____
Chairman/Vice-Chairman**

Exhibit A

**Amended and Restated Rules Governing
the Use of the Recreational and Other District Facilities of the
Coral Bay Community Development District**

**Permit Criteria Manual for Certain Projects in the Coral Bay Community Development
District, dated _____, 2023**

PERMIT CRITERIA MANUAL

FOR PROJECTS WITHIN

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

_____ **2023**

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INTRODUCTION

The purpose of this document is to set forth the information, procedure, and requirements of preparing an application and obtaining permits granting permission to construct or place structures in or across or make use of lands of the Coral Bay Community Development District, (hereafter referred to as "District").

All permit applications are reviewed by the District Engineer and must be approved by the Board of Supervisors of the District. The approval is granted in the form of a permit with special conditions.

The permit authorizes work within the District's rights-of-way or easements.

Issuance of a District permit does not relieve the permittee from any obligation to obtain appropriate Village Association/HOA and Local governmental agency approvals/permits. Village Association/HOA approval shall be obtained prior to applying for a District permit and any request for District Engineer and Board review. Each permit does not convey any property rights or privileges other than those specified in the permit; it does not authorize any injury to private property or invasion of private rights, nor does it waive the governing requirements of any other agency or authority. It simply expresses the assent of the District insofar as concerns the public's interest and protection under the District's Stormwater Management Permit.

Any work within a District-owned property or property interest that is not constructed, reconstructed, installed, or maintained in strict accordance with the requirements and specifications of this Manual or the Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District, as amended from time to time, shall be removed or repaired or restored in accordance herewith at the sole cost and expense of the responsible property owner and within ninety (90) days of the District's issuance of a notice of violation to said property owner. Property owner shall further be required to file a completed permit application with the District in accordance herewith within thirty (30) days of the District's issuance of a notice of violation to the property owner. After the ninety (90) days referenced above has expired or at any time when the work poses an immediate hazard to the District's facilities or the public, the District, at its discretion, may proceed to remove the work at the expense of the property owner. Any work constructed prior to the enactment of these provisions without any permit or written approval from the District shall be subject to removal at the responsible property owner's cost and expense pursuant to this subsection. Any fines or penalties imposed by the City of Margate pursuant to its powers of code enforcement as authorized in Chapter 162, Florida Statutes, arising out of the construction, reconstruction, installation, or maintenance of any work, improvement, or structure within District-owned property or property interests shall be the sole responsibility of the property owner responsible for constructing, reconstructing, installing, or maintaining the subject work, improvement, or structure. Any costs incurred by the District to enforce the provisions of or undertake the actions provided for in this section shall be the responsibility of the responsible property owner.

**POLICY OF THE DISTRICT
IN
CONSIDERING AND ISSUING PERMITS**

1. No Right-of-Way (R/W) permits will be granted for any use of the District's property that will adversely affect such property; or interfere with or impose hardships upon the District's operations, maintenance or construction activities; or degrade the quality of District property.
2. No R/W permit will be granted for any use of District's property when granting such would be inconsistent with the Stormwater Management Permit of the District.
3. The District reserves the right to amend or change any of its policies, practices, procedures or regulations, and such action shall not constitute any claim for damages nor become the basis of a legal suit by any permittee.

PERMITS

A PERMIT, as issued by the District, is simply an acknowledgement that the specific use of Public land, as requested by the Applicant, is proper and conforms to the requirements and standards of the District. Permits convey no property rights nor any other rights or privileges other than those specified in the permit.

The issuance of permits can be expedited if contact with the District is made prior to the submission of a formal application. The design water surface elevations and other pertinent data will be furnished upon request for any desired location. Applications which are based on the correct design data from the District are processed with a minimum of delay.

Permits become effective upon the date of approval by the District and are valid for the period of time stated on the permit, unless cancelled by the District. A permit may be cancelled upon thirty (30) days written notice to the permittee.

In the event that the requirements or interest of the District indicate that the removal or alteration of any structure or works installed by the permittee is necessary, sixty (60) days written notice must be given. Should the permittee fail or refuse to alter, repair or remove the structure or work when so notified, the District may alter, repair or remove the structure or work and the costs incident thereto must be paid by the permittee. This notification by the District does not constitute a cancellation of the permit but simply advises the permittee of the required alterations to or relocation of works or structures under District permit.

Both the 30 day notice of cancellation, and the 60 day notice of removal or alteration of works, which the District may give a permittee, are further subject to immediate cancellation, removal or alteration by the District in emergency situations where the continued exercise of a permit might endanger lives or property. In such emergency situations the District will notify permittees (if possible) of the action required. Failure of permittees to carry out such emergency action will be considered cause for immediate cancellation of permit, or removal or alterations to structures or works for which the permit was issued.

Modifications or Relocations of Works Under Permit

Modifications to existing works under permit can be made after submitting to the District a letter of request to amend the existing permit accompanied by adequate drawings, if applicable. Approval of the requested change will be granted in the form of a letter of acceptance.

Transfer of a Permit

By separate agreement, the holder of a District permit, may allow a third party the use of his permitted facility, but such agreement should be made known to the District. Permits are not assignable without the specific consent of this District. A valid permit, upon request, can be transferred from one owner to a new owner. The request must be made in letter form by the new owner with the consent of the previous owner shown therein.

As a Permittee You Agree

1. To abide by the terms and conditions of the permit issued to you.
2. To Maintain any works or structures, title to which remain with you in a good and safe condition.
3. To hold and save the District and its successors harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance or use of the work or structure involved in the permit.
4. To allow inspection at any time by the District of any works or structure established upon permit.
5. To prevent the discharge of debris into any District property or waterways via your permitted facility.
6. To conform with any alterations of or amendments to this manual that may be deemed necessary by the District.
7. To make any changes or repairs required by District personnel to insure the safe operation of the District's waterways during storm events.

Requesting an Application for Permit

Requests for a District Permit Application can be made in person, by letter, by email, or by telephone directly to the District's office, c/o GMSSF, 5385 N. Nob Hill Road, Sunrise, FL 33351, Phone: (954) 721-8681 ext. 213, Fax: (954) 721-9202. A blank District Permit Application can also be found in this Permit Criteria Manual (Exhibit 1) as well as on the District's website (www.coralbaycdd.com).

Special Conditions

All permits issued will contain the following special conditions:

1. In the event the District wishes to obtain ingress or egress to its easement and/or right-of-way for the purposes of maintenance of the lake or canal, the removal and reinstallation of any construction permitted hereunder shall be at owner's expense.
2. PERMITTEE, by acceptance of this permit, covenants and agrees that the District shall be promptly indemnified, defended, protected, exonerated, and saved harmless by the PERMITTEE from and against all expenses, attorney's fees, liabilities, claims, demands, and proceedings incurred by or imposed upon said District in connection with any claim, proceeding, demand, administrative hearing, suit 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, including use of canal or lake water for automobiles, buildings or other structures, and any property damage or personal injuries, fatal or non-fatal, of any kind of character.

3. PERMITTEE agrees that during the course of construction, prior to obtaining Certificate of Occupancy on any structure constructed thereon, no builder debris will be placed into the waterways of the District.

For this purpose PERMITTEE has submitted a check in the amount _____ (\$0,000.00) which PERMITTEE agrees to forfeit if debris is found to have been placed into the District's waterways; said determination to be at the sole discretion of the District and is acknowledged by PERMITTEE to represent both actual and punitive damages for violating the provisions of this permit and, further, the provisions of Chapter 298, Florida Statutes.

If construction of the facilities called for in this permit have not been completed, an additional _____ (\$0,000.00) will be submitted by PERMITTEE to cover future occurrences of discharging builder debris into the District's waterways.

Additional special conditions will be added when applicable, including but not limited to District Engineering fees for application reviews, inspections, etc.

EXHIBIT



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:

Name of Property Owner: _____

Street Address of Property: _____

Mailing Address of Owner: _____

Telephone Number(s): _____

Date Application Submitted: _____

District Use Only

Date Application Received: _____ By: _____

Engineering Approval/Denial: _____ By: _____

Board Approval: _____

Permit Issuance Date: _____ By: _____



A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

_____ Dock	_____ Fencing	_____ Other (Describe):
_____ Landscape	_____ Anchorage	_____
_____ Structures	_____ Erosion Control	_____
_____ Irrigation		_____

B. Project Description:

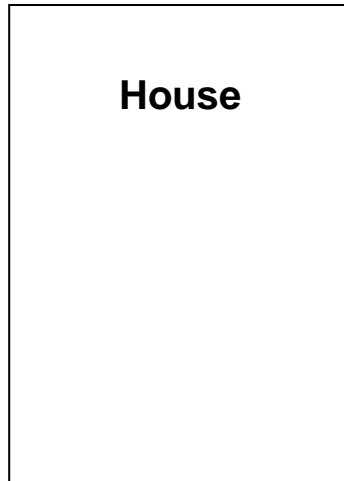
C. District Property or Easement Affected:

_____ 20' Lakeshore Easement	_____ Roadway
_____ Lake	_____ Swale
_____ Fence	_____ Other: _____



Coral Bay Community Development District Permit Application

D. Project Location Sketch:





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

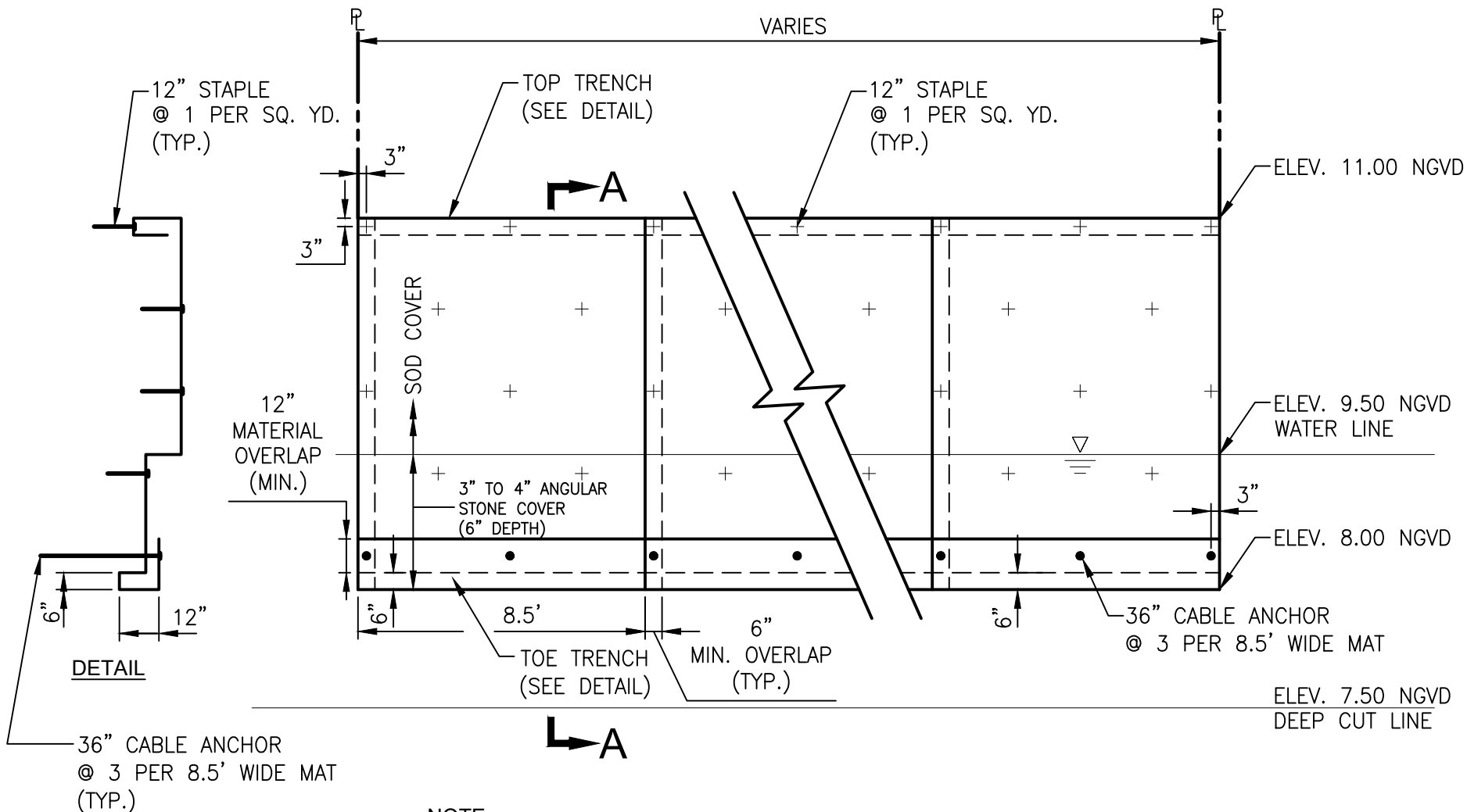
Date

Signature of Co-Property Owner / Applicant

Date

ATTACHMENTS

ATTACHMENT A



NOTE:
 GEOTEXTILE MATERIAL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION GUIDELINES.

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

KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.
www.callsunshine.com

REV	DATE	DESCRIPTION

DATE:	AUGUST 30, 2022
SCALE:	N.T.S.
DRAWN BY:	J.V.G.
DESIGNED BY:	B.Z.
CHECKED BY:	B.Z.

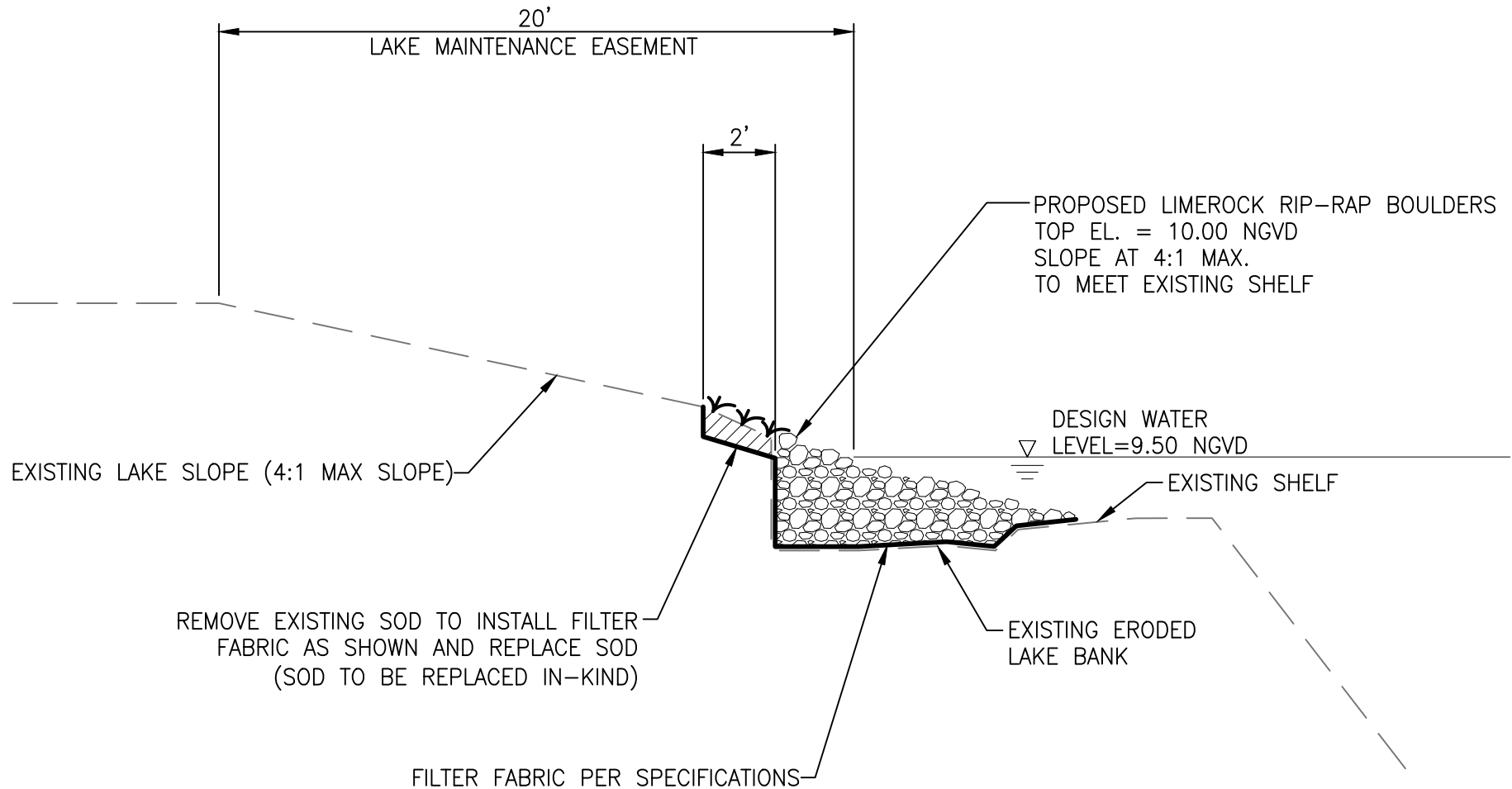
KCI ENGINEERS | PLANNERS | SCIENTISTS
 CONSTRUCTION MANAGERS
 1435 W Cypress Creek Blvd, Suite 100
 Fort Lauderdale, FL 33309 - 954.776.3035 - www.kci.com
 CERTIFICATE OF AUTHORIZATION NO. 4896

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
 CITY OF MARGATE BROWARD COUNTY
TYPICAL LAKE BANK RESTORATION & STABILIZATION

PROJECT NO.	481900241.00
SHEET NO.	1 of 2

ATTACHMENT B

ALTERNATIVE NO. 1 - LIMEROCK RIP-RAP



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

KNOW WHAT'S BELOW
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REV	DATE	DESCRIPTION

DATE: AUGUST 30, 2022
SCALE: N.T.S.
DRAWN BY: J.V.G.
DESIGNED BY: B.Z.
CHECKED BY: B.Z.

**ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS**

1435 W Cypress Creek Blvd, Suite 100
Fort Lauderdale, FL 33309 • 954.776.3035 • www.kci.com

CERTIFICATE OF AUTHORIZATION NO. 4898

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

CITY OF MARGATE BROWARD COUNTY

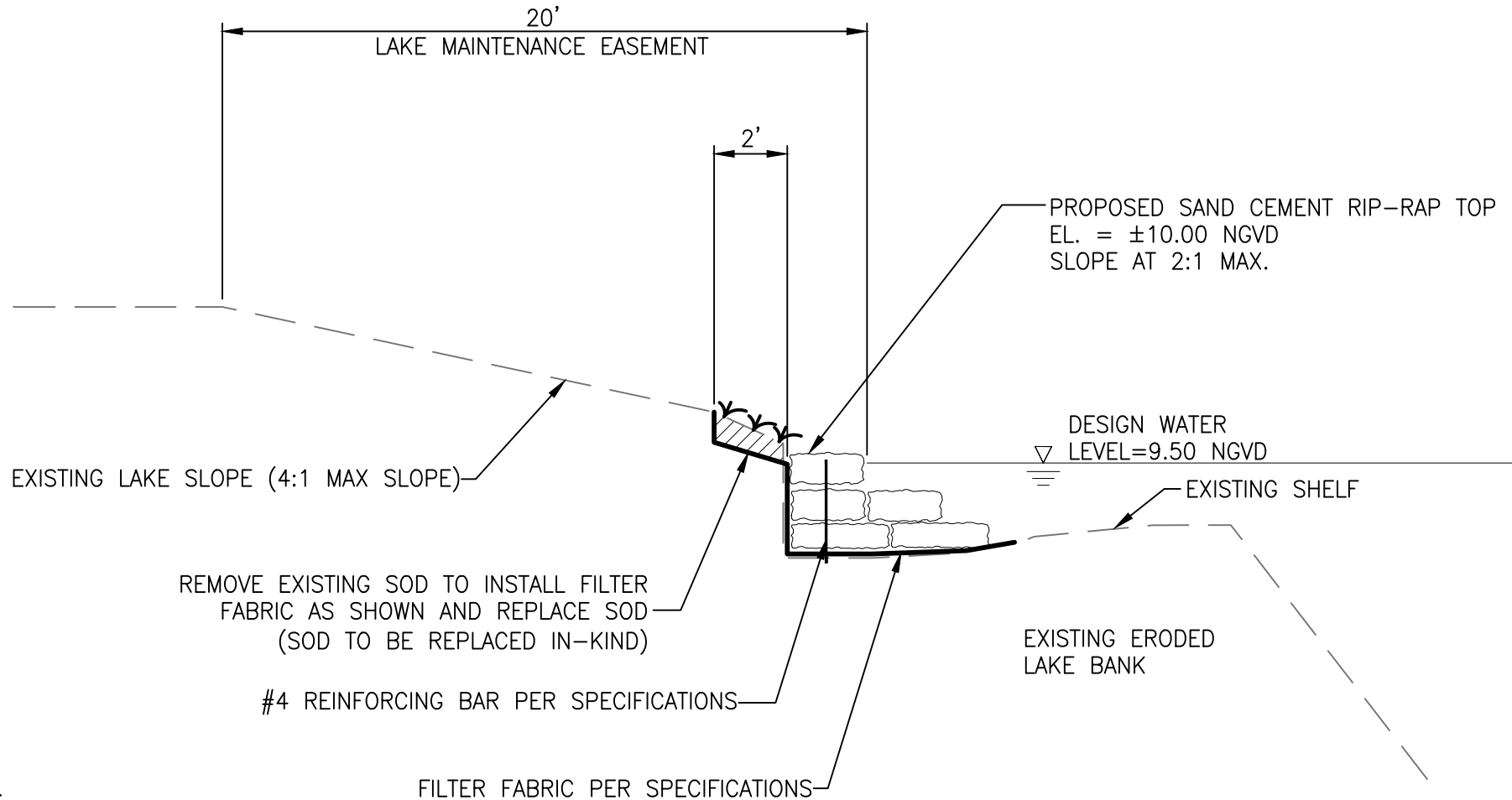
**LAKE BANK RESTORATION
& STABILIZATION ALT. NO. 1**

PROJECT NO. 481900241.00
SHEET NO. 1 of 1

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ATTACHMENT C

ALTERNATIVE NO. 2 - SAND CEMENT RIP-RAP



NOTE:

1. BOTTOM ROW OF SAND CEMENT BAGS TO BE LAID WITH LONG SIDE PERPENDICULAR TO THE LAKE BANK.
2. SUBSEQUENT ROWS OF SAND CEMENT BAGS TO BE LAID WITH LONGS SIDE PARALLEL TO THE LAKE BANK.

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

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.
www.callsunshine.com

REV	DATE	DESCRIPTION

DATE: AUGUST 30, 2022
SCALE: N.T.S.
DRAWN BY: J.V.G.
DESIGNED BY: B.Z.
CHECKED BY: B.Z.

**ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS**

1435 W Cypress Creek Blvd, Suite 100
Fort Lauderdale, FL 33309 • 954.776.3035 • www.kci.com

CERTIFICATE OF AUTHORIZATION NO. 4898

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

CITY OF MARGATE BROWARD COUNTY

**LAKE BANK RESTORATION
& STABILIZATION ALT. NO. 2**

PROJECT NO.
481900241.00

SHEET NO.
1 of 1

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

Tony	John	Tina	Ron	George	Priority	Item #	Project Category	Project	Comments	Estimated Cost	Cumulative Cost if other than Landscaping Project	Cumulative Cost Landscaping Only
5	5	3	5	5	23	1	Clubhouse	Clubhouse - Lake Deck Removal and Replacement	Concrete	\$ 118,000.00	\$ 118,000.00	\$ -
5	5	3	5	5	23	2	Peninsula Park	Peninsula Park – Lake Deck Removal and Replacement	Concrete	\$ 199,000.00	\$ 317,000.00	\$ -
5	5	3	5	5	23	3	Fay's Cove Facility	Fay's Cove pool area - Dock Replacement	Composite/Wood	\$ 100,000.00	\$ 417,000.00	\$ -
4	5	5	5	4	23	4	Periodic Large Facilities Repairs	Pool Resurfacing - Clubhouse Pool	Needed	\$ 24,000.00	\$ 441,000.00	\$ -
4	5	5	5	4	23	5	Periodic Large Facilities Repairs	Peninsula Park - Pool Resurfacing	Recommended by Health Dep.	\$ 35,000.00	\$ 476,000.00	\$ -
4	5	5	5	4	23	6	Periodic Large Facilities Repairs	Pool Resurfacing - Fay Cove Pool	Will be recommended by Health Dep.	\$ 21,000.00	\$ 497,000.00	\$ -
4	4	5	3	3	19	7	Periodic Large Facilities Repairs	Paint Fencing Around All Facility Pools	All pool fences	\$ 7,000.00	\$ 504,000.00	\$ -
3	5	5	3	2	18	8	Periodic Large Facilities Repairs	North Bay Park Tennis Courts Resurfacing	Both Courts	\$ 20,000.00	\$ 524,000.00	\$ -
5	1	4	5	1	16	9	Periodic Large Facilities Repairs	Clubhouse – Lake Deck and Railings Repairs	May be more once top wood is removed	\$ 44,000.00	\$ 568,000.00	\$ -
5	1	4	5	1	16	10	Periodic Large Facilities Repairs	Peninsula Park - Lake Deck and Railings Repairs	May be more once top wood is removed	\$ 50,000.00	\$ 618,000.00	\$ -
1	2	5	3	4	15	11	Parks	Parks - Additional Lighting	\$2,000 each - Tot Lot 3 NB PK 2	\$ 10,000.00	\$ 628,000.00	\$ -
4	2	4	1	4	15	12	Periodic Large Facilities Repairs	Clubhouse and Fay's Cove pool areas - Roof Replacement	Past repairs were not significant	\$ 50,000.00	\$ 678,000.00	\$ -
3	3	4	2	3	15	13	Landscaping	Landscaping Proposal at North and South Bay Entries	Pending Final revised proposal	\$ 33,000.00	\$ 678,000.00	\$ 33,000.00
1	5	4	1	3	14	14	Parks	Pickleball Court (North Bay Park)	Next to Basketball Court	\$ 59,000.00	\$ 737,000.00	\$ -
3	3	3	2	3	14	15	Landscaping	Landscaping Proposal at Entrance Signs / Marquis	Pending Final revised proposal	\$ 60,000.00	\$ 737,000.00	\$ 93,000.00
3	3	3	2	3	14	16	Landscaping	Landscaping Proposal Main Clubhouse and Pool Area	Pending Final revised proposal	\$ 34,000.00	\$ 737,000.00	\$ 127,000.00
3	3	3	2	3	14	17	Landscaping	Landscaping Proposal for NW 30th Street Entry / Coral Bay Sign	Pending Final revised proposal	\$ 6,000.00	\$ 737,000.00	\$ 133,000.00
4	1	3	3	1	12	18	Gates	30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	May no longer be necessary	\$ 80,000.00	\$ 817,000.00	\$ -
1	3	5	1	1	11	19	Roads	Roads - Additional Speed Humps	\$5,00 each around perimeter road	\$ 20,000.00	\$ 837,000.00	\$ -
1	1	3	1	4	10	20	Clubhouse	Clubhouse - Dock Extension	Composite/Wood	\$ 91,000.00	\$ 928,000.00	\$ -
1	1	3	1	3	9	21	Parks	North Bay Park - Addition of new Volleyball Court	1 sand court	\$ 24,000.00	\$ 952,000.00	\$ -
1	1	3	1	2	8	22	Parks	North Bay Park - Additional Outdoor Equipment	Approximate 4 to 5 additional equipments	\$ 20,000.00	\$ 972,000.00	\$ -
1	1	4	1	1	8	23	Parks	North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	1/4 mile path of asphalt	\$ 29,000.00	\$ 1,001,000.00	\$ -
1	1	2	1	2	7	24	Clubhouse	Clubhouse - New Lake Fountain	10 Hosepower	\$ 26,000.00	\$ 1,027,000.00	\$ -
1	1	2	1	1	6	25	Clubhouse	Clubhouse - Addition of Pool Heater	Electric pump	\$ 24,000.00	\$ 1,051,000.00	\$ -
TOTALS										\$ 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

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
30fps						
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
60fps						
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
120fps						
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**
FREE Amazon Day Delivery
Fewer boxes, fewer trips.
[Change delivery day](#)

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

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
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Order total: \$172.24

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SanDisk - Ultra PLUS 256GB microSDXC UHS-I Memory Card
 Model: SDSQUBL-256G-A10A SKU: 6515483
 ★★★★★ 4.9 (239 Reviews) 11 Answered Questions
 Highly rated by customers for: Price, For Nintendo switch, For photos



\$32.99

Free item with purchase

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Outlet Deals



Top Deals

Storage Capacity: 256GB

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

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