



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

July 13, 2023



Coral Bay

Community Development District

Agenda

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

Thursday
July 13, 2023
7:00p.m.

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

1. Roll Call and Pledge of Allegiance
2. Public Hearing to Adopt the Fiscal Year 2024 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2023-06** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2023-07** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
3. Discussion of Coralbaycdd.com Website Update
 - A. Comments on Website Changes
 - B. Concurrence on UserWay Inclusion to Coralbaycdd.com Website
 - 1) Purchase of Scan for 1 Month (\$79)
 - 2) Usage of Widget that GMS Uses on Other Accounts
 - C. Promotion for Use of Coralbaycdd.com Website for CDD Information instead of Facebook
4. Presentations/Reports
 - A. Envera – Nathan Charette, SVP Operations – Requested by Board
 - B. IGM – Terry Glynn, Owner – Requested by Board
5. Audience Comments/ Supervisors Responses
6. Staff Reports
 - A. Attorney – Memorandum on Required Ethics Training
 - B. Engineer
 - 1) Updates on:
 - a. CDD Pool Surveys for Resurfacing
 - b. Obtaining Proposals for Structural Engineering Inspection of CDD Owned Docks
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices
 - 2) Combined Balance Sheet, Statement of Revenues and Expenditures

- D. Field Manager
 - 1) Monthly Report
 - 2) Revised Capital Improvements Enhancements Projects Ranking – FY2023-2024
 - 3) Peninsula Park Pool Resurface Proposal with Sun Blue Pool Services
- E. CDD Manager
 - 1) Approval of the Minutes of the June 8, 2023 Meeting
 - 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – *everyone has filed*
 - 3) Consideration of Proposed Fiscal Year 2024 Meeting Schedule
 - 4) Update on Money Market Account with BankUnited
- 7. New Business
 - A. Discussion of Proposal #00063-2022 for Flooring with Mayfair Home Services, LLC
 - B. Hazardous Driving at Indian Key Blvd. and N. Bay Dr. Intersection – Tony Spavento
 - C. High Traffic at Gates Expected on Holiday Gates – Discussion to Keep Normal Operation or Have Gates Open
 - D. Polling Location License Agreement for Upcoming Elections
 - E. Discussion of 3336 Seabreeze Lane Vehicles Parking on Unpaved District Property on Buena Vista Drive and South Wind Lane
 - F. Discussion to make No Parking Sign Areas a Towed Immediately Zone without Warning
 - G. Industrial Divers Corporation Annual Culvert Pipe Inspection Report
- 8. Old Business
 - A. Discussion of:
 - 1) Street Parking Exceptions
 - 2) Setting District/Facilities Rules Public Meeting
 - 3) Update on Prosecution of Gate Hit Claims in Small Claims Court
 - B. Comcast Internet Service Status / AT&T Fiber Service Disconnect – George Mizusawa
 - 1) Email of CBCDD Comcast Internet Service Status and AT&T Fiber Service Disconnect
 - 2) Email of Refunds – Comcast Internet Service and Envera Systems
 - C. Envera – Upgrades
 - 1) Installation Timeline
 - 2) Detail Timeline
 - D. IGM:
 - 1) Community Landscape Subdivisions Monuments – Proposal to Install New Plant Material
 - 2) Lifted Wall Sections from Homeowner Trees – Proposal to Remove Trees
 - 3) Update on:
 - a. Moving August Flower Rotation to May – Replacing Dead Flowers Due to Rainy Weather

- b. Denise Baldis Memorial Garden
- c. Ensure Restrooms are Open on Weekends and Holidays

4) Irrigation Times

E. Update on District Attorney to Draft Letter to Homeowners about Tree and Root Removals

F. Update to:

- 1) Upgrade of Facility Pool Lights for Night Swimming
 - a. Proposal with Eagle Group Inc.

- b. Proposals with Green Light Energy Systems:

- I. #0705023-A – Clubhouse Pool

- II. #0705023-B – Faye’s Cove Pool

- III. #0705023-C – Peninsula Pool

- IV. Light Fixture

- V. Generic Preliminary Photometric Study at 18ft

- c. Proposal with Led Are Us – **this item will be provided under separate cover as soon as it becomes available**

G. Changing from Paper Agendas to Tablets

9. 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>

***Proposed Budget
Fiscal Year 2024***

***Coral Bay
Community Development District***

July 13, 2023



Coral Bay

Community Development District

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Coral Bay

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Maintenance Assessments	\$1,402,125	\$1,381,273	\$20,852	\$1,402,125	\$1,402,125
Interest Income	\$250	\$9,273	\$2,275	\$11,548	\$8,000
Gate Damage Proceeds	\$0	\$4,181	\$0	\$4,181	\$0
Toscana Contributions	\$2,500	\$3,859	\$0	\$3,859	\$2,500
Miscellaneous Income	\$0	\$811	\$0	\$811	\$0
Transponders/Stickers	\$2,000	\$7,052	\$2,400	\$9,452	\$2,000
Undesignated Fund Balance	\$485,465	\$0	\$0	\$0	\$565,355
TOTAL REVENUES	\$1,892,341	\$1,406,449	\$25,527	\$1,431,976	\$1,979,980
Expenditures					
<u>Administrative</u>					
Supervisor's Fees	\$12,000	\$8,800	\$3,000	\$11,800	\$12,000
FICA Expense	\$918	\$673	\$230	\$903	\$918
Attorney's Fees	\$30,000	\$28,490	\$10,000	\$38,490	\$40,000
Engineering Fees	\$30,000	\$19,185	\$9,593	\$28,778	\$30,000
Annual Audit	\$3,700	\$3,700	\$0	\$3,700	\$3,800
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Services	\$71,228	\$53,421	\$17,807	\$71,228	\$73,365
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Commissions/Tax Collector	\$16,927	\$15,795	\$232	\$16,027	\$16,927
Postage and Delivery	\$1,200	\$1,819	\$300	\$2,119	\$2,000
Printing and Binding	\$2,000	\$2,064	\$688	\$2,752	\$3,000
Insurance	\$62,387	\$65,362	\$0	\$65,362	\$69,937
Legal Advertising & Other	\$2,000	\$1,689	\$500	\$2,189	\$2,000
Office Supplies	\$500	\$913	\$72	\$985	\$1,000
Dues, Licenses	\$1,200	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$238,560	\$206,336	\$42,671	\$249,007	\$259,622
<u>Facilities Maintenance</u>					
Field Management Fees	\$23,486	\$17,615	\$5,872	\$23,487	\$24,191
Contractual-Security	\$158,929	\$116,248	\$42,681	\$158,929	\$111,072
Contractual-Security Equipment	\$0	\$0	\$0	\$0	\$51,150
Security Patrols	\$37,000	\$20,907	\$12,333	\$33,240	\$37,000
Parking Enforcement	\$8,000	\$4,900	\$2,800	\$7,700	\$8,400
Fire and Security System Monitoring	\$500	\$315	\$105	\$420	\$500
Telephone	\$25,000	\$18,655	\$3,531	\$22,186	\$12,000
Water and Sewer	\$13,000	\$8,719	\$4,334	\$13,053	\$14,000
Electric	\$83,000	\$74,019	\$20,750	\$94,769	\$95,000
Pest Control	\$3,500	\$1,980	\$940	\$2,920	\$3,500
Community Maintenance	\$285,504	\$214,128	\$71,376	\$285,504	\$299,779
Other Maintenance	\$10,000	\$8,971	\$1,029	\$10,000	\$10,000
Irrigation Pumps Maintenance & Repair	\$10,000	\$25,095	\$2,500	\$27,595	\$25,000
Wall Maintenance & Repair	\$3,000	\$405	\$500	\$905	\$3,000
Park/Playground/Pool Maintenance & Repairs	\$52,675	\$26,016	\$13,008	\$39,024	\$50,524
Pool Maintenance - Contract	\$29,325	\$21,960	\$7,320	\$29,280	\$31,476
Landscape Repairs & Improvements	\$35,000	\$56,042	\$8,750	\$64,792	\$43,000
Lake Maintenance/Repair	\$33,000	\$24,727	\$8,151	\$32,878	\$34,000
Fountain Maintenance/Repair	\$1,000	\$0	\$250	\$250	\$1,000
Drainage Maintenance	\$26,000	\$10,585	\$15,415	\$26,000	\$26,000
Road Maintenance/Repair	\$20,000	\$2,480	\$17,520	\$20,000	\$20,000
Sidewalk Maintenance/Repair	\$20,000	\$5,320	\$14,680	\$20,000	\$20,000

Coral Bay

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<i>Facilities Maintenance (Continued)</i>					
Sign Maintenance/Repair	\$3,000	\$6,029	\$0	\$6,029	\$3,000
Pressure Cleaning	\$36,000	\$30,375	\$5,625	\$36,000	\$36,000
Electrical Repair & Replacement	\$22,000	\$15,595	\$7,333	\$22,928	\$23,000
Holiday Decorations	\$38,880	\$18,717	\$0	\$18,717	\$38,880
Gate Repair & Replacement	\$35,000	\$23,094	\$8,750	\$31,844	\$16,000
Major Projects	\$120,000	\$47,631	\$72,369	\$120,000	\$120,000
TOTAL MAINTENANCE	\$1,132,799	\$800,528	\$347,922	\$1,148,450	\$1,157,472
TOTAL EXPENDITURES	\$1,371,359	\$1,006,864	\$390,594	\$1,397,457	\$1,417,094
UNASSIGNED FUND BALANCE	\$520,982	\$399,585	(\$365,067)	\$34,519	\$562,886

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

⁽¹⁾ Refer to Debt Service Fund Budget on Page 13.

⁽²⁾ Refer to Major Project Schedule on Page 3.

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

Schedule of Approved Major Projects

FY 2023-FY2024

Project Description	ESTIMATED PROJECT COST
<u>Non-Landscaping Projects</u>	
North Bay Park - Addition of New Volleyball Court	\$24,000
North Bay Park - Addition of Outdoor Equipment	\$20,000
North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	\$29,000
Parks - Additional Lighting (\$2,000 each solar light - 5 in total expected)	\$10,000
Clubhouse - New Lake Fountain	\$26,000
Clubhouse - Addition of Pool Heater	\$24,000
Clubhouse - Dock Extension	\$91,000
Fay's Cove Pool Area - Dock Replacement	\$100,000
Roads - Additional Speed Humps (\$5,000 each - 4 in total expected)	\$20,000
30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	\$80,000
Pickleball Court (North Bay Park)	\$59,000
North Bay Park Tennis Courts Resurfacing	\$20,000
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	\$50,000
Pool Resurfacing - Clubhouse Pool	\$24,000
Pool Resurfacing - Peninsula Pool	\$35,000
Pool Resurfacing - Fay's Cove Pool	\$21,000
Paint Fencing Around Pools	\$7,000
<u>Landscaping Projects</u>	
Landscaping Proposal at Entrance Signs / Marquis	\$59,000
	\$699,000

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

REVENUES:

Maintenance Assessments

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

Interest Income

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

Gate Damage Proceeds

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

Toscana Contribution

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

Miscellaneous Income

Any income that does not fall within other categories.

Transponders/Stickers

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

Undesignated Fund Balance

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

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Taxes

Related payroll taxes of 7.65% for above.

Attorney

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

Engineering Fees

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

Annual Audit

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

Trustee

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

Management Fees

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

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

Computer Time

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

Commissions/Tax Collector

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

Postage and Delivery

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

Printing and Binding

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

Insurance

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

Legal Advertising and Other

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses

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

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

Facilities Management:

Field Management Fees

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

Contractual-Security

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

Contractual-Security Equipment

The District entered into contract to purchase new security equipment.

Security Patrols

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

Parking Enforcement

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

Fire and Security System Monitoring

The District has a contracted with Security & Fire Systems.

Telephone

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

Water and Sewer

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

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

This has been budgeted based on historical charges.

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

Electric

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

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

Pest Control

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

Community Maintenance:

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

Janitorial Contract Labor:

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

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

Community Maintenance (Continued):

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

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

Landscaping Maintenance:

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

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

Porter Services-Street Cleanup:

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

Irrigation Maintenance & Repair:

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

Irrigation Water Treatment:

The Treatment of rust and irrigation staining throughout the District.

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

Other Maintenance

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

Irrigation Pumps Maintenance & Repair

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

Wall Maintenance & Repair

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

Park/Playground/Pool Maintenance & Repairs

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

Pool Maintenance – Contract

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

Landscape Repairs & Plant Replacement

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

Lake Maintenance/Repair

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

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

Fountain Maintenance/Repair

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

Drainage Maintenance

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

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

Road Maintenance/Repair

Unscheduled repairs and maintenance to the District's roads.

Sidewalk Maintenance/Repair

Unscheduled repairs and maintenance to the District's sidewalks.

Sign Maintenance/Repair

Unscheduled repairs, replacements and additions to District signage.

Pressure Cleaning

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

Electrical Repair & Replacement

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

Holiday Decorations

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

Gate Repair and Replacement

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

CORAL BAY CDD

FUTURE CAPITAL IMPROVEMENTS/ENHANCEMENTS

APPROVED LIST

Revised June 8, 2023

- | | |
|---|--------------|
| 1. Clubhouse & Peninsula Park – Lake Deck Engineer Repair Cost Evaluation | (\$ n/a) |
| a. Pending Estimate to repair current deck structures. | |
| b. Periodic Large Facility Repairs (PLFR) | |
| 2. Peninsula Park – Pool Resurfacing – PLFR | (\$ 35,000) |
| 3. Fay Cove Pool – Pool Resurfacing – PLFR | (\$ 21,000) |
| 4. Clubhouse Pool – Pool Resurfacing – PLFR | (\$ 24,000) |
| 5. Parks – Fay’s Cove Pool Area – Dock Replacement – Composite/Wood | (\$ 100,000) |
| 6. Paint Fencing Around All Facility Pools – All pool fences – PLFR | (\$ 7,000) |
| 7. North Bay Park Tennis Courts Resurfacing – Both Courts – PLFR | (\$ 20,000) |
| 8. Parks – Additional Lighting – Tot Lot (3) North Bay Park – Solar | (\$ 10,000) |
| 9. Clubhouse and Fay’s Cove Pool Areas – Roof Replacement – PLFR | (\$ 50,000) |
| 10. Parks – Pickleball Court (North Bay Park) – Next to Basketball Court | (\$ 59,000) |
| 11. Parks – 30th Street Entrance - Adding of a Gate Trap to Eliminate Tailgating | (\$ 80,000) |
| 12. Roads – Additional Speed Humps (\$5,000 cost for each) | (\$ 20,000) |
| 13. Clubhouse – Dock Extension (composite wood – 1,300 SF) | (\$ 91,000) |
| 14. Parks – North Bay Park – Addition of New Volleyball Court (one sand court) | (\$ 24,000) |
| 15. Parks – North Bay Park – Additional Outdoor Equipment (4 to 5) | (\$ 20,000) |
| 16. Parks – North Bay Park – Addition of a Jogging/ Walking Path ¼ Mile (asphalt) | (\$ 29,000) |
| 17. Clubhouse – New Lake Fountain (10 horsepower) | (\$ 26,000) |
| 18. Clubhouse – Addition of Pool Heater (electric pump) | (\$ 24,000) |
| 19. Clubhouse, Fay's Cove, & Peninsula Pk – Restroom Repairs – PLFR | (\$ n/a) |
| a. Board request 6/8/23 – Pending Proposals | |

Landscape

- | | |
|--|-------------|
| 1. Landscaping – Proposal at Entrance Signs | (\$ 59,000) |
| 2. Landscaping – Proposal – Rest of Community (pending final revised proposal) | (\$ n/a) |

All Numbers rounded to the Thousands

Coral Bay

Community Development District

Debt Service Fund

Series 2012A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Debt Assessments - A Bonds	\$91,163	\$91,813	\$1,554	\$93,367	\$91,163
Interest Income	\$0	\$3,290	\$444	\$3,734	\$0
Carry Forward Surplus ⁽¹⁾	\$37,545	\$40,381	\$0	\$40,381	\$44,882
TOTAL REVENUES	\$128,708	\$135,484	\$1,998	\$137,482	\$136,045
Expenditures					
Series 2012A					
Interest - 11/01	\$8,800	\$8,800	\$0	\$8,800	\$6,738
Interest - 05/01	\$8,800	\$8,800	\$0	\$8,800	\$6,738
Principal - 05/01	\$75,000	\$75,000	\$0	\$75,000	\$80,000
TOTAL EXPENDITURES	\$92,600	\$92,600	\$0	\$92,600	\$93,475
EXCESS REVENUES	\$36,108	\$42,884	\$1,998	\$44,882	\$42,570

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

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Coral Bay

Community Development District

Amortization Schedule

Series 2012, Special Assessment Bonds

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

RESOLUTION 2023-06

A RESOLUTION OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on **April 13, 2023**, the Board set **July 13, 2023** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

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

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2023 and/or revised projections for fiscal year 2024.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Coral Bay Community Development District** for the Fiscal Year Ending September 30, 2024, as Adopted by the Board of Supervisors on **July 13, 2023.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Coral Bay Community Development District**, for the fiscal year beginning October 1, 2023, and ending September 30, 2024 the sum of **\$ 1,492,974** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 1,399,472
Total Debt Service	\$ 93,475
Total All Funds	\$ 1,492,947

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **13th day of July 2023**.

Coral Bay Community Development District

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2023-07

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2024

WHEREAS, certain improvements exist within the **Coral Bay Community Development District** (the “District”) and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Coral Bay Community Development District** (the “Board”) find that the District's total General Fund Assessment during Fiscal Year 2024, will amount to \$ 1,555,509; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment; and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT OF BROWARD COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as “assessment” or “assessments”) is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Broward County** (“Tax Collector”) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3),

Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit “A”, are hereby certified to the **Broward County Property Appraiser**, to be extended on the **Broward County Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Broward County** taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit “A”, are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep apprised of all updates made to the **Broward County** property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Broward County** property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 13th day of July 2023, by the Board of Supervisors of the **Coral Bay Community Development District, Broward County, Florida**.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

Exhibit "A"

Folio#	Assessment	Folio#	Assessment
484124120020	\$0.00	484124300930	\$1,560.19
484124120040	\$0.00	484124300940	\$1,560.19
484124120050	\$0.00	484124300950	\$1,560.19
484124120060	\$0.00	484124300960	\$1,560.19
484124180010	\$0.00	484124300970	\$1,560.19
484124180011	\$1,560.19	484124300980	\$1,560.19
484124180020	\$1,560.19	484124300990	\$1,560.19
484124180030	\$1,560.19	484124301000	\$1,560.19
484124180040	\$1,560.19	484124301010	\$1,560.19
484124180050	\$1,560.19	484124301020	\$1,560.19
484124180060	\$1,560.19	484124301030	\$1,560.19
484124180070	\$1,560.19	484124301040	\$1,560.19
484124180080	\$1,560.19	484124301050	\$1,560.19
484124180090	\$1,560.19	484124301060	\$1,560.19
484124180100	\$1,560.19	484124301070	\$1,560.19
484124180110	\$1,560.19	484124301080	\$1,560.19
484124180120	\$1,560.19	484124301090	\$1,560.19
484124180130	\$1,560.19	484124301100	\$1,560.19
484124180140	\$1,560.19	484124301110	\$1,560.19
484124180150	\$1,560.19	484124301120	\$1,560.19
484124180160	\$1,560.19	484124301130	\$1,560.19
484124180170	\$1,560.19	484124301140	\$1,560.19
484124180180	\$1,560.19	484124301150	\$1,560.19
484124180190	\$1,560.19	484124301160	\$1,560.19
484124180200	\$1,560.19	484124301170	\$1,560.19
484124180210	\$1,560.19	484124301180	\$1,560.19
484124180220	\$1,560.19	484124301190	\$1,560.19
484124180230	\$1,560.19	484124301200	\$1,560.19
484124180240	\$1,560.19	484124301210	\$1,560.19
484124180250	\$1,560.19	484124301220	\$1,560.19
484124180260	\$1,560.19	484124301230	\$1,560.19
484124180270	\$1,560.19	484124301240	\$1,560.19
484124180280	\$1,560.19	484124301250	\$1,560.19
484124180290	\$1,560.19	484124301260	\$1,560.19
484124180300	\$1,560.19	484124301270	\$1,560.19
484124180310	\$1,560.19	484124301280	\$1,560.19
484124180320	\$1,560.19	484124301290	\$1,560.19
484124180330	\$1,560.19	484124301300	\$1,560.19
484124180340	\$1,560.19	484124301310	\$1,560.19
484124180350	\$1,560.19	484124301320	\$1,560.19
484124180360	\$1,560.19	484124301330	\$1,560.19

Folio#	Assessment
484124180370	\$1,560.19
484124180380	\$1,560.19
484124180390	\$1,560.19
484124180400	\$1,560.19
484124180410	\$1,560.19
484124180420	\$1,560.19
484124180430	\$1,560.19
484124180440	\$1,560.19
484124180450	\$1,560.19
484124180460	\$1,560.19
484124180470	\$1,560.19
484124180480	\$1,560.19
484124180490	\$1,560.19
484124180500	\$1,560.19
484124180510	\$1,560.19
484124180520	\$1,560.19
484124180530	\$1,560.19
484124180540	\$1,560.19
484124180550	\$1,560.19
484124180560	\$1,560.19
484124180570	\$1,560.19
484124180580	\$1,560.19
484124180590	\$1,560.19
484124180600	\$1,560.19
484124180610	\$1,560.19
484124180620	\$1,560.19
484124180630	\$1,560.19
484124180640	\$1,560.19
484124180650	\$1,560.19
484124180660	\$1,560.19
484124180670	\$1,560.19
484124180680	\$1,560.19
484124180690	\$1,560.19
484124180700	\$1,560.19
484124180710	\$1,560.19
484124180720	\$1,560.19
484124180730	\$1,560.19
484124180740	\$1,560.19
484124180750	\$1,560.19
484124180760	\$1,560.19
484124180770	\$1,560.19
484124180780	\$1,560.19
484124180790	\$1,560.19

Folio#	Assessment
484124301340	\$1,560.19
484124301350	\$1,560.19
484124301360	\$1,560.19
484124301370	\$1,560.19
484124301380	\$1,560.19
484124301390	\$1,560.19
484124301400	\$1,560.19
484124301410	\$1,560.19
484124301420	\$1,560.19
484124301430	\$1,560.19
484124301440	\$1,560.19
484124301450	\$1,560.19
484124301460	\$1,560.19
484124301470	\$1,560.19
484124301480	\$1,560.19
484124301490	\$1,560.19
484124301500	\$0.00
484124301530	\$0.00
484124310010	\$0.00
484124310011	\$1,560.19
484124310020	\$1,560.19
484124310030	\$1,560.19
484124310040	\$1,560.19
484124310050	\$1,560.19
484124310060	\$1,560.19
484124310070	\$1,560.19
484124310080	\$1,560.19
484124310090	\$1,560.19
484124310100	\$1,560.19
484124310110	\$1,560.19
484124310120	\$1,560.19
484124310130	\$1,560.19
484124310140	\$1,560.19
484124310150	\$1,560.19
484124310160	\$1,560.19
484124310170	\$1,560.19
484124310180	\$1,560.19
484124310190	\$1,560.19
484124310200	\$1,560.19
484124310210	\$1,560.19
484124310220	\$1,560.19
484124310230	\$1,560.19
484124310240	\$1,560.19

Folio#	Assessment
484124180800	\$1,560.19
484124180810	\$1,560.19
484124180820	\$1,560.19
484124180830	\$1,560.19
484124180840	\$1,560.19
484124180850	\$1,560.19
484124180860	\$1,560.19
484124180870	\$1,560.19
484124180880	\$1,560.19
484124180890	\$1,560.19
484124180900	\$1,560.19
484124180910	\$1,560.19
484124180920	\$1,560.19
484124180930	\$1,560.19
484124180940	\$1,560.19
484124180950	\$1,560.19
484124180960	\$1,560.19
484124180970	\$1,560.19
484124180980	\$1,560.19
484124180990	\$1,560.19
484124181000	\$1,560.19
484124181010	\$1,560.19
484124181020	\$1,560.19
484124181030	\$1,560.19
484124181040	\$1,560.19
484124181050	\$1,560.19
484124181060	\$1,560.19
484124181070	\$1,560.19
484124181080	\$1,560.19
484124181090	\$1,560.19
484124181100	\$1,560.19
484124181110	\$1,560.19
484124181120	\$1,560.19
484124181130	\$1,560.19
484124181140	\$1,560.19
484124181150	\$1,560.19
484124181160	\$1,560.19
484124181170	\$1,560.19
484124181180	\$1,560.19
484124181190	\$1,560.19
484124181200	\$1,560.19
484124181210	\$1,560.19
484124181220	\$1,560.19

Folio#	Assessment
484124310250	\$1,560.19
484124310260	\$1,560.19
484124310270	\$1,560.19
484124310280	\$1,560.19
484124310290	\$1,560.19
484124310300	\$1,560.19
484124310310	\$1,560.19
484124310320	\$1,560.19
484124310330	\$1,560.19
484124310340	\$1,560.19
484124310350	\$1,560.19
484124310360	\$1,560.19
484124310370	\$1,560.19
484124310380	\$1,560.19
484124310390	\$1,560.19
484124310400	\$1,560.19
484124310410	\$1,560.19
484124310420	\$1,560.19
484124310430	\$1,560.19
484124310440	\$1,560.19
484124310450	\$1,560.19
484124310460	\$1,560.19
484124310470	\$1,560.19
484124310480	\$1,560.19
484124310490	\$1,560.19
484124310500	\$1,560.19
484124310510	\$1,560.19
484124310520	\$1,560.19
484124310530	\$1,560.19
484124310540	\$1,560.19
484124310550	\$1,560.19
484124310560	\$1,560.19
484124310570	\$1,560.19
484124310580	\$1,560.19
484124310590	\$1,560.19
484124310600	\$1,560.19
484124310610	\$1,560.19
484124310620	\$1,560.19
484124310630	\$1,560.19
484124310640	\$1,560.19
484124310650	\$0.00
484124320031	\$0.00
484124320040	\$0.00

Folio#	Assessment
484124181230	\$1,560.19
484124181240	\$1,560.19
484124181250	\$1,560.19
484124181260	\$1,560.19
484124181270	\$1,560.19
484124181280	\$1,560.19
484124181290	\$1,560.19
484124181300	\$1,560.19
484124181310	\$1,560.19
484124181320	\$1,560.19
484124181330	\$1,560.19
484124181340	\$1,560.19
484124181350	\$1,560.19
484124181360	\$1,560.19
484124181370	\$1,560.19
484124181380	\$1,560.19
484124181390	\$1,560.19
484124181400	\$1,560.19
484124181410	\$1,560.19
484124181420	\$1,560.19
484124181430	\$1,560.19
484124181440	\$1,560.19
484124181450	\$1,560.19
484124181460	\$1,560.19
484124181470	\$1,560.19
484124181480	\$1,560.19
484124181490	\$1,560.19
484124181500	\$1,560.19
484124181510	\$1,560.19
484124181520	\$1,560.19
484124181530	\$1,560.19
484124181540	\$1,560.19
484124181550	\$1,560.19
484124181560	\$1,560.19
484124181570	\$1,560.19
484124181580	\$1,560.19
484124181590	\$1,560.19
484124181600	\$1,560.19
484124181610	\$1,560.19
484124181620	\$1,560.19
484124181630	\$1,560.19
484124181640	\$1,560.19
484124181650	\$1,560.19

Folio#	Assessment
484124320050	\$0.00
484124320060	\$0.00
484124320070	\$0.00
484124320080	\$0.00
484124320100	\$0.00
484124320110	\$0.00
484124320120	\$0.00
484124330010	\$0.00
484124330011	\$1,560.19
484124330020	\$1,560.19
484124330030	\$1,560.19
484124330040	\$1,560.19
484124330050	\$1,560.19
484124330060	\$1,560.19
484124330070	\$1,560.19
484124330080	\$1,560.19
484124330090	\$1,560.19
484124330100	\$1,560.19
484124330110	\$1,560.19
484124330120	\$1,560.19
484124330130	\$1,560.19
484124330140	\$1,560.19
484124330150	\$1,560.19
484124330160	\$1,560.19
484124330170	\$1,560.19
484124330180	\$1,560.19
484124330190	\$1,560.19
484124330200	\$1,560.19
484124330210	\$1,560.19
484124330220	\$1,560.19
484124330230	\$1,560.19
484124330240	\$1,560.19
484124330250	\$1,560.19
484124330260	\$1,560.19
484124330270	\$1,560.19
484124330280	\$1,560.19
484124330290	\$1,560.19
484124330300	\$1,560.19
484124330310	\$1,560.19
484124330320	\$1,560.19
484124330330	\$1,560.19
484124330340	\$1,560.19
484124330350	\$1,560.19

Folio#	Assessment
484124181660	\$1,560.19
484124181670	\$1,560.19
484124181680	\$1,560.19
484124181690	\$1,560.19
484124181700	\$1,560.19
484124181710	\$1,560.19
484124181720	\$1,560.19
484124181730	\$1,560.19
484124181740	\$1,560.19
484124181750	\$1,560.19
484124181760	\$1,560.19
484124181770	\$1,560.19
484124181780	\$1,560.19
484124181790	\$1,560.19
484124181800	\$1,560.19
484124181810	\$1,560.19
484124181820	\$1,560.19
484124181830	\$1,560.19
484124181840	\$1,560.19
484124181850	\$1,560.19
484124181860	\$1,560.19
484124181870	\$1,560.19
484124181880	\$1,560.19
484124181890	\$1,560.19
484124181900	\$1,560.19
484124181910	\$1,560.19
484124181920	\$1,560.19
484124181930	\$1,560.19
484124181940	\$1,560.19
484124181950	\$1,560.19
484124181960	\$0.00
484124181970	\$0.00
484124181980	\$0.00
484124181990	\$0.00
484124182000	\$0.00
484124200030	\$0.00
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484124200070	\$0.00
484124200080	\$0.00
484124200100	\$0.00
484124200110	\$0.00
484124200130	\$0.00

Folio#	Assessment
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484124330770	\$1,560.19
484124330780	\$1,560.19

Folio#	Assessment
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Folio#	Assessment
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Folio#	Assessment
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484124210860	\$1,560.19

Folio#	Assessment
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Folio#	Assessment
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484124220020	\$0.00
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484124250010	\$0.00
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484124290010	\$0.00
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Folio#	Assessment
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Folio#	Assessment
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484124290690	\$1,560.19
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Folio#	Assessment
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Folio#	Assessment
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Folio#	Assessment
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484124300330	\$1,560.19
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Folio#	Assessment
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484124341920	\$1,560.19
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Folio#	Assessment
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484124300490	\$1,560.19
484124300500	\$1,560.19
484124300510	\$1,560.19
484124300520	\$1,560.19
484124300530	\$1,560.19
484124300540	\$1,560.19
484124300550	\$1,560.19
484124300560	\$1,560.19
484124300570	\$1,560.19
484124300580	\$1,560.19
484124300590	\$1,560.19
484124300600	\$1,560.19
484124300610	\$1,560.19
484124300620	\$1,560.19
484124300630	\$1,560.19
484124300640	\$1,560.19
484124300650	\$1,560.19
484124300660	\$1,560.19
484124300670	\$1,560.19
484124300680	\$1,560.19
484124300690	\$1,560.19
484124300700	\$1,560.19
484124300710	\$1,560.19
484124300720	\$1,560.19
484124300730	\$1,560.19
484124300740	\$1,560.19
484124300770	\$1,560.19
484124300780	\$1,560.19
484124300790	\$1,560.19
484124300800	\$1,560.19

Folio#	Assessment
484124341990	\$1,560.19
484124342000	\$1,560.19
484124342010	\$1,560.19
484124342020	\$1,560.19
484124342030	\$1,560.19
484124342040	\$1,560.19
484124342050	\$1,560.19
484124342060	\$1,560.19
484124342070	\$1,560.19
484124342080	\$1,560.19
484124342090	\$1,560.19
484124342100	\$1,560.19
484124342110	\$1,560.19
484124342120	\$1,560.19
484124342130	\$1,560.19
484124342140	\$1,560.19
484124342150	\$1,560.19
484124342190	\$0.00
484124342200	\$0.00
484124371230	\$1,560.19
484124371240	\$1,560.19
484124371250	\$1,560.19
484124371260	\$1,560.19
484124371270	\$1,560.19
484124371280	\$1,560.19
484124371290	\$1,560.19
484124371300	\$1,560.19
484124371310	\$1,560.19
484124371320	\$1,560.19
484124371330	\$1,560.19
484124371340	\$1,560.19
484124371350	\$1,560.19
484124371360	\$1,560.19
484124371370	\$1,560.19
484124371380	\$1,560.19
484124371390	\$1,560.19
484124371400	\$1,560.19
484124371410	\$1,560.19
484124371420	\$1,560.19
484124371430	\$1,560.19
484124371440	\$1,560.19
484124371450	\$1,560.19
484124371460	\$1,560.19

Folio#	Assessment
484124300810	\$1,560.19
484124300820	\$1,560.19
484124300830	\$1,560.19
484124300840	\$1,560.19
484124300850	\$1,560.19
484124300860	\$1,560.19
484124300870	\$1,560.19
484124300880	\$1,560.19
484124300890	\$1,560.19
484124300900	\$1,560.19
484124300910	\$1,560.19
484124300920	\$1,560.19

Folio#	Assessment
484124371470	\$1,560.19
484124371480	\$1,560.19
484124371490	\$1,560.19
484124371500	\$1,560.19
484124371510	\$1,560.19
484124371520	\$1,560.19
484124371530	\$1,560.19
484124371540	\$1,560.19
484124371550	\$1,560.19
484124371560	\$1,560.19
484124371590	\$0.00
484124371600	\$0.00
	\$1,555,509

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), ~~is shall~~ be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

July 13, 2023

Fund	Date	Check No.'s	Amount
<i>Payroll</i>	6/8/23	50799-50803	\$ 923.50
<i>General</i>	6/13/23	14979	\$ 29,259.00
<i>General</i>	6/30/23	14980-14983	\$ 571.75
<i>General</i>	7/13/23	20001-20015	\$ 90,366.19
Total Invoices for Approval			\$ 121,120.44

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/13/23	00021	4/21/23	19027	202304	320	53800	46404			*	762.00		
									SVCS-04/23 REPAIR LEAK				
		4/21/23	19028	202304	320	53800	46404			*	715.00		
									SVCS-04/23 REPLACEMENT				
		4/21/23	19029	202304	320	53800	46404			*	595.00		
									SVCS-04/23 REPLACEMENT				
		4/30/23	19063	202304	320	53800	46510			*	1,400.00		
									SVCS-04/23 STORM CLEAN UP				
		4/30/23	19328	202304	320	53800	46404			*	595.00		
									SVCS-04/23 IRRIG REPLACEM				
		4/30/23	19329	202304	320	53800	46409			*	1,400.00		
									SVCS-04/23 TREE&PALM TRIM				
		6/01/23	19802	202306	320	53800	46202			*	23,792.00		
									MAINT-06/23				
INNOVATIVE GROUNDS MANAGEMENT, LLC											29,259.00	014979	
6/30/23	00034	6/20/23	5787	062	202306	320	53800	41000		*	93.53		
									06/23 SVCS				
COMCAST - AUTO PAY											93.53	014980	
6/30/23	00174	6/20/23	5906	062	202306	320	53800	41000		*	68.38		
									06/23 SVCS				
		6/20/23	6078	062	202306	320	53800	41000		*	61.53		
									06/23 SVCS				
COMCAST - AUTO PAY											129.91	014981	
6/30/23	00175	6/20/23	4602	062	202306	320	53800	41000		*	85.42		
									06/23 SVCS				
COMCAST - AUTO PAY											85.42	014982	
6/30/23	00176	6/20/23	4966	062	202306	320	53800	41000		*	262.89		
									06/23 SVCS				
COMCAST - AUTO PAY											262.89	014983	
TOTAL FOR BANK A											29,830.75		
TOTAL FOR REGISTER											29,830.75		

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/13/23	00192	6/19/23 7508 774	202306 320-53800-41000			*	1,083.94	
		06/23 SVCS						
				AT&T				1,083.94 020001
7/13/23	00217	7/03/23 CB-48	202307 320-53800-46000			*	1,825.00	
		REPAIR SVCS						
		7/03/23 CB-49	202307 320-53800-46505			*	975.00	
		PRESSURE CLEANING		ATZ CONSTRUCTION INC				2,800.00 020002
7/13/23	00012	6/02/23 23060705	202305 320-53800-34502			*	450.00	
		5/29 DUTY						
		6/02/23 23060706	202305 320-53800-34502			*	780.00	
		MAY SVCS						
		6/16/23 23062124	202306 320-53800-34502			*	75.00	
		6/8 DUTY						
		6/16/23 23062125	202306 320-53800-34502			*	1,352.00	
		JUNE SVCS		CITY OF MARGATE-POLICE DEPARTMENT				2,657.00 020003
7/13/23	00013	6/22/23 230060 0	202306 320-53800-43100			*	717.66	
		06/23 SVCS						
		6/22/23 230064 0	202306 320-53800-43100			*	261.96	
		06/23 SVCS						
		6/22/23 239260 0	202306 320-53800-43100			*	12.58	
		06/23 SVCS		CITY OF MARGATE-UTILITIES				992.20 020004
7/13/23	00032	6/24/23 4208	202307 320-53800-46418			*	2,440.00	
		07/23 SVCS						
		6/24/23 4208	202307 320-53800-46408			*	1,450.00	
		07/23 SVCS		EAST RIVER POOLS AND SPAS, INC.				3,890.00 020005
7/13/23	00017	5/01/23 727380	202306 320-53800-46508			*	1,600.52	
		06/23 SVCS						
		5/01/23 727380	202306 320-53800-34500			*	1.96	
		06/23 SVCS						
		5/01/23 727380	202306 320-53800-34500			*	9,561.23	
		06/23 SVCS						
		6/01/23 728401	202307 320-53800-34500			*	8,313.21	
		07/1-9/30/23 SVCS						
		6/01/23 728402	202307 320-53800-46408			*	1,600.52	
		07/23 SVCS						
		6/01/23 728402	202307 320-53800-34500			*	1.96	
		07/23 SVCS						

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23		728402	07/23	202307		320-53800	34500		ENVERA SYSTEMS	*	9,561.23	30,640.63	020006
7/13/23	00020	062023	06/23	202306		320-53800	43000		FPL	*	8,574.87	8,574.87	020007
7/13/23	00001	346		202307		310-51300	34000		MANAGEMENT FEES	*	5,935.67		
		346		202307		310-51300	35100		COMPUTER TIME	*	83.33		
		346		202307		310-51300	51000		OFFICE SUPPLIES	*	23.25		
		346		202307		310-51300	42000		POSTAGE AND DELIVERY	*	19.74		
		346		202307		310-51300	42500		COPIES	*	154.60		
		347	07/23	202307		320-53800	34000		GMS-SO FLORIDA, LLC	*	1,957.17	8,173.76	020008
7/13/23	00021	19676		202305		320-53800	46409		PALM TRIMMING	*	6,000.00	6,000.00	020009
7/13/23	00021	19912		202306		320-53800	46404		IRRIGATION REPAIRS	*	822.00		
		19913		202306		320-53800	46404		REPAIR BROKEN PIPE	*	576.00		
		19914		202306		320-53800	46404		IRRIGATION REPAIRS	*	822.00		
		19921		202306		320-53800	46404		DAMAGED MAINLINE	*	1,893.75	4,113.75	020010
7/13/23	00021	20242		202306		320-53800	46514		MEMORIAL GARDEN	*	13,537.64	13,537.64	020011
7/13/23	00128	13507		202306		320-53800	46501		CULVERT INSPECTION	*	3,600.00	3,600.00	020012
7/13/23	00209	111	04/23	202304		320-53800	34503			*	700.00		

CBAY **CORAL BAY** JWASSERMAN

AP300R
 *** CHECK NOS. 000000-999999

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 CORAL BAY CDD - GF
 BANK C GENERAL FUND - WELLS

RUN 7/05/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/19/23	111R	202305	320-53800-34503		*	700.00	
		05/23 SVCS		PARKING ENFORCEMENT			1,400.00 020013
7/13/23	00196	7/01/23 PSI-8907	202307 320-53800-46407		*	2,717.40	
		07/23 SVCS		SOLITUDE LAKE MANAGEMENT			2,717.40 020014
7/13/23	00198	6/20/23 06202023	202306 320-53800-46401		*	85.00	
		PEST SVCS					
		6/29/23 06292023	202306 320-53800-46401		*	100.00	
		POSSUM REMOVAL		SOUTHERN PLANT AND PEST SERVICES			185.00 020015
TOTAL FOR BANK C						90,366.19	
TOTAL FOR REGISTER						90,366.19	

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
							.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
6/15/23	5/1/23-5/30/23	\$9,662.81	\$0.00	\$99.53	\$289.87	\$9,853.15	\$9,233.23	\$619.92	\$9,853.15
TOTAL		\$1,530,546.39	\$58,179.57	\$14,728.11	\$1,646.27	\$1,459,284.98	\$1,367,472.35	\$91,812.63	\$1,459,284.98

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%	\$1,367,472.35	(\$1,367,472.35)	(\$1,367,472.35)	\$0.00
2012 DEBT SERVICE	\$97,866.68	6.2916%	\$91,812.63	(\$91,812.63)	(\$87,788.56)	\$4,024.07
TOTAL	\$1,555,509.00	100.00%	\$1,459,284.98	(\$1,459,284.98)	(\$1,455,260.91)	\$4,024.07

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:		\$4,024.07

98.40% Gross Collected
\$24,962.61 Gross Balance

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2023

	Major Funds		Total Governmental Funds
	General Fund	Debt Service Fund	
ASSETS:			
Cash	\$726,701	\$0	\$726,701
Due from Other Funds	---	\$4,024	\$4,024
Investments:			
Investment - BOA Savings	\$56,816	---	\$56,816
Investment - State Board	\$204,478	---	\$204,478
SERIES 2012 BONDS			
Investment - 2012 Reserve	---	\$46,737	\$46,737
Investment - 2012 Revenue	---	\$35,724	\$35,724
Investment - 2012 Interest	---	\$6	\$6
Investment - 2012 Principal	---	\$627	\$627
Electric Deposits	\$218	---	\$218
Total Assets	\$988,213	\$87,118	\$1,075,331
LIABILITIES:			
Accounts Payable	\$53,308	---	\$53,308
Due to other Funds	\$4,024	---	\$4,024
Deposits - Dock	\$460	---	\$460
Total Liabilities	\$57,792	\$0	\$57,792
FUND BALANCES:			
Nonspendable:			
Deposits and prepaid items	\$218	---	\$218
Restricted for:			
Debt Service	---	\$87,118	\$87,118
Assigned to:			
Capital Reserve ⁽¹⁾	\$20,500	---	\$20,500
Unassigned	\$909,703	---	\$909,703
Total Fund Balances	\$930,421	\$87,118	\$1,017,539
TOTAL LIABILITIES & FUND BALANCES	\$988,213	\$87,118	\$1,075,331

⁽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 June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	ACTUAL VARIANCE	PROJECTED NEXT 3 MONTHS	FY 2023 TOTAL PROJECTED	PROJECTED VARIANCE
REVENUES:							
Maintenance Assessments - Levy	\$1,402,125	\$1,402,125	\$1,381,273	(\$20,852)	\$20,852	\$1,402,125	\$0
Interest Income	\$250	\$188	\$9,273	\$9,086	\$2,275	\$11,548	\$11,298
Gate Damage Proceeds	\$0	\$0	\$4,181	\$4,181	\$0	\$4,181	\$4,181
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	\$1,500	\$7,052	\$5,552	\$2,400	\$9,452	\$0
TOTAL REVENUES	\$1,406,875	\$1,406,313	\$1,406,449	\$137	\$25,527	\$1,431,976	\$17,649
EXPENDITURES:							
ADMINISTRATIVE:							
Supervisors Fees	\$12,000	\$9,000	\$8,800	\$200	\$3,000	\$11,800	\$200
FICA Expense	\$918	\$689	\$673	\$16	\$230	\$903	\$16
Attorney's Fees	\$30,000	\$22,500	\$28,490	(\$5,990)	\$10,000	\$38,490	(\$8,490)
Engineering Fees	\$30,000	\$22,500	\$19,185	\$3,315	\$9,593	\$28,778	\$1,223
Annual Audit	\$3,700	\$3,700	\$3,700	\$0	\$0	\$3,700	\$0
Trustee Fees	\$3,500	\$3,500	\$3,500	\$0	\$0	\$3,500	\$0
Management Services	\$71,228	\$53,421	\$53,421	\$0	\$17,807	\$71,228	\$0
Computer Time	\$1,000	\$750	\$750	\$0	\$250	\$1,000	\$0
Commissions/Tax Collector	\$16,927	\$25,391	\$15,795	\$9,596	\$232	\$16,027	\$900
Postage and Delivery	\$1,200	\$900	\$1,819	(\$919)	\$300	\$2,119	(\$919)
Printing and Binding	\$2,000	\$1,500	\$2,064	(\$564)	\$688	\$2,752	(\$752)
Insurance	\$62,387	\$65,362	\$65,362	\$0	\$0	\$65,362	(\$2,975)
Legal Advertising & Other	\$2,000	\$1,500	\$1,689	(\$189)	\$500	\$2,189	(\$189)
Office Supplies	\$500	\$375	\$913	(\$538)	\$72	\$985	(\$485)
Dues, Licenses, Subscriptions	\$1,200	\$900	\$175	\$725	\$0	\$175	\$1,025
TOTAL ADMINISTRATIVE	\$238,560	\$211,987	\$206,336	\$5,651	\$42,671	\$249,007	(\$10,447)
FIELD:							
Field Management Fees	\$23,486	\$17,615	\$17,615	(\$1)	\$5,872	\$23,487	(\$1)
Contractual-Security	\$158,929	\$119,197	\$116,248	\$2,949	\$42,681	\$158,929	\$0
Security Patrols	\$37,000	\$27,750	\$20,907	\$6,843	\$12,333	\$33,240	\$3,760
Parking Enforcement	\$8,000	\$6,000	\$4,900	\$1,100	\$2,800	\$7,700	\$300
Fire and Security System Monitoring	\$500	\$375	\$315	\$60	\$105	\$420	\$80
Telephone	\$25,000	\$18,750	\$18,655	\$95	\$3,531	\$22,186	\$2,814
Water & Sewer	\$13,000	\$9,750	\$8,719	\$1,031	\$4,333	\$13,052	(\$52)
Electric	\$83,000	\$62,250	\$74,019	(\$11,769)	\$20,750	\$94,769	(\$11,769)
Pest Control	\$3,500	\$2,625	\$1,980	\$645	\$940	\$2,920	\$580
Community Maintenance	\$285,504	\$214,128	\$214,128	\$0	\$71,376	\$285,504	\$0
Other Maintenance	\$10,000	\$7,500	\$8,971	(\$1,471)	\$1,029	\$10,000	\$0
Irrigation Pumps Maintenance & Repair	\$10,000	\$7,500	\$25,095	(\$17,595)	\$2,500	\$27,595	(\$17,595)
Wall Maintenance & Repair	\$3,000	\$2,250	\$405	\$1,845	\$500	\$905	\$2,095
Park & Pool Maintenance/Repair	\$52,675	\$39,506	\$26,016	\$13,490	\$13,008	\$39,024	\$13,651
Pool Maintenance - Contract	\$29,325	\$21,994	\$21,960	\$34	\$7,320	\$29,280	\$45
Landscape Repairs & Improvements:	\$35,000	\$35,000	\$56,042	(\$21,042)	\$8,750	\$64,792	(\$29,792)
Pruning/Trimming/Clean Up/Tree Removals	---	---	\$37,714	---	---	---	---
Storm Cleanup	---	---	\$3,000	---	---	---	---
Mulch	---	---	\$5,770	---	---	---	---
Landscape Installation	---	---	\$9,558	---	---	---	---
Lake Maintenance/Repair	\$33,000	\$24,750	\$24,727	\$23	\$8,151	\$32,878	\$122
Fountain Maintenance/Repair	\$1,000	\$750	\$0	\$750	\$250	\$250	\$750
Drainage Maintenance	\$26,000	\$19,500	\$10,585	\$8,915	\$15,415	\$26,000	\$0
Road Maintenance/Repair	\$20,000	\$15,000	\$2,480	\$12,520	\$17,520	\$20,000	\$0
Sidewalk Maintenance/Repair	\$20,000	\$15,000	\$5,320	\$9,680	\$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	\$16,500	\$15,595	\$905	\$7,333	\$22,928	(\$928)
Holiday Decorations	\$38,880	\$18,717	\$18,717	\$0	\$0	\$18,717	\$20,163
Gate Repairs & Replacements:	\$35,000	\$26,250	\$23,094	\$3,156	\$8,750	\$31,844	\$3,156
Gate Repairs	---	---	\$4,900	---	---	---	---
Transponders	---	---	\$6,300	---	---	---	---
Envera - Contractual	---	---	\$11,894	---	---	---	---
Major Projects	\$120,000	\$90,000	\$47,631	\$42,369	\$72,369	\$120,000	\$0
Peninsula Park Lighthouse	---	---	\$2,458	---	---	---	---
Restoration from Car Incident in 2021	---	---	\$5,500	---	---	---	---
Healing Garden	---	---	\$13,538	---	---	---	---
Entrance Signs/Marquis	---	---	\$14,400	---	---	---	---
Clubhouse - Dock Extension	---	---	\$615	---	---	---	---
Pool Resurfacing - Clubhouse Pool	---	---	\$3,354	---	---	---	---
Pool Resurfacing - Peninsula Pool	---	---	\$4,026	---	---	---	---
Pool Resurfacing - Fay Cove Pool	---	---	\$3,740	---	---	---	---
TOTAL FIELD	\$1,132,799	\$852,031	\$800,528	\$51,503	\$347,922	\$1,148,450	(\$15,651)
TOTAL EXPENDITURES	\$1,371,359	\$1,064,018	\$1,006,864	\$57,154	\$390,593	\$1,397,457	(\$26,098)
Excess (deficiency) of revenues over (under) expenditures	\$35,516	\$342,294	\$399,585	(\$57,017)	(\$365,066)	\$34,519	\$43,747
FUND BALANCE - Beginning	\$485,465		\$530,836			\$530,836	
FUND BALANCE - Ending	\$520,981		\$930,421			\$565,355	

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
Schedule of Approved 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 - Dock Extension	\$615	\$615	\$91,000
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 and Fay's Cove Pool Areas - Roof Replacement	\$0	\$0	\$50,000
Pool Resurfacing - Clubhouse Pool	\$3,354	\$3,354	\$24,000
Pool Resurfacing - Peninsula Pool	\$4,026	\$4,026	\$35,000
Pool Resurfacing - Fay Cove Pool	\$3,740	\$3,740	\$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	\$13,538	\$13,538	\$13,538
Landscaping Proposal at Entrance Signs / Marquis	\$14,400	\$14,400	\$58,545
Projects reported under "Major Projects" Line Item	\$47,631	\$75,246	\$901,105
Additional projects reported separately:			
Sidewalk Maintenance/Repair	\$5,320	\$5,320	\$20,320
Total Major Projects FY 2022-FY2023	\$52,951	\$80,566	\$921,425

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND FORECAST COMMENTS
For the Period Ended June 30, 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 June has not been received.
Engineering Fees	Budget to Actual	Invoice for June has not been received.
Field Management Services	Straight Line Budget	No Comments
Annual Audit	Based on Contracts	Engagement Letter for FY 2022 audit is \$3,700.
Trustee Fees	Actual Spent	No Comments
Management Services	Based on Contracts	No Comments
Property Appraiser	Budget to Actual	\$2 per lot and 1% commissions for gross assessment roll (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal, Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses, Subs	Budget to Actual	Used for Department of Community Affairs (DCA)

FIELD:

Contractual-Security	Based on Contracts	Envera-Quarterly Pool Monitoring \$8,313.21 per Quarter. Monthly Gate Monitoring \$10,473.00.
Security Patrols	Budget to Actual	City Police Detail (\$48/Hour @ 40 Hours per month)
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoice for June has not been received.
Security System Lease	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Includes current AT&T bill and Comcast DSL.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for June 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 completed, 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 June 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/23	ACTUAL THRU 06/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - A Bonds	\$91,163	\$91,163	\$91,813	\$651
Interest Income	\$0	\$0	\$3,290	\$3,290
TOTAL REVENUES	\$91,163	\$91,163	\$95,103	\$3,941
<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)	(\$1,438)	\$2,503	\$3,941
Net change in fund balance	(\$1,438)	(\$1,438)	\$2,503	\$3,941
FUND BALANCE - Beginning	\$37,545		\$84,615	
FUND BALANCE - Ending	\$36,108		\$87,118	

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	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
	2022	2022	2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	

Revenues

Maintenance Assessments - Levy	\$0	\$116,924	\$1,172,928	\$16,360	\$14,527	\$10,422	\$35,441	\$5,345	\$9,326	\$0	\$0	\$0	\$1,381,273
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	\$170	\$0	\$0	\$0	\$4,181
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	\$1,570	\$0	\$0	\$0	\$7,052
Interest Income	\$164	\$128	\$153	\$188	\$3,146	\$2,655	\$960	\$78	\$1,801	\$0	\$0	\$0	\$9,273

Total Revenues

	\$1,902	\$119,734	\$1,177,749	\$16,548	\$19,783	\$13,077	\$38,076	\$6,713	\$12,867	\$0	\$0	\$0	\$1,406,449
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ADMINISTRATIVE:

Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$0	\$0	\$0	\$8,800
FICA Expense	\$77	\$76	\$77	\$76	\$77	\$76	\$77	\$61	\$76	\$0	\$0	\$0	\$673
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	\$3,080	\$0	\$0	\$0	\$0	\$19,185
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,700	\$0	\$0	\$0	\$0	\$3,700
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	\$5,936	\$0	\$0	\$0	\$53,421
Computer Time	\$84	\$84	\$83	\$83	\$84	\$83	\$83	\$84	\$83	\$0	\$0	\$0	\$750
Commissions/Tax Collector	\$0	\$3,163	\$11,730	\$157	\$146	\$104	\$349	\$53	\$93	\$0	\$0	\$0	\$15,795
Postage and Delivery	\$7	\$262	\$591	\$28	\$198	\$108	\$6	\$603	\$16	\$0	\$0	\$0	\$1,819
Printing and Binding	\$121	\$322	\$104	\$283	\$185	\$156	\$67	\$656	\$170	\$0	\$0	\$0	\$2,064
Insurance	\$21,581	\$0	\$14,594	\$0	\$0	\$14,593	\$0	\$0	\$14,594	\$0	\$0	\$0	\$65,362
Legal Advertising & Other	\$246	\$173	\$200	(\$220)	\$197	\$242	\$269	\$318	\$264	\$0	\$0	\$0	\$1,689
Office Supplies	\$20	\$651	\$23	\$23	\$23	\$24	\$23	\$103	\$23	\$0	\$0	\$0	\$913
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	\$15,393	\$22,255	\$0	\$0	\$0	\$206,336
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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
FIELD:													
Field Management Fees	\$1,957	\$1,957	\$1,958	\$1,957	\$1,957	\$1,957	\$1,957	\$1,957	\$1,958	\$0	\$0	\$0	\$17,615
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,567	\$9,564	\$10,473	\$18,786	\$9,563	\$9,563	\$0	\$0	\$0	\$116,248
Security Patrols	\$3,628	\$2,409	\$2,923	\$2,201	\$2,340	\$1,560	\$1,248	\$1,941	\$2,657	\$0	\$0	\$0	\$20,907
Parking Enforcement	\$700	\$700	\$0	\$700	\$700	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$4,900
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	\$2,399	\$0	\$0	\$0	\$18,655
Water & Sewer	\$1,511	\$1,363	\$1,047	\$967	\$929	\$1,011	\$0	\$898	\$993	\$0	\$0	\$0	\$8,719
Electric	\$7,591	\$7,252	\$7,284	\$8,427	\$8,214	\$8,224	\$8,739	\$9,713	\$8,575	\$0	\$0	\$0	\$74,019
Pest Control	\$85	\$385	\$85	\$385	\$85	\$385	\$0	\$385	\$185	\$0	\$0	\$0	\$1,980
Community Maintenance	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$0	\$0	\$0	\$214,128
Other Maintenance	\$2,374	\$1,255	\$2,128	\$338	\$200	\$0	\$1,011	\$457	\$1,208	\$0	\$0	\$0	\$8,971
Irrigation Pumps Maintenance & Repair	\$3,307	\$1,682	\$4,206	\$6,526	\$0	\$2,593	\$2,667	\$4,114	\$0	\$0	\$0	\$0	\$25,095
Landscape Repairs & Improvements:	\$0	\$714	\$15,249	\$4,100	\$17,621	\$7,606	\$1,952	\$2,800	\$6,000	\$0	\$0	\$0	\$56,042
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	\$2,440	\$0	\$0	\$0	\$21,960
Lake Maintenance/Repair	\$2,717	\$2,717	\$2,718	\$2,717	\$2,718	\$2,717	\$2,988	\$2,717	\$2,718	\$0	\$0	\$0	\$24,727
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	\$3,600	\$0	\$0	\$0	\$10,585
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	\$373	\$0	\$0	\$0	\$15,595
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	\$1,600	\$0	\$0	\$0	\$23,094
Major Projects	\$0	\$0	\$0	\$0	\$0	\$19,900	\$2,458	\$25,273	\$0	\$0	\$0	\$0	\$47,631
Total Field Expenditures	\$122,422	\$84,803	\$90,322	\$79,506	\$78,687	\$95,854	\$79,421	\$101,452	\$68,061	\$0	\$0	\$0	\$800,528
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)	(\$117,309)	(\$59,335)	(\$110,132)	(\$77,449)	\$0	\$0	\$0	\$399,585

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
July 13, 2023 Board Meeting

COMMUNITY INSPECTION PUNCH LIST

- Report provided as **Attachment A**

LANDSCAPE, LAKE & CANALS, AND COMMUNITY

- IGM – Services as Contracted
- Solitude Water Management – Services as Contracted, Reports Provided as **Attachment B**

BOARD REQUESTS

- Peninsula Park Lighthouse Repairs – In Progress
- Comcast Deactivation and Installation of Services – Completed
- Ordered Street Name Sign Brackets, Replacing Old Brackets – In Progress
- CDI Holiday Lights Zero Balance Invoice – In Progress
- Fay's Cove Burned Light Pole Brick Fixture – Installation to be completed by 7/14
- Las Brisas Del Mar PVC Fence Knox Key Lock Installation – In Progress
- Light Er Up Mia Agreement – In Progress
- Letter to Officer of Marked Miami PD Vehicle Parking at James St. Unpaved District Lot – Sent
- Add Missing Trash Cans to Facility Pool Restrooms – Completed
- Inspect all Facility Pools Furniture – Completed
- Chairman to Contact the City of Margate Regarding Docks
 - Chairman Requested for Management to look for Dock Companies
- Management to Inquire about Open Drains in Resident's Properties
 - The city is working on closing back the drains
- Envera to Repair NBD Accident Damages – Approved Proposal – Repairs in Progress
- Envera to Transfer ISP at SBD to Comcast – Envera Resolved Comcast Issues – Completed
- Cancel AT&T at NBD and SBD – To be Completed by 7/14



CORAL BAY CDD

BOARD REQUESTS (Continued)

- Order New Equipment for Board Room Zoom Conferences
- Replace Five (5) Conference Room Chairs not to Exceed \$1,500.00 – In Progress
- Provide MPD 80 Transponders – Completed
- Purchased Two (2) Trail Cameras – Completed
- Drone Video of District Shoreline – Completed

BOARD SUPERVISORS REQUESTS

- John Hall Requests:
 - Sent Letter to 6727 Saltaire Ter./Port Antigua for No Permit Driveway Apron Extension
 - Update will be provided at Board Meeting
 - Install 3130 Sunset Cir./Mallory Harbor E. Swale Bollards – to be completed by 7/14
 - NBD Exit & SBD Entrance Fountains Repairs – to be scheduled week of 7/14

ATTACHMENT A

COMMUNITY INSPECTION PUNCH LIST

Coral Bay CDD

				<u>Location</u>	<u>Pending Items/ In Progress</u>	<u>COST \$</u>
1	03/15/23	P	IGM	The Cape	Remove bare spot in hedges by Victors house & add small boulders (Not completed as of 07/05/23 - Following up with IGM)	TBD
2	05/10/23	I	IGM	Playgrounds	Stakes around playground boarder to be nailed down (Not fully completed as of 07/05/23 - Following up with IGM)	TBD
3	05/31/23	P	MGT	Entrances	Inspect entrance monuments for paint repairs (In contact with vendors)	TBD
4	05/31/23	P	IGM	Common Areas	Clear stop sign by Island Lane and Duval Drive (Not completed as of 07/05/23 - Following up with IGM)	TBD
5	05/31/23	P	MGT	30th Street	New "Resident Only" sign to be installed (Working with sign company on proofs)	TBD
6	05/31/23	P	MGT	Peninsula Park	No Swimming sign to be replaced at Pen Park by dock	TBD
7	05/31/23	P	MGT	Peninsula Park	Sand and Paint bike rack to avoid further rusting (Vendor to re-inspect - Small rust areas still visible)	TBD
8	05/31/23	P	MGT	Fays Cove	Relocate Trash Cans at Fays Cove	TBD
9	07/21/23	I	MGT	Tot Lot	Contact FPL about wire hanging from their light	N/A
10	07/21/23	P	MGT	Fays Cove Pool	Vendor to repair leaking shower spigot	TBD
11	07/21/23	P	MGT	North Bay Park	New rims to be installed on hoops to help prevent constant net damage	TBD
12	07/21/23	P	MGT	North Bay Park	Paint bollard in parking lot	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	04/19/23	C	MGT	East Mallory Harbor	3130 Sunset Circle - Protecting swale at homeowners request (Homeowner agreed to bollards)	\$ 1,600.00

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

ATTACHMENT B

LAKE MAINTENANCE REPORT

JULY 13, 2023

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

Service Report



Work Order
 Work Order Number 00262832
 Created Date 6/1/2023

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. Treated for aquatic weeds around whole perimeter of the big lake.
 Prepared By Ryan Casella

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated for aquatic weeds
Coral Bay CDD - Lakes all	ALGAE CONTROL	
Coral Bay CDD - Lakes all		Inspected lake. Treated for aquatic weeds around whole perimeter of the big lake.

Service Report



Work Order
 Work Order Number 00280659
 Created Date 6/27/2023

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

Work Details

Specialist Comments to Customer Inspected the lake and canals. Treated the canals for shoreline grasses and algae. Treated the big lake for shoreline grasses, algae, and aquatic weeds. The pH is 8.77, the temperature is 85.82° F, and the dissolved oxygen is 6ppm.

Prepared By Ryan Casella

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up debris
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Treated for shoreline grasses
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated for aquatic weeds
Coral Bay CDD - Lakes all	ALGAE CONTROL	Treated for algae
Coral Bay CDD - Lakes all		Inspected the lake and canals. Treated the canals for shoreline grasses and algae. Treated the big lake for shoreline grasses, algae, and aquatic weeds. The pH is 8.77, the temperature is 85.82° F, and the dissolved oxygen is 6ppm.

CORAL BAY CDD FY2023 - 2024 PROJECTS LIST
CAPITAL IMPROVEMENTS/ENHANCEMENTS

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

Item #	Project Category	Project	Comments	Estimated Cost	Cumulative Cost Non-Landscaping	Cumulative Cost Landscaping Only
1	Periodic Large Facilities Repairs	Clubhouse and Peninsula Park – Lake Deck Engineer Repair Cost Evaluation	Pending Estimate to repair current deck structures	\$ -	\$ -	\$ -
2	Periodic Large Facilities Repairs	Peninsula Park - Pool Resurfacing	Requested by Health Dep.	\$ 35,000.00	\$ 35,000.00	\$ -
3	Periodic Large Facilities Repairs	Fay Cove Pool - Pool Resurfacing	Will be recommended by Health Dep.	\$ 21,000.00	\$ 56,000.00	\$ -
4	Periodic Large Facilities Repairs	Clubhouse Pool - Pool Resurfacing	Needed	\$ 24,000.00	\$ 80,000.00	\$ -
5	Fay's Cove Facility	Fay's Cove pool area - Dock Replacement	Composite/Wood	\$ 100,000.00	\$ 180,000.00	\$ -
6	Periodic Large Facilities Repairs	Paint Fencing Around All Facility Pools	All pool fences	\$ 7,000.00	\$ 187,000.00	\$ -
7	Periodic Large Facilities Repairs	North Bay Park Tennis Courts Resurfacing	Both Courts	\$ 20,000.00	\$ 207,000.00	\$ -
8	Parks	Parks - Additional Lighting	\$2,000 each - Tot Lot 3 NB PK 2	\$ 10,000.00	\$ 217,000.00	\$ -
9	Periodic Large Facilities Repairs	Clubhouse and Fay's Cove pool areas - Roof Replacement	Past repairs were not significant	\$ 50,000.00	\$ 267,000.00	\$ -
10	Parks	Pickleball Court (North Bay Park)	<i>Next to Basketball Court</i>	\$ 59,000.00	\$ 326,000.00	\$ -
11	Gates	30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	May no longer be necessary	\$ 80,000.00	\$ 406,000.00	\$ -
12	Roads	Roads - Additional Speed Humps	\$5,00 each around perimeter road	\$ 20,000.00	\$ 426,000.00	\$ -
13	Clubhouse	Clubhouse - Dock Extension	Composite/Wood	\$ 91,000.00	\$ 517,000.00	\$ -
14	Parks	North Bay Park - Addition of new Volleyball Court	1 sand court	\$ 24,000.00	\$ 541,000.00	\$ -
15	Parks	North Bay Park - Additional Outdoor Equipment	Approximate 4 to 5 additional equipments	\$ 20,000.00	\$ 561,000.00	\$ -
16	Parks	North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	1/4 mile path of asphalt	\$ 29,000.00	\$ 590,000.00	\$ -
17	Clubhouse	Clubhouse - New Lake Fountain	10 Hosepower	\$ 26,000.00	\$ 616,000.00	\$ -
18	Clubhouse	Clubhouse - Addition of Pool Heater	Electric pump	\$ 24,000.00	\$ 640,000.00	\$ -
19	Periodic Large Facilities Repairs	Clubhouse, Fay's Cove, & Peninsula PK – Restroom Repairs	Board request 6/8/23 Pending Proposals	\$ -	\$ 640,000.00	\$ -
1	Landscaping	Landscaping Proposal at Entrance Signs	Final revised proposal	\$ 58,545.00	\$ 640,000.00	\$ 58,545.00
2	Landscaping	Landscaping Proposal - Rest of Community	Pending Final Revised Proposal	\$ -	\$ 640,000.00	\$ 58,545.00
TOTALS				\$ 698,545.00	\$ 640,000.00	\$ 58,545.00

TOTAL OF ALL PROJECTS \$ **698,545.00**
TOTAL OF ALL OTHER PROJECTS \$ **640,000.00**
TOTAL OF ALL LANDSCAPING PROJECTS \$ **58,545.00**

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



Estimate

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

ESTIMATE # DATE
 13270 04/24/2023

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

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

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

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

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

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

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

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

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

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

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

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

Loan amounts up to \$100,000

Zero % Financing available

Affordable monthly payment options

Funding within 1-3 days

No prepayment penalties

No home equity required

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

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

TOTAL

\$30,595.00

Accepted By

Accepted Date

MINUTES OF THE JUNE 8, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, June 8, 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, Juliana Duque, GMS, Rich Hans, GMS (by Zoom) Nicholas Caire, Light Er Up Holiday Lighting, Fred Bourdin, resident, Robert McCormick, resident, Sabrina Lima, 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: 0:00:25)

2. Presentations/Reports – Follow up on Holiday Lights

Mr. Spavento (Tape Time: 0:01:07) moved on to presentations and asked Nicholas Caire from Light Er Up for his presentation.

(At this time Mr. Caire from Light Er Up (Tape Time: 0:01:22) gave a summary of the Holiday lighting options with additional renderings the Board had requested at the last meeting. Mr. Caire stated his team created 3 proposal options and he briefly described each option with renderings to the Board for their review)

(At this point (Tape Time: 0:04:59) a Q&A session was held among the Board members and Mr. Caire relating to the various options. Some additional discussion between the Board members, Mr. Caire and staff followed as well)

ACTION:	Approve Proposal with Light Er Up Miami (Option #4) for Holiday Lighting in the amount of \$46,000
RESULT:	Light Er Up Miami proposal Option #4 (Combo of Options #2 & #3) in the amount of \$46,000 was approved
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	4 in favor, 1 opposed (R. Gallucci)
Tape time: 0:33:04	

Mr. Padilla asked (Tape Time: 0:36:26) the Board for a motion to cancel the contract with CDI.

ACTION:	Approve to cancel the agreement with CDI
RESULT:	Authorizing staff to cancel the agreement with CDI was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 0:36:38	

3. Audience Comments/Supervisors Responses

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:36:50)

Mr. Fred Bourdin (Tape Time: 0:37:01) from Mallory Harbor made a few comments thanking Mr. Padilla, Mr. Hall, and Mr. Spavento for resolving the issue with Mr. Charles Brown about the broken sidewalk in the E. Mallory Harbor section. He also made an additional comment relating to the entrance signage for each of the eight associations.

Mr. Spavento (Tape Time: 0:38:20) asked if there were any other audience comments.

Ms. Sabrina Lima (Tape Time: 0:38:25) from Fay's Cove made a few comments relating to the restrooms at the pool at Fay's Cove, stating that they were very old and out of date and that there was no trash can inside. She asked if there was any discussion about upgrading that. She also mentioned the lighthouse construction going on at Peninsula Park and wanted to know the status of that project. Additionally, she wanted to find out if any new chairs were being purchased for the summer for the Fays Cove pool. Lastly, she asked if the dock at Fay's Cove pool was going to be replaced or if that project was completed already.

Mr. Burgess (Tape Time: 0:39:54) stated they would look at the Fay's Cove chairs since they just got new chairs last year.

Mr. Padilla (Tape Time: 0:40:13) stated the pool at Peninsula Park was under renovation for the lighthouse tower, and the idea was to do the scaffolding and block out the entrance to the tower and the pool. However, the project had been delayed due to the weather and it also took longer than expected for the scaffolding to go up. The pool was scheduled to open on June 8th but, would be open by the end of the day on June 9th, so the pool would be open for the weekend.

Mr. Spavento (Tape Time: 0:41:12) also made some additional comments regarding the pool chairs stating that while new chairs were received, once it was realized how many chairs the District had, it was decided to put some away in storage until needed. He also commented on the docks, stating that currently the Board was actively reviewing options for the repair /replacement of the 3 docks, having received estimates of \$150,000 to \$200,000 each, and the Board was looking at a long-term solution of replacing them with a cement base which would end up costing more money but would last much longer.

Ms. Hagen (Tape Time: 0:42:40) commented the Coral Bay CDD website has the agenda packages and the minutes of the Board meetings posted on the website every month for anyone to see what items had been discussed by the Board, any proposals that had been considered, and the current projects that are being worked on.

(At this point (Tape Time: 0:46:30) a discussion was held among the Board members, staff, and the attending audience relating to some of the audience comments)

DIRECTION: The Board directed staff to:

- *Add bathroom upgrades to Major Project List*
- *Ensure the IGM inspects the Fay's Cove restroom to have them open weekends/ holidays since this was not the case this past holiday weekend*
- *Add trash receptacles to Fay's Cove restrooms*
- *Check Fay's Cove and all pool furniture*

4. Staff Reports

Mr. Spavento asked for Mr. Pawelczyk's staff report. (Tape Time: 1:05:05)

A. Attorney

Mr. Pawelczyk (Tape Time: 1:05:18) stated he didn't have anything specific to report that wasn't already listed on the agenda. He also commented on the financial disclosure forms stating this item was on the agenda under the manager's report, so he wanted to remind the Board members those forms were due on July 1st. He also mentioned there was a section on the form that states, I hereby certify I've completed 4 hours of ethics training, and currently, that item would be checked as N/A because no Supervisors had completed the ethics training which they were not required to do. However, starting January 1, 2024, all Supervisors will be required to complete 4 hours of ethics training since the law was just amended by the Governor to include CRA Board members and Special District Board members and officers. Mr. Pawelczyk stated his firm is preparing a memo to go out to all CDD Districts outlining when the requirement needs to be completed, and all the particular details relating to the course. Right now, he just wanted the Board to be aware that this would be forthcoming.

B. Engineer

Mr. Spavento asked *(Tape Time: 1:08:02)* Mr. Padilla for an update on the engineer’s report.

- 1) Discussion of:**
 - a. Report with KCI**
 - b. Proposal for Docks Evaluation**

Mr. Padilla *(Tape Time: 1:08:407)* stated Mr. Geiger mentioned at the last Board meeting he would be on vacation and would not be able to attend today’s meeting, however, he did provide his report. Mr. Padilla asked if there were any questions relating to the report, stating it was pretty self-explanatory. Mr. Padilla stated that listed under old business was information relating to the resolutions for docks on individually owned property, rules and specifications, also lake bank/shoreline restoration resolution, and CDD docks. Mr. Geiger also provided a proposal for the 2 docks’ evaluation and repairs for a total amount of \$8,800.

(At this point (Tape Time: 1:09:51) a discussion was held among the Board members and staff relating to the dock proposal)

ACTION:	Approve proposal from Lakdas/Yohalem Engineering, Inc. for inspections to have specifications on how to repair 2 docks (not including repairs) not to exceed \$8,800
RESULT:	The proposal from Lakdas/Yohalem Engineering, Inc. not to exceed \$8,800 subject to staff providing additional clarification on details relating to the proposal was not approved
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All opposed – Motion failed unanimously
Tape time: 1:12:21	

DIRECTION: Board direction was to:

- *Have Mr. Spavento seek out additional information on docks from his contact, coordinate with District Management staff, and bring it back to the Board at the next meeting*
- *District Engineer to revise proposal and get other proposals with more details*
- *Also check with City of Margate about open drain holes, when they would be covered, and when smoke test would end*

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: 1:30:35*) Ms. Hagen (*Tape Time: 1:30:41*) stated there were additional supplemental emails 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 items. (*At this point (Tape Time: 1:31:05) a discussion was held among the Board members and staff relating to the check run summary and invoices*)

DIRECTION: The Board directed staff to stop sending supplemental emails for the financials and just include them in the agenda package.

Mr. Mizusawa (*Tape Time: 1:34:22*) stated they were still paying AT&T for North and South Bay Drive, and Comcast had their equipment out there as well, but Envera was supposed to be out there to swap out the service, which should have already been done.

Mr. Padilla (*Tape Time: 1:34:47*) stated he was in contact with Nathan Caire at Envera who informed him that they can cancel AT&T for North Bay Drive, but there was still an issue with South Bay Drive because Envera needed to program the modem with Comcast.

(At this point (Tape Time: 1:35:02) a discussion was held among Board members and Mr. Padilla relating to this item)

DIRECTION: Board direction was to:

- *Have Mr. Mizusawa contact Nathan at Envera (via email and copy District management) relating to Comcast, South Bay Drive upgrade,*
- *get last two AT&T Invoices, and install date.*

- Staff to cancel AT&T North Bay Drive contract

ACTION:	Approve Check Run Summary and Invoices that were provided from all sources (agenda and supplemental emails) as presented
RESULT:	Check Run Summary and Invoices provided from all sources (agenda and supplemental emails) were approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:40:28	

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: 1:40:36)

Mr. Burgess (Tape Time: 1:40:42) gave a brief update on a few items listed on the punch list which was included as Attachment A in the agenda package.

(At this point (Tape Time: 1:41:45) a discussion was held among the Board members and staff relating to this item)

Mr. Hall (Tape Time: 1:41:47) asked about the landscaping that was removed 3 or 4 months ago when some palm trees were dead and were removed and asked if staff had any proposals for those replacements.

Mr. Padilla (Tape Time: 1:42:15) stated that it just happened 2 days ago, and that was why it was not on the agenda but, IGM was requesting to replace the landscaping for

\$58,545, and if the Board wanted to discuss it further, they could put it on the agenda for the next meeting.

Mr. Hall stated (Tape Time 1:42:47) nothing would be installed until they approved it and they couldn't approve it without looking at the proposal.

Ms. Duque stated (Tape Time: 1:42:57) she has heard a lot of issues in terms of landscaping proposals, and if the Board would like, she could request the vendor to attend the next meeting to present his proposals, and then the Board could let him know what they were thinking.

Mr. Padilla (Tape Time: 1:43:35) stated he did ask Terry from IGM to come to the meeting, however, Terry had been sick the entire week, and stated he would be able to attend the next meeting. Mr. Padilla also stated that since the Board was expecting this item, he wanted to bring it to the Board to make the Board aware they do have a proposal.

(At this point (Tape Time: 1:43:56) a discussion was held among the Board members and staff relating to this item, and a few other items on the Field Manager's report)

DIRECTION: The Board directed staff to: (Tape Time: 1:55:38)

- Have landscape proposals at next Board meeting and have Terry from IGM attend*
- Proceed with Knox Key locks purchase for the white PVC fence on South Bay Drive leading into Las Brisas Del Mar since the gates are opened by residents and the Margate Fire Department needs to use that gate in case of an emergency. The Knox key will be used by the MFD*
- District Attorney to draft letter to homeowners about tree and root removals*
- Have proposal, for tree and root removal in areas that are affecting/raising the perimeter wall, at next Board meeting and obtain other vendor proposals*

Mr. Padilla (Tape Time: 1:59:33) gave a brief update on the Fay's Cove burned light pole fixture stating it was going to take a few weeks to have that completed. He stated the electrician ordered a new driver for the fixture which was pending delivery for installation. Mr. Padilla gave a few other updates on some of the other items included on the Field Manager's report as well. Mr. Padilla also stated (Tape Time: 2:05:25) on his report there were two properties that had no permits when they did their driveway extensions, one

responded to him, and one did not. The property that did not respond was 6727 Saltaire Terrace, Port Antigua so it was brought back to the Board for direction.

(At this point (Tape Time: 2:05:52) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to: (Tape Time: 2:06:15)

- *Send a letter to the house on Port Antigua with no permit extended parking to submit the paperwork for the permit*

E. CDD Manager

1) Approval of the Minutes of the April 13, 2023 and May 11, 2023 Meetings

Mr. Spavento asked (Tape Time: 2:08:19) for a motion to approve the minutes.

ACTION:	Approve Minutes of the April 13, 2023 and May 11, 2023 Meetings
RESULT:	The April 13, 2023 and May 11, 2023 meeting minutes were approved as presented
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 2:08:22	

(The Board directed staff going forward to change the format on the Minutes to the new format where the narrative would directly follow each of the subsections rather than all narrative after the complete subsection list) (Tape Time: 2:10:02)

Mr. Padilla (Tape Time: 2:10:24) stated there was another item on his report which was contacting the two police officers who were blocking the sidewalk with their vehicles. Mr. Padilla stated they did adhere to the request but, a new situation had arisen. There

was a homeowner who is a Miami Police Officer parking his vehicle on the empty lot on James Street. Mr. Padilla stated he left his card but received no response back. He also stated the next step would be to send a letter asking him not to park there, and if he doesn't comply or respond within a week, Mr. Hall suggested contacting the Chief of Police of Miami PD Department and copy the city manager to let them know. Mr. Padilla asked the Board if they had any objections moving forward with this process.

(At this point (Tape Time: 2:11:10) a discussion was held among the Board members and staff relating to this item)

DIRECTION: *The Board directed staff (Tape Time: 2:13:21) to send letter to homeowner regarding James St./Miami PD car parking on empty lot and if no reply, contact Miami PD Chief and Sargent to stop parking vehicle on unpaved no parking zone.*

2) Discussion of State Board of Administration Account

(This item was previously discussed at a prior meeting)

3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

(This item was discussed earlier at this time)

5. New Business

A. Discussion of:

1) Tot Lot Hours – John Hall

Mr. Spavento (Tape Time: 2:14:12) stated he had a request to move item 6F under old business (overflow parking at North Bay Park PVC fence area) up to the first item under new business regarding the tot lot. Mr. Spavento stated they have a proposal for overflow parking in the PVC fence area.

(At this point (Tape Time: 2:14:45) a discussion was held among the Board members and staff relating to this item)

Mr. Hall stated (Tape Time: 2:17:13) there was one sign stating the park was open until 10 o'clock, and another sign that says Coral Bay tot lot and the sign posted at the parking lot which says the park closes at dusk, so one sign needed to be changed so they both say the same thing because it's the same park.

(At this point (Tape Time: 2:17:54) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to correct the sign to say the tot lot is open until dusk.

2) Options for District Empty Lots at Indian Key Blvd. and James Street (Las Brisas/E. Mallory Harbor) – John Hall
(This item was skipped over at this time)

3) Upgrade of Facility Pools Lights for Night Swimming – John Hall

Mr. Spavento (Tape Time: 2:20:54) moved to item #3 under new business, stating Mr. Padilla stated the kinds of lights for the pools are not being manufactured anymore, and neither are the drivers for the current light fixtures. Mr. Spavento stated there was one light out which they were able to find a driver for, and the option would be to increase the lights at all 3 pools until 10 o'clock at night, or just the clubhouse.

(At this point (Tape Time: 2:22:12) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to obtain proposals for each of the pool areas for lighting to bring them up to code for the next meeting for the Board to review and make a decision.

2) Options for District Empty Lots at Indian Key Blvd. and James Street (Las Brisas/E. Mallory Harbor) – John Hall

Mr. Spavento (Tape Time: 2:26:10) moved back to item #2 under new business, options for the empty lots. Mr. Spavento asked for a motion from the Board to discuss this item. There was no motion from the Board.

Mr. Padilla (Tape Time: 2:26:21) stated he had two items related to this, stating that Mr. Hall requested him to contact the HOA management, and Las Brisas sent it to their Board but, Mr. Padilla had not received a response. Then for Indian Key, the HOA management also sent it to their Board but, the manager was asking if extra parking was possible, but the CDD Board has not decided anything yet.

(At this point (Tape Time: 2:26:57) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to wait for the HOA Management to respond.

4) Sidewalk Criteria for Replacement and Repairs – John Hall

Mr. Spavento (Tape Time: 2:32:25) moved on to item #4, stating this item was already discussed.

5) Towing Company (Emergency Towing) and Patrol Company (Parking Enforcement) – John Hall

Mr. Spavento (Tape Time: 2:32:28) moved on to item #5, and asked Mr. Hall for his comments on this item.

Mr. Hall (Tape Time: 2:32:33) stated when the issue came up about some of the cars that were towed from the tennis courts, he read on social media that the person that does the towing parking patrol for Coral Bay is the father of the person who owns the towing company that tows for Coral Bay. Mr. Hall stated he called Mr. Padilla and asked if he could confirm or deny this, and Mr. Padilla confirmed they were two separate companies. The owners of the two companies are father and son, and Mr. Hall told Mr. Padilla he needs to make the Board aware of it and if the Board wants to make a change they can, and if they don't, they don't have to.

(At this point (Tape Time: 2:33:57) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board had no objection to this situation.

6) IGM Pending Revision of Landscape Proposals

Mr. Spavento (Tape Time: 2:32:28) moved on to item #6 stating this item was already discussed.

7) Changing from Paper Agendas to Tablets

Mr. Spavento (Tape Time: 2:36:18) moved to item #7 under new business, changing from paper agendas to tablets and asked staff how much money it saved and will they get all of the agenda items before the meeting.

Mr. Padilla (Tape Time: 2:36:31) stated that Ms. Duque would be assisting him with that since she had experience with tablets.

Ms. Duque (Tape Time: 2:36:44) stated in terms of how much money they would save, that information would not be known until the end of the fiscal year.

Mr. Padilla (Tape Time: 2:37:11) stated that the budgeted amount is \$150 per month, so it would be about \$30 per book or approximately \$1,800 per year.

(At this point (Tape Time: 2:37:22 a discussion was held among the Board members and staff relating to the benefits of using tablets versus hard copies)

DIRECTION: The Board had no objection to staff providing both tablets and hardcopies at the next meeting to try.

B. Board Conference Room

1) Meeting Improvements for Zoom Hybrid Board Meetings – John Hall

Mr. Spavento (Tape Time: 2:43:16) moved to item B under new business, meeting improvements for Zoom hybrid Board meetings.

Mr. Hall (Tape Time: 2:43:24) made a few comments regarding Zoom meetings stating he had attended meetings by Zoom and couldn't hear anything. Mr. Hall suggested having management look into getting some type of sound system to plug into the computer with a microphone for each Board member and staff.

(At this point (Tape Time: 2:43:59) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to order the sound system with microphones as discussed prior to the next Board meeting to test out the system.

2) Direction on Approved \$1,000 Conference Room Replacement of Chairs

Mr. Spavento (Tape Time: 2:47:42) moved to the next item, direction on approved \$1,000 conference room replacement chairs, and asked what direction was needed on this item.

(At this point (Tape Time: 2:47:50) a discussion was held among the Board members and staff relating to this item)

(The Board had no objection to ordering the conference room chairs as discussed)

ACTION:	Approve the purchase of 5 conference room chairs with arms not to exceed \$1,500
RESULT:	The purchase of 5 conference room chairs with arms were approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:51:30	

3) Discussion on Approved Carpet Replacement

Mr. Spavento (Tape Time: 2:51:43) moved to the next item, discussion on approved carpet replacement, and asked for any questions or comments.

(At this point (Tape Time: 2:51:56) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to obtain proposals with options.

C. City of Margate Request to Change Process of Obtaining Transponders – John Hall

Mr. Spavento (Tape Time: 2:53:41) moved to item C, City of Margate request to change process of obtaining transponders and asked Mr. Hall for his comments.

Mr. Hall (Tape Time: 2:53:47) stated that Mr. Padilla informed him there was a request from the City of Margate Police Department for 115 transponders.

Mr. Padilla (Tape Time: 2:54:02) stated they would settle for 90 because some of their staff would not be driving through Coral Bay.

Mr. Hall (Tape Time: 2:54:19) stated he spoke to the administrative assistant to the city manager and explained to her that Coral Bay had a new entry system and the Board agreed any first responder or emergency vehicle needed a transponder for access to the community. Mr. Hall stated he was referred to someone in the police department that was in charge of acquisitions, and that person said they would only need 80 and he would go

through the various departments to see what he could salvage from the ones that were previously provided to them.

(At this point (Tape Time: 2:56:29) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board requested Mr. Hall to provide the contact info for Margate Police Department to staff and agreed to have staff provide 80 transponders to the Police Department.

ACTION:	Approve City of Margate Police Department request for additional transponders
RESULT:	Request to supply an additional 80 transponders to the City of Margate Police Department was approved
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 3:01:22	

D. Indian Key Entrance Accident Update

Mr. Spavento (Tape Time: 3:01:42) moved to item D, Indian Key entrance accident update, and asked Mr. Padilla to give his update.

Mr. Padilla (Tape Time: 3:01:47) stated he received the information and will submit the information requested to the insurance company, and that the damages to the doggie station and the speed limit signs were already replaced.

(At this point (Tape Time: 3:02:07) a discussion was held among the Board members and staff relating to this item and the new gate arms)

DIRECTION: The Board directed staff to move forward with North Bay Drive exit gate damage repairs instead of replacement of new upgraded arm.

Ms. Hagen (Tape Time 3:07:17) asked if the Board would like to approve the website updates relating to some of the changes that were previously discussed, such as a

new page for newsworthy items. Ms. Hagen passed out some paperwork to the Board relating to those updates and briefly explained the layout.

DIRECTION: *The Board had no objection and requested Ms. Hagen to proceed with the website changes and updates.*

6. Old Business

A. Parking Patrol Instructions and Possible Booting of Offending Vehicles Cannot Be Towed – John Hall

Mr. Spavento (Tape Time: 3:18:07) moved to item A under old business, parking patrol instructions, and possible booting of offending vehicles and stated that Mr. Hall stated he would withdraw his item.

B. GPS Satellites Directing Visitors to 30th Street Gate for Public Entry Update – George Mizusawa

Mr. Spavento moved on to item B, GPS satellites directing visitors to 30th Street gate, and stated the Board received an email from staff relating to Mr. Mizusawa’s findings. Mr. Spavento asked Mr. Mizusawa if he had any additional comments.

Mr. Mizusawa (Tape Time: 3:18:28) stated he had no further comment.

Mr. Spavento (Tape Time: 3:18:35) stated that homeowners don’t use GPS to get home, so it didn’t matter if that went through or not but, homeowners and guests should be informed that it doesn’t go through, it’s a nonexistent road.

DIRECTION: *The Board had no direction for this item.*

C. Discussion of Setting District/Facilities Rules Public Meeting

Mr. Spavento (Tape Time: 3:20:04) moved to item C, discussion of setting District facilities rules public meeting, and asked the Board for discussion on this item or a motion to table this item for the next meeting.

ACTION: Tabling item C under Old Business to the next meeting

RESULT: Item C was tabled for the next Board meeting

MOVER: Tina Hagen

SECONDER: George Mizusawa

AYES: All in favor

Tape time: 3:20:21

D. Capital Improvements/Enhancements Ranking

Mr. Spavento (Tape Time: 3:20:36) moved to item D, capital improvements and enhancement ranking, and asked the Board for discussion on this item.

Ms. Hagen (Tape Time: 3:20:40) stated they got the list but, as mentioned at the previous meeting there was a strange ranking of rebuild versus repair, and the project that was discussed earlier about getting a survey done to figure out what the Board wanted to do, that should take top priority, and the other ones should not be on the list until the Board had the information to decide to go further.

(At this point (Tape Time: 3:21:28) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to remove all items related to dock repair and replacement and add the dock evaluation to the top ranking.

E. Update on Trail Camera – George Mizusawa

Mr. Spavento (Tape Time: 3:25:24) moved to item E, update on trail camera and asked Mr. Mizusawa for his update.

Mr. Mizusawa (Tape Time: 3:25:35) stated he wasn't sure why this item was still on the agenda but gave a brief update on his analysis and findings of the trail cameras to the Board.

(At this point (Tape Time: 3:26:03) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board had no objection to this item and directed staff to purchase 2 trail cameras as presented by Mr. Mizusawa.

F. Overflow Parking at North Bay Park PVC Fence Area – Ron Gallucci

Mr. Spavento (Tape Time: 3:35:35) moved to item F under old business, overflow parking at North Bay Park PVC Fence area, and stated this item was already discussed earlier at this meeting by Mr. Gallucci.

G. Street Parking Exceptions – John Hall

Mr. Spavento (Tape Time: 3:35:40) moved to item G under old business, street parking exceptions, and asked Mr. Hall to present his item.

Mr. Hall (Tape Time: 3:35:44) stated he spoke to Mr. Padilla about this item since a few residents asked him about street parking exceptions. Mr. Hall stated Coral Bay never set up anything in the rules related to this item but, there would be times when residents will need to park in the street whether they're recoating their driveway or repainting their driveways, etc.

(At this point (Tape Time: 3:35:58) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed Mr. Padilla to send an email to the Board members requesting their opinions on this item to be included in future rule changes and bring it back to the next meeting.

H. Update on:

- 1) Lake and Canal Shoreline Drone Video Survey Proposals**
- 2) Envera System Upgrades**
- 3) North Bay Left Exit Accident**

Mr. Spavento (Tape Time: 3:39:55) moved to item H under old business and asked for an update on the above-listed items, lake and canal shoreline drone video proposals, Envera System upgrades and North Bay left exit accident.

Mr. Padilla (Tape Time: 3:40:01) stated he reached out to 3 companies for the drone proposals and received proposals from \$450 to \$1,000. He spoke to one company that presented their proposal, SFEF Aerial Imagery, and based on direction from the Board, the vendor would do the video for 2 hours at \$150 per hour for \$300. Mr. Padilla asked if the Board had any objections with moving forward with that vendor.

DIRECTION: The Board had no objections to move forward with the drone video survey and directed Mr. Padilla to proceed with the proposal for \$300.

Mr. Spavento (Tape Time: 3:40:46) stated #2, Envera System upgrades had previously been discussed at this meeting, and item #3, North Bay left exit accident had also been discussed earlier.

I. Discussion of:

1) Gates Hits Recovery Options – Tina Hagen

2) HOA Signs – John Hall - Tina Hagen

Mr. Spavento (Tape Time: 3:41:00) moved on to the next item, gate hits recovery options, and asked Ms. Hagen for her comments.

Ms. Hagen (Tape Time: 3:41:03) made a few comments on this item, stating the Board gets the gate hits report and there were a lot of them that say, they're not paying and wanted to know if there was any legal possibility of perhaps taking them to small claims court to collect.

Mr. Pawelczyk (Tape Time: 3:41:34) stated the filing fee for small claims court would be at least \$200 and asked if the Board wanted to spend \$200 for each one of those cases.

(At this point (Tape Time: 3:41:43) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed Mr. Pawelczyk to find out what the filing fee would be, review the recovery report in more detail, and report back to the Board at the next meeting.

Mr. Spavento (Tape Time: 3:47:52) moved on to the next item, HOA signs and asked Ms. Hagen for her comments.

Ms. Hagen (Tape Time: 3:48:01) stated she sent a notice to all the HOA management companies to find out if the residents were interested in having signs at their community entryways. Ms. Hagen stated she got mixed reviews, some wanted it, and some did not. Ms. Hagen commented that Coral Bay did not have any sign that said

Welcome to Coral Bay, so she created a drawing she felt would solve all the problems and passed a copy out for the Board to discuss.

At this point (Tape Time: 3:48:48) a discussion was held among the Board members and staff relating to this item)

DIRECTION: *The Board had no direction on this item.*

7. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 10:55 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:55:15	

Secretary/Assistant Secretary

Chairman/Vice Chairman



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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	 06/05/2023	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	 06/28/2023	View Filing History
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298860	2022	Mizusawa, George	<ul style="list-style-type: none"> Coral Bay Community Development District-Board of Supervisors 	Form 1 with Broward County SOE	 06/26/2023	View Filing History
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NOTICE OF MEETINGS
CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the [Coral Bay Community Development District](#) will hold their meetings for [Fiscal Year 2024](#) at 7:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Dr., Margate, FL 33063 on the second Thursday of each month as follows:

October 12, 2023
[November 09, 2023](#)
December 14, 2023
January 11, 2024
February 08, 2024
March 14, 2024
April 11, 2024
May 09, 2024
June 13, 2024
July 11, 2024
August 08, 2024
September 12, 2024

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Julio Padilla
Manager

6/28/2023



MAYFAIR HOME SERVICES LLC
CERTIFIED GENERAL CONTRACTORS
 LICENSED & INSURED
 FLORIDA STATE LICENSE REGISTERED GENERAL CONTRACTOR # RG291104066
 MIAMI DADE COUNTY LOCAL LICENSE CERTIFIED GENERAL CONTRACTOR # 14BS00225
 15650 SW 148TH COURT
 Miami, FL 33187
 PH: 786-712-6929
eduardo@mhsbuilder.com

PROPERTY : CORAL BAY CDD
ATT: JULIANA DUQUE
ADDRESS: CORAL BAY RECREATION CENTER
3101 SOUTH BAY DRIVE, MARGATE FL 33063
PROJECT: CLUB HOUSE FLOORING

KEY CODE			
CY	Cubic Yard	LF	Linear Feet
SY	Square Yard	EA	Each
MNTH	Months	SF	Square Feet
D	Day	LS	Lump Sum
GL	Gallon	BD	Board

PROPOSAL # 00063/2022

PROJECT
 FLOORING INSTALLATION
 AT CLUB HOUSE
 3 OPTIONS

ITEM	SCOPE	UNIT	# OF UNITS	\$ PER UNIT	TAX	TOTAL
1.0						
1.0 DEMOLITION						
1.1	BASEBOARDS AND TRIM REMOVAL	LF	220	\$ 0.20	\$	44.00
1.2	REMOVAL OF EXISTENT CARPET AND UNDERLAYMENT	SF	1,030	\$ 0.20	\$	206.00
1.3	HAUL AWAY ALL CONSTRUCTION DEBRIS	EA	1	\$ 480.00	\$	480.00
						\$ 730.00
2.0 FLOORING OPTION 1 / VYNYL FLOOR CLASS A FLOOR / FOR 2 ROOMS						
2.1	FLOOR LEVELING	SF	1,030	\$ 0.85		875.50
2.2	PROVIDE VINYL FLOOR ITALIAN BELLA / GRAY COLOR TONES	SF	1,030	\$ 4.85		4,995.50
2.3	PROVIDE MOISTURE/VAPOR BARRIER UNDERLAYMENT	SF	1,030	\$ 1.15		1,184.50
2.4	VINYL FLOOR INSTALLATION LABOR	SF	1,030	\$ 3.70		3,811.00
2.5	VAPOR BARRIER INSTALLATION	SF	1,030	\$ 0.75		772.50
2.6	PROVIDE NEW SHAPE BASEBORDS / PAINT AND INSTALL	LF	220	\$ 8.45		1,859.00
2.7	PROVIDE NEW SHAPE WALL TRIM / PAINT AND INSTALL	LF	220	\$ 8.45		1,859.00
						\$ 15,357.00
2.0 FLOORING OPTION 2 / VYNYL FLOOR CLASS A FLOOR / FOR 2 ROOMS						
2.1	FLOOR LEVELING	SF	1,030	\$ 0.85		875.50
2.2	PROVIDE VINYL FLOOR WOOD COLLECTION / BROWN COLOR TONES	SF	1,030	\$ 3.49		3,594.70
2.3	PROVIDE MOISTURE/VAPOR BARRIER UNDERLAYMENT	SF	1,030	\$ 1.15		1,184.50
2.4	VINYL FLOOR INSTALLATION LABOR	SF	1,030	\$ 3.70		3,811.00
2.5	VAPOR BARRIER INSTALLATION	SF	1,030	\$ 0.75		772.50
2.6	PROVIDE NEW SHAPE BASEBORDS / PAINT AND INSTALL	LF	220	\$ 8.45		1,859.00
2.7	PROVIDE NEW SHAPE WALL TRIM / PAINT AND INSTALL	LF	220	\$ 8.45		1,859.00
						\$ 13,956.20
2.0 FLOORING OPTION 3 / CARPET HT / FOR 2 ROOMS						
2.1	FLOOR LEVELING	SF	1,030	\$ 0.85		875.50
2.2	PROVIDE CARPET TRAFFIC MASTER ROLL RUNNERS	SF	1,030	\$ 5.97		6,149.10
2.3	PROVIDE MOISTURE/VAPOR BARRIER UNDERLAYMENT AND CARPET PAD	SF	1,030	\$ 1.15		1,184.50
2.4	CARPET INSTALLATION LABOR	SF	1,030	\$ 3.29		3,388.70
2.5	VAPOR BARRIER INSTALLATION	SF	1,030	\$ 0.75		772.50
2.6	PROVIDE NEW SHAPE BASEBORDS / PAINT AND INSTALL	LS	220	\$ 8.45		1,859.00
2.7	PROVIDE NEW SHAPE WALL TRIM / PAINT AND INSTALL	LS	220	\$ 8.45		1,859.00
						\$ 16,088.30
SUBTOTAL						
DISCOUNT						
TOTAL						

Execution Strategy

Our execution strategy incorporates proven methodologies, qualified personnel, and a highly responsive, approach to managing deliverables.

Timeline for Execution

Key project dates are outlined below. Dates are best-guess estimates and are subject to change until a contract is executed.

Time line Project: 28 Working Days

Weather permitting / We can have delays during Covid-19 times.

Pricing

The following table details the pricing for delivery of the services outlined in this proposal / Contract. This pricing is valid for 30 days from the date of this Proposal Contract.

Notes:

PERMITS AND CITY FEES ARE NOT INCLUDED IN THIS PROPOSAL

GENERAL NOTES:

ALL CHANGE ORDERS WILL CHANGE BUDGET AND PROJECT SCHEDULE /TIMINGS

PAYMENTS:

- 100% MATERIALS IN ADVANCE TO ENSURE THIS PROPOSAL PRICES.
- 50% AT THE START OF THE INSTALLATION LABOR
- 50% WORK COMPLETED

ACCEPTANCE:

YOU ARE HEREBY AUTHORIZED TO FURNISH ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK MENTIONED IN THE ABOVE PROPOSAL FOR WHICH CLIENT OWNER AGREES TO PAY THE AMOUNT MENTIONED IN SAID PROPOSAL AND ACCORDING TO THE TERMS THEREOF. COMMENSMENT OF THE JOB WILL BE SCHEDULED AND COORDINATE WITH THE CLIENT OWNER OR PROPERTY MANAGER.

APPROVED _____ DATE : _____



N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

Indian Key Blvd

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

Indian Key Blvd

Indian Key Blvd

6269

6261

6258

6245

6237

6229

6221

6213



r Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

Indian Key Blvd

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

N Bay Dr

Indian Key Blvd

Indian Key Blvd

6269

6261

6253

6245

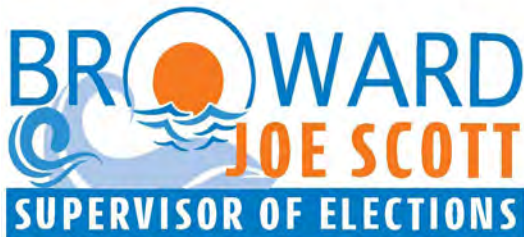
6237

6229

6221

6213





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

Dear Facility Manager:

On behalf of my staff and the voters of Broward County, we sincerely thank you for the use of your facility during our election cycles. Using your facility allows us to accommodate voters in an area that is familiar to them and in proximity to their homes.

As we prepare for the upcoming **2024** Election Cycle, we would like to reserve the following dates on your calendar:

Presidential Primary Preference Election - March 19, 2024

Primary Election - August 20, 2024

General Election - November 5, 2024

Attached is our *Polling Location License Agreement* form for the year 2024. **Please complete the form in its entirety, sign it, and return it by e-mail to your Precinct Coordinator listed below no later than Friday, July 14, 2024:**

Tonia Goodrum (email: tgoodrum@browardvotes.gov).

She may be reached at 954-712-1921 to address any concerns.

In addition, you will receive a call from your Precinct Coordinator to set up an appointment to conduct an on-site visit.

Again, let me thank you for your commitment to the community and continuing cooperation with our office in making 2024 an outstanding election year!

Sincerely,

Joe Scott

Broward County Supervisor of Elections



Precinct(s) _____

POLLING LOCATION LICENSE AGREEMENT

This License Agreement (the "License Agreement") is entered into between Joe Scott, Broward County Supervisor of Elections ("BCSOE") and _____ ("Owner") to use the premises described below (the "Licensed Premises/ Premises") as a polling location during the 2024 Election(s) for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, on the terms and conditions at <https://tinyurl.com/3fea5cv5> and as further specified below:

Description of the Premises

Name of Location _____

Address _____

Room(s) _____ Sq. Ft. _____ Capacity _____

Applicable Elections, Days, and Times

Municipal/Presidential Primary Elections: (March 19, 2024 5:30 a.m. to close)

Primary Election: (August 20, 2024 5:30 a.m. to close)

General Election: (November 5, 2024 5:30 a.m. to close)

Election Day Contacts

Who will provide access to polling place for BCSOE to set up equipment?

Name _____ Cell _____ Email _____

Will facility provide BCSOE with a key prior to Election Day? Yes No

(If No, provide name & phone # of person responsible for opening facility at 5:30 a.m. on Election Day.)

Name _____ Cell _____ Email _____

Emergency Contacts (Available Before and After Business Hours)

Emergency Contact #1 Name _____ Cell _____

Emergency Contact #2 Name _____ Cell _____

Equipment Storage, Delivery/Pickup Information

May equipment be stored in a secured and locked room? Yes No

Days/Hours available for equipment delivery/pickup, Monday through Saturday: _____

Contact for Delivery/Pickup? Name _____ Cell _____ Email _____

Payment and Notices

License Fee \$ _____ Payable to _____

Attn _____

Address _____

Street, City, State, Zip

Email _____

Signature _____

Date _____

Name and Title _____

Email _____

CULVERT PIPE INSPECTION FORM

SITE# S. Wier Structure

DATE OF INSPECTION 6-20-2023 TIME STARTED 1150 COMPLETED 1250

CUSTOMER'S NAME GMS DISTRICT Coral Bay

LOCATION OF PIPE West end of S. Sable Cir.

TYPE OF PIPE CMP x2 DIAMETER 72" LENGTH 60'

DEPTH FROM SURFACE TO TOP OF PIPE 32" East, 32" West ^{North} 30" East, 32" West ^{South}

DESCRIBE ACCESS TO THE PIPE Canal access from west end of S. Sable Cir.

END OF PIPE INSPECTION MADE FROM (N. S. E. W.) North

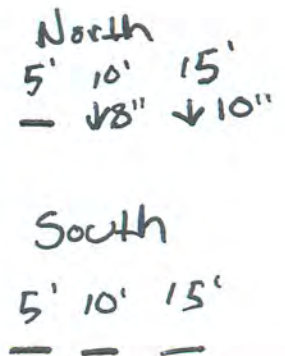
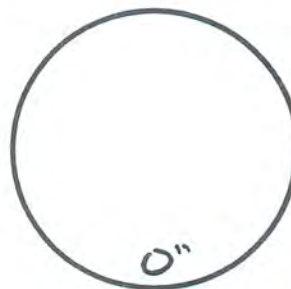
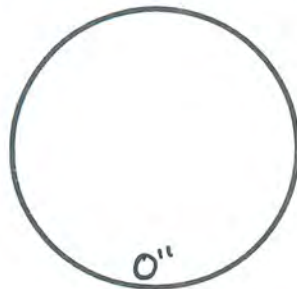
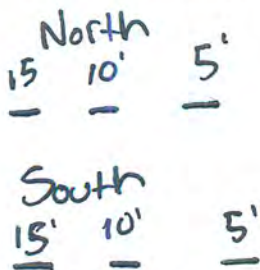
GENERAL CONDITION OF PIPE Both pipes are in good-fair condition. The pipes exceptionally clean, and Both have repair plates on South outfalls. The mouths of the outfalls on South side of both pipes have wasted metal and bleeding rust.

East Pipe

West Pipe

ILLUSTRATE CONDITION & CONTENTS OF PIPE

A. CROSS SECTION



B. CULVERT PROFILE (Illustrations not to scale)

Dual 72" CMP 60' in length condition of both South outfalls. Three 3" Dia holes found on South outfall of west Pipe.

COMMENTS: Continued to monitor

DIVER 1: Yattaw TENDER: Mutch SUPERVISOR: Rigsby
 DIVER 2: Hebert CUSTOMER REP ON-SITE: N/A

ADDITIONAL CULVERT PORFILES

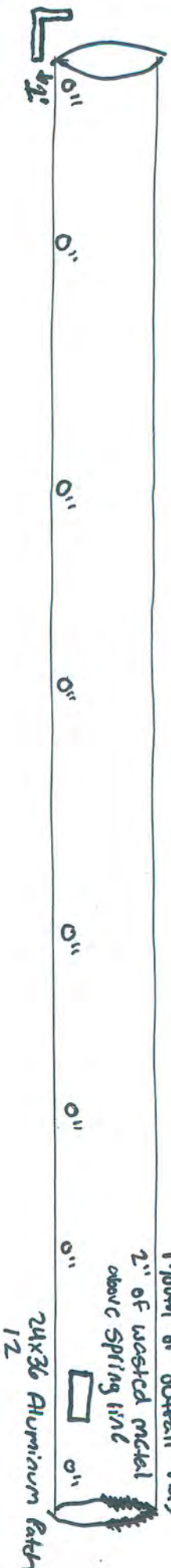
SITE# S. Wier Structure

North

East

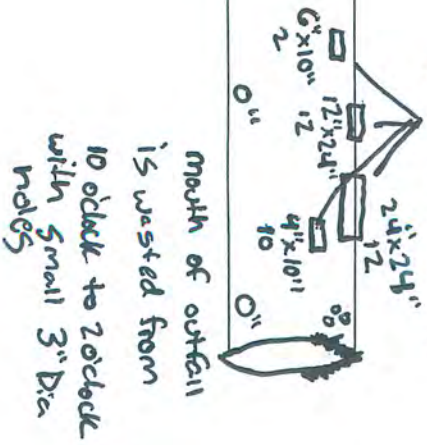
DATE: 6.26.2023

South



West

Aluminum Patches



*Illustrations not to scale

Industrial Divers Corporation
Office 954.523.2906 Fax 954.525.6521
E-mail address: idc@bellsouth.net

CULVERT PIPE INSPECTION FORM

SITE# S. Entrance
 DATE OF INSPECTION 6-20-2023 TIME STARTED 1020 COMPLETED 1120
 CUSTOMER'S NAME GMS DISTRICT Coral Bay
 LOCATION OF PIPE S. Bay Dr.
 TYPE OF PIPE CMP x 2 DIAMETER 72" LENGTH 125'
 DEPTH FROM SURFACE TO TOP OF PIPE East Pipe 16" North, 7" South West Pipe 13" North, 11" South
 DESCRIBE ACCESS TO THE PIPE Canal Access from S. Bay Dr.

END OF PIPE INSPECTION MADE FROM (N. S. E. W.) North
 GENERAL CONDITION OF PIPE Pipes are in good condition with 1"-7" of mud and organic material. Outfalls are clear and unobstructed.

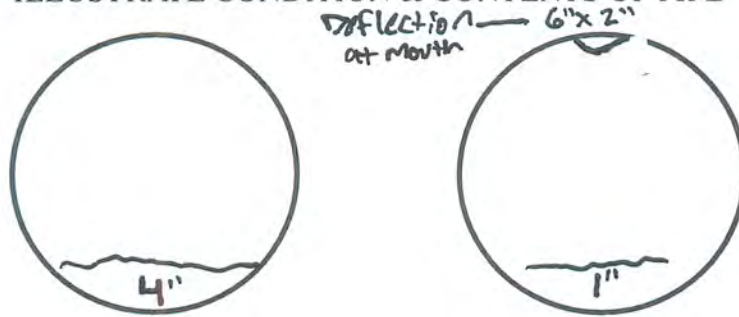
West Pipe

East Pipe

A. CROSS SECTION

North
 15' 10' 5'
 — ↓ 6" —
South
 15' 10' 5'
 — ↓ 6" 7" —

ILLUSTRATE CONDITION & CONTENTS OF PIPE



North
 5' 10' 15'
 — — —
South
 5' 10' 15'
 7" ↓ 5" —

B. CULVERT PROFILE (Illustrations not to scale)

Dual 72" CMP S. Bay Dr. 125Ft in Length

COMMENTS: No Concerns

DIVER 1: Yattaw TENDER: Mutch SUPERVISOR: Rigsby
 DIVER 2: Hebert CUSTOMER REP ON-SITE: N/A

ADDITIONAL CULVERT PORELLES

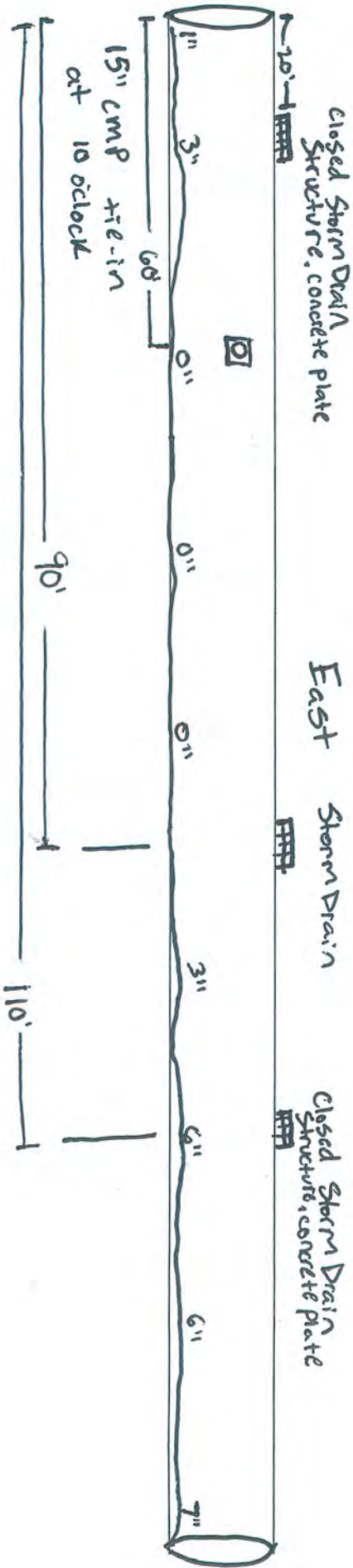
SITE# S. Entrance

North

West

DATE: 6.20.2023

South



*Illustrations not to scale

CULVERT PIPE INSPECTION FORM

SITE# N. Entrance
 DATE OF INSPECTION 6-20-2023 TIME STARTED 0835 COMPLETED 0955
 CUSTOMER'S NAME GMS DISTRICT Coral Bay
 LOCATION OF PIPE N. Bay Dr.
 TYPE OF PIPE CMP x 2 DIAMETER 72" LENGTH 140'
 DEPTH FROM SURFACE TO TOP OF PIPE 12" West ^{North} 18" East ^{South} 19" West, 20" East
 DESCRIBE ACCESS TO THE PIPE Canal Access From N. Bay

END OF PIPE INSPECTION MADE FROM (N. S. E. W.) North
 GENERAL CONDITION OF PIPE Pipes are in good condition with 3"-13" of organic material and mud. All outfalls are relatively clear. A joint sealed with hydraulic cement was observed 125' in on East Pipe, repair is in good condition

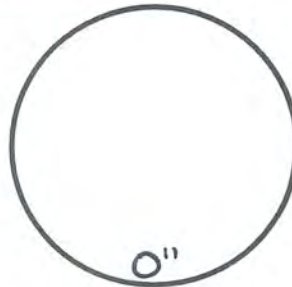
West Pipe

ILLUSTRATE CONDITION & CONTENTS OF PIPE

East Pipe

A. CROSS SECTION

15' North
 ↓36" ↓5" ↓2"
 South



North
 5' 10' 15'
 ↑4" ↓6" ↓6"
 South

15' North
 ↓2" ↓2" -
 South

5' 10' 15'
 ↑10" ↓6" -

B. CULVERT PROFILE (Illustrations not to scale)

Dual 72" CMP Pipes running North to South 140ft in Length

COMMENTS: Monitor Outfalls

DIVER 1: Yattaw TENDER: Mutch SUPERVISOR: Rigsby
 DIVER 2: Hebert CUSTOMER REP ON-SITE: N/A

ADDITIONAL CULVERT PORFILES

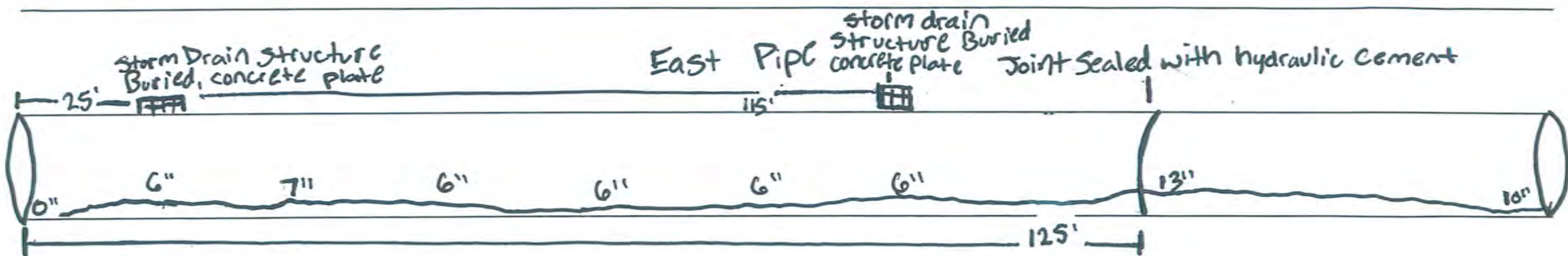
SITE# N. Entrance

DATE: 6-20-2023

North

West Pipe

South



*Illustrations not to scale

Street Parking Exceptions

Ronald Gallucci

- Exemption to park on one side of the street to solve overflow parking issues.

George Mizusawa

1. Cars and attached trailered boats in front of owner's home during overnight permitting (necessary for) early (sometimes very early) morning preparations prior to morning excursion. I believe the City of Margate patrol already makes exceptions to this (overnight parking) as this is common amongst boat owners, especially those going fishing. The time to prepare a boat (i.e., safety, fishing, diving gear, both) can be lengthy and commencement is highly dependent on whether excursion is local (Deerfield Beach) or more distant (Miami, Key's). I expect Margate patrol understands this.
 - a. May also consider adding trailers with personal watercraft (e.g., jet-ski's, Sea-Doo's, kayaks...). However, these are typically used during daytime and do not require the extensive preparations a boat requires.
2. Vehicles during driveway preparation and coating (e.g., paint, coatings).
3. Vehicles during driveway storage of project items to be used for large home projects; pallets of wood for deck building, pavers and/or stepping stones for sidewalks, materials for major home repairs (i.e., interior structural renovations), major appliances (e.g., kitchen set) that may arrive later in the day; people are sure to get these within the home ASAP thereafter.
4. Large gatherings for significant events (i.e., out-of-town family staying for funerals, weddings...). This one may be difficult to truly define.

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:

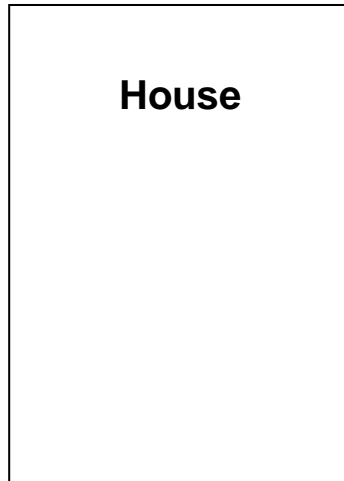
C. District Property or Easement Affected:

_____ 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

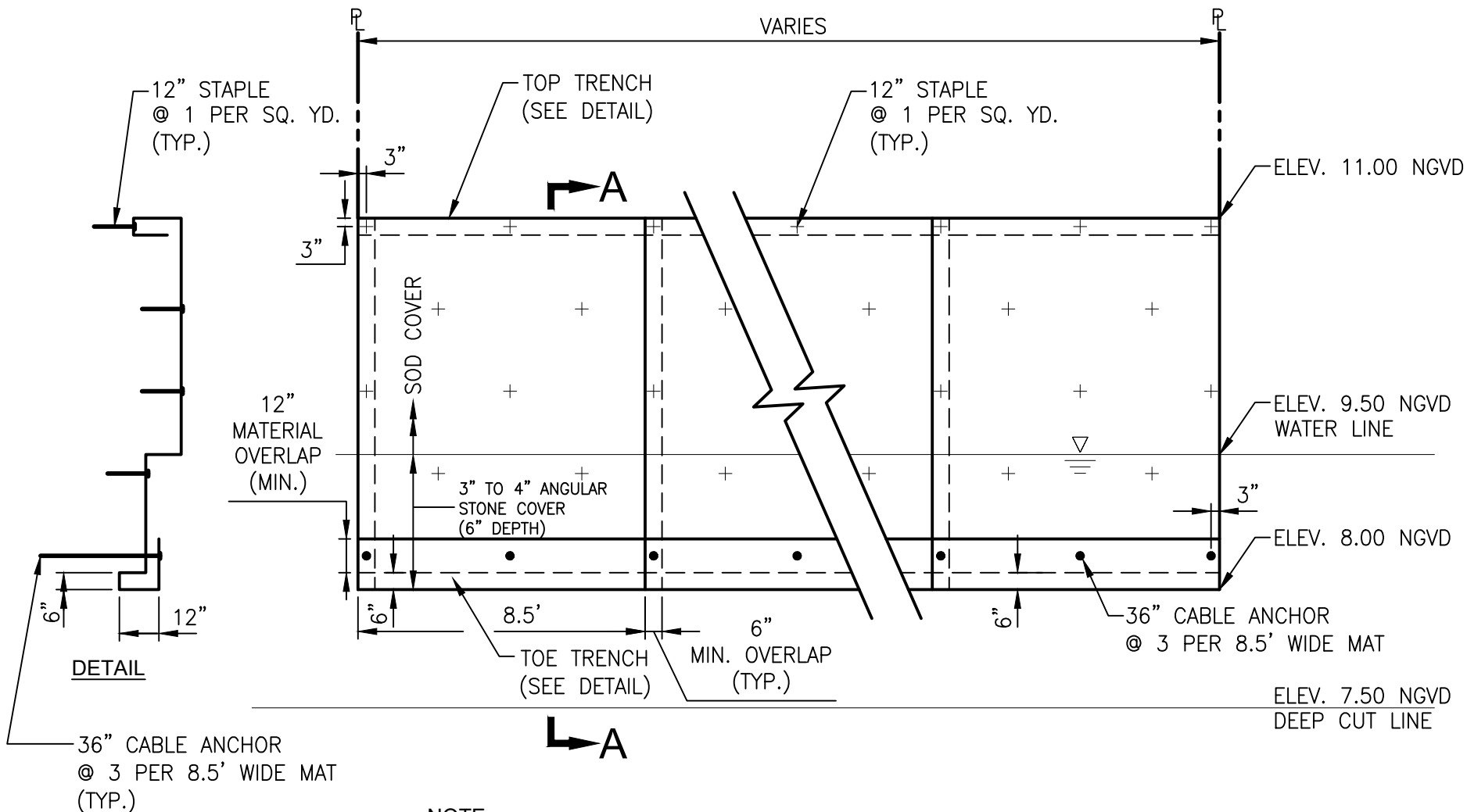
Date

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

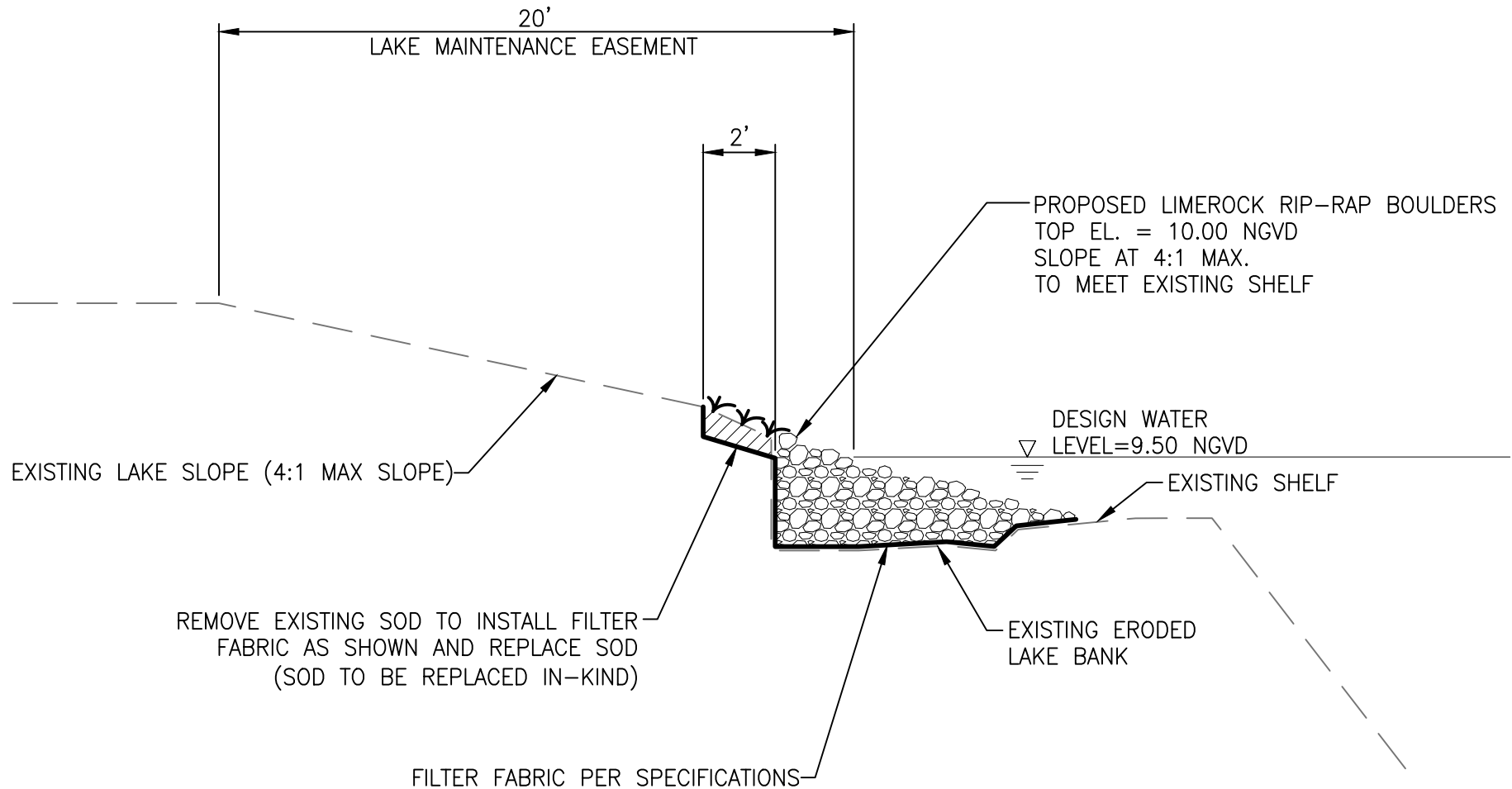
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
 CITY OF MARGATE BROWARD COUNTY
TYPICAL LAKE BANK RESTORATION & STABILIZATION

PROJECT NO.	481900241.00
SHEET NO.	1 of 2

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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
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

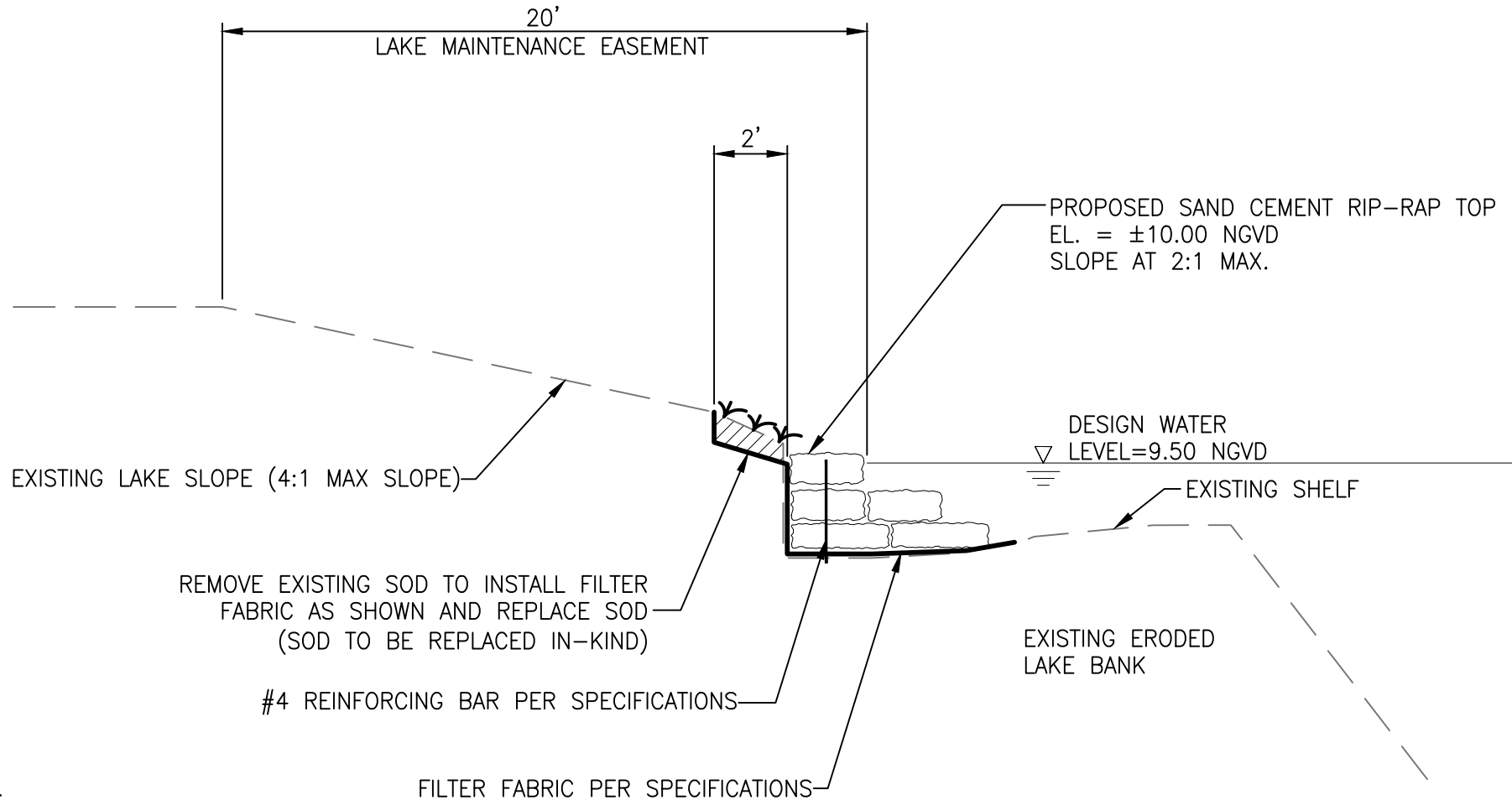
**LAKE BANK RESTORATION
& STABILIZATION ALT. NO. 1**

PROJECT NO. 481900241.00	SHEET NO. 1 of 1
------------------------------------	----------------------------

Z:\PROJECTS\1977 CORAL BAY\PROJECTS\LAKE BANK RESTORATION & STABILIZATION\LAKE RESTORATION & STABILIZATION\LAKE RESTORATION & STABILIZATION ALT.DWG; Scale: 1/20; Layout Tab: RIP-RAP; Pen Table: MS-MONO.CTB; Plot Created by: JONATHAN GEIGER; 8/30/2022 4:11 PM

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)



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. 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

Sir,

Please see my responses below in RED

Respectfully,

Louis Asher

Senior Service Manager

Envera Systems

Direct: (941) 928-2839

Office: (941) 404-6772 ext 33978

lasher@enverasystems.com

www.enverasystems.com

To report problems with Envera equipment, request video retrieval, or request a schedule change for amenities or gates

please use the following form to expedite

Service: <https://info.enverasystems.com/service>.

Please follow this link if you would like to see our standard service rates, <https://enverasystems.com/standardrates/> refer to your contract if these rates do not apply to you.



“The speed of the leader determines the rate of the pack” *D. Wayne Lukas*

From: George.Mizusawa.CDD@gmail.com [<mailto:george.mizusawa.cdd@gmail.com>]

Sent: Tuesday, June 27, 2023 5:15 PM

To: Nathan Charette <ncharette@enverasystems.com>

Cc: 'Julio Padilla' <jpadilla@gmssf.com>; 'Patrick (GMS) Burgess' <pburgess@gmssf.com>

Subject: CBCDD Comcast Internet Service Status / AT&T Fiber Service Disconnect

Hello Nate,

Based on our conversation today, I informed you that a review of both Comcast and AT&T internet access services was performed (Julio, myself) and noted that the CBCDD is still paying for AT&T fiber internet services @ +\$500/month (+\$1000 per month) for the NBD and SBD gates. You were informed that to avoid any further undue costs, the CBCDD has initiated the disconnect of AT&T fiber services at both these sites. It is imperative the ENVERA finalize the provisioning and testing of the Comcast internet service prior to the AT&T service disconnect. Once confirmed by Julio, the AT&T disconnect date will be provided to ENVERA. Removal of all fiber infrastructure will commence afterwards to make room possibly needed by the new ENVERA equipment.

As noted by Comcast and AT&T invoicing and “trouble tickets” generated:

- North Bay Drive (NBD) Gate was commissioned by Comcast April 12th (charges started the same day).
 - Envera provisioning commenced immediately afterwards and testing completed expeditiously.
 - AT&T Fiber services could have been decommissioned shortly thereafter but GMS (Julio) was misinformed by AT&T that both NBD/SBD sites would need to be simultaneously disconnected. As such, Julio could not have started AT&T disconnect until the SBD site transition was completed (*this is wherein the problem lies*).
- South Bay Drive (SBD) Gate was commissioned by Comcast April 13th (charges started the same day).
 - Envera provisioning/testing did not commence until June 14th, at which time the Gateway was deemed faulty by the Comcast technician. A new Gateway was ordered.
 - The replacement Gateway was commissioned just 2 days ago (June 26th).
 - You informed me that ENVERA will be out on site (SBD Gate) tomorrow (June 28th) to provision, bring the site online and test. While the expectation is that all goes well, should problems arise (or success) please ensure Julio is updated. **I will ensure Julio is made aware.**

FYI: Below are the trouble tickets created by Comcast for the SBD gate site. Note the 1st Gateway commissioning on Apr 18th, and the June 14th determination of a faulty Gateway by Comcast technician with Envera present (for provisioning). This was a long delay (~ month) before Envera personnel first attempted to provisioning the gateway at the SBD site. As you were informed noted, this was unacceptable by the board as the CBCDD could not commence disconnect the \$1000/month AT&T fiber service ~ 2 months ago. **I will credit your account, there was a delay, it was not intentional. This was the result of a simple mistake.**

Search by Ticket number, Status, Service, or address						
		Filter by:	Status	Service	Location	
Ticket Number	Status	Service	Address	Date Opened	Last Action	
CR095965702	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 26, 2023	Jun 26, 2023	
Summary: Gateway Configuration						
CR095968840	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 26, 2023	Jun 26, 2023	
Summary: Static IP Configuration						
CR094068496	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 14, 2023	Jun 14, 2023	
Summary: Cirt Connect/Setup						
CR094068656	Closed	Phone	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 14, 2023	Jun 14, 2023	
Summary: Sales Pitch						
CR094073498	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 14, 2023	Jun 14, 2023	
Summary: Cirt Connect/Setup						
CR093001904	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 7, 2023	Jun 7, 2023	
Summary: Status Of Existing Ticket						
CR093018894	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Apr 18, 2023	Apr 18, 2023	
Summary: Gateway Configuration						

Finally, earlier today, both Julio and I were unable to contact both you and Lewis Asher I actually hopped on the phone the minute I saw Julio's number, but was on another call simultaneously. I have been booked all day, the beginning of the week is brutal for me. I apologize I could not get back to you until now. to obtain updates on the South Bay Drive (SBD) GATE internet changeout status (I do appreciate you contacting me later in the day). As I noted, the lack of communications, especially of deployment milestones, from Envera has been concerning for both the CBCDD and GSM. We hope (expect) steps are taken to ensure we're duly informed throughout the entire Envera Systems deployment. This will not be an issue, I've always kept a close eye on your community; this issue was complicated by the multi business entity problem resolution part that allowed a mistake to be made on our part, we lost visibility

for a period of time. Simple mistake that will not occur again. I did answer the phone, and I do answer the mail. I will watch this task thru completion.

As I stated I will credit your account, and I apologize for the mess; this should have gone better, we made a simple mistake.

Regards,

George Mizusawa
Supervisor
The Coral Bay CDD
(954) 821-6842

Hello Julio, Juliana,

Please forward this to all CBCDD board members. Board member response is not required (FYI ONLY).

I performed a review of **Coral Bay CDD (CBCDD) Comcast Internet service invoices for 2023** for locations receiving upgrades as well as new service sites and found (1) missing discounts that we should have been receiving and (2) charges for a new site service in which service was never properly working until just recently (June 28th). I contacted Comcast business customer support and obtained refunds (CDD \$\$ savings). One refund is pending (required escalation) and another site (CB Clubhouse) has not yet been upgraded (in-progress).

- **Missing Discounts: Monthly \$10 discount per site for ENABLING Auto-Pay and Paperless Billing (“Eco-Bill”)**
 - Apparently, Paperless Billing (“Eco-Bill”) had not been enabled by GMS for most sites since Jan 2023 (*likely for much longer*) or there was a mistake by the Comcast systems. Either way, as most all 2023 invoices did not show this discount, GMS should review every invoice to ensure these *available discounts* are applied to save CBCDD funding. I will periodically check to ensure we do as well.
 - FYI: In my experience, Comcast (unethical) business practices (or poor systems) typically will toggle either one or both of these available cost reduction services, thus eliminating the discount, when changing service plans, requiring client to manually reactivate.

- The CBCDD was being billed (and paid) for the **NEW Comcast internet service at the South Bay Dr. GATE** site since April 18th even though the site had not properly worked to support Envera Systems service until June 28th. See Trouble Tickets below.
 - The Comcast-provided Gateway was incorrectly configured by their technicians resulting in it have to be changed out three (3) times (this was not a GMS nor ENVERA issue).
 - Envera has excepted responsibility for not addressing this SBD Gate site in a timely manner (June 7th) and is expected to refund the CBCDD \$1000 for the unnecessary continuation of ATT Fiber internet service over that time. Please ensure GMS received this from Envera on the CBCDD’s behalf.
 - GMS should contact Comcast to request refunds for any site that does not provide the level of service expected from them. The CDD does not receive any refunds from ENVERA due to service interruptions by Comcast.

Below are the results of my review and contact with Comcast, expected refunds for each service site and trouble ticket #. Please ensure GMS confirms the refunds as well as that the \$10 discount (Auto-Pay, Eco-Bill) are indeed applied to next (and future) invoices for each applicable site. I will update GMS after the July 7th Comcast meeting on the refund for the South Bay Dr. Gate site.

Comcast Internet Billing REFUNDS		2023 Invoices								
\$10 Discount for Auto-Pay + Paperless Enabled?? (service "old" or upgraded)	Service Change	Jan	Feb	Mar	Apr	May	Jun	To Be Refunded	Notes	COMCAST TICKET #
Clubhouse (3101 South Bay Dr, Acct# 8495752411084966)	Upgrade	Yes (old)	Yes (old)	Yes (old)	Yes (old)	Yes (old)	Yes (old)	N/A	Upgrade in-progress; \$10 Discount should continue to show on future invoices.	N/A
30th St Gate/Tot Lot (6800 NW 30th St, Acct# 8495752411085906)	Upgrade	No (old)	No (old)	No (old)	No (old)	No (old)	No (Upgrade)	\$60	Refund to show next billing invoice (July); \$10 Discount should show on future invoices.	CR096671872
Fay's Cove (6532 Buena Vista Dr, Acct# 8495752411084602)	Upgrade	No (old)	No (old)	No (old)	No (old)	No (Upgrade)	No (Upgrade)	\$60	Refund to show next billing invoice (July); \$10 Discount should show on future invoices.	CR096672584
North Bay Park (6801 North Bay Dr, Acct# 8495752410605787)	Upgrade	No (old)	No (old)	No (old)	No (old)	No (Upgrade)	No (Upgrade)	\$60	Refund to show next billing invoice (July); \$10 Discount should show on future invoices.	CR096673107
Peninsula Park (3135 Cape Cir, Acct# 8495752411086078)	Upgrade	No (old)	No (old)	No (old)	No (old)	No (old)	No (Upgrade)	\$60	Refund to show next billing invoice (July); \$10 Discount should show on future invoices.	CR096673820
North Bay GATE (6301 N Bay Dr, Acct# 849575241135 4427)	New				No (New Service)	No (New Service)	No (New Service)	\$30	Refund to show next billing invoice (July); \$10 Discount should show on future invoices.	CR096674457
Billed w/o Active Service (See Trouble Tickets)	Service Change	Jan	Feb	Mar	Apr	May	Jun	To Be Refunded	Notes	COMCAST TICKET #
South Bay GATE (3141 Sunset Circle, Acct# 849575241135 4898)	New				No Active Internet Service	No Active Internet Service	No Active Internet Service	\$602.95	Escalation required to be resolved due to \$\$\$ George M to receive call July 7th from Comcast Rep for clarification/confirmation. Refund to show next billing invoice (July); \$10 Discount should show on future invoices; Install Service \$129.95 is not to be refunded, only service-related charges.	CR096671872; Escalation Ticket# ECM0002496151

Total to be Refunded \$873

This is the history of South Bay Dr. GATE Comcast trouble tickets up to when the site finally became functionally active (June 28th):

Support Tickets

View this account's active and closed support tickets from the past 90 days. To view support tickets for another account, [switch accounts](#).

0
Active

9
Closed

Status includes tickets that are newly **Opened**, **Assigned** to a queue, have been picked up by an agent (**Working**), **Dispatched** to a technician, and **Closed**.

Search by ticket number, status, service, or address

Filter by: Status

Service

Location

Ticket Number	Status	Service	Address	Date Opened	Last Action
CR096260495	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 28, 2023	Jun 29, 2023
Summary: Gateway Configuration					
CR096309249	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 28, 2023	Jun 28, 2023
Summary: Cant Connect/Surf					
CR095965782	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 26, 2023	Jun 26, 2023
Summary: Gateway Configuration					
CR095968840	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 26, 2023	Jun 26, 2023
Summary: Static IP Configuration					
CR094068496	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 14, 2023	Jun 14, 2023
Summary: Cant Connect/Surf					
CR094068616	Closed	Phone	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 14, 2023	Jun 14, 2023
Summary: Sales Pitch					
CR094073498	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 14, 2023	Jun 14, 2023
Summary: Cant Connect/Surf					
CR093001904	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Jun 7, 2023	Jun 7, 2023
Summary: Status Of Existing Ticket					
CR085818894	Closed	Internet	3141 SUNSET CIR BLDG GUARDHOUSE, MARGATE, FL 33063	Apr 18, 2023	Apr 18, 2023
Summary: Gateway Configuration					

Regards,

George Mizusawa
Supervisor
The Coral Bay CDD
(954) 821-6842

ENVERA INSTALLATION TIMELINE



PROJECT	CORAL BAY
ORGANIZERS	VARUN MOOTOOR PROJECT MANAGER - VMOTOOR@ENVERASYSTEMS.COM - (561)857-8295 LUZ MONTOYA ONBOARDING SPECIALIST - LMONTOYA@ENVERASYSTEMS.COM - (754)399-9358

Site Locations Included In Timeline Phases

- North Bay Park
- South Bay Park
- Peninsula Park
- Clubhouse & Pool
- Fays Cove Pool
- South Bay Gate
- North Bay Gate
- 30th St West Gate

PROJECT PHASE	STARTING	ENDING	PROJECT PHASE	STARTING	ENDING
<u>PHASE 1</u> - UNDERGROUND CONDUIT INFRASTRUCTURE	6/26/23	7/3/23	<u>PHASE 4</u> - FINISH LOCAL TESTING OPTIMIZE SYSTEM AND TEST SYSTEMS	8/10/23	8/18/23
<u>PHASE 2</u> - VERTICAL INFRASTRUCTURE AND CABLING	7/5/23	7/21/23	<u>PHASE 5</u> - SITE DRESS REHERSALS AND GO LIVES	8/21/23	8/22/23
<u>PHASE 3</u> - TRIM OUT SYSTEMS EQUIPMENT AND BEGIN REMOTE TESTING	7/24/23	8/9/23	<u>PHASE 6</u> - QUALITY ASSURANCE CHECKS	8/23/23	8/25/23

JUNE							JULY							AUGUST							SEPTEMBER							
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
			1	2	3	4							1	2		1	2	3	4	5	6					1	2	3
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	4	5	6	7	8	9	10	
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	11	12	13	14	15	16	17	
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24	
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30	31				25	26	27	28	29	30		
							31																					

ENVERA DETAIL TIMELINE

Phase 1: Infrastructure Setup

- Installation of all necessary underground conduits and road crossings will be carried out to establish the foundational infrastructure for the system upgrade.

Phase 2: Structural Preparation

- All required posts will be installed.
- Any new cables needed for the upgrade will be pulled to their specified equipment locations.

Phase 3: Equipment Installation and Initial Testing

- The new cameras and speakers will be installed at their designated locations. Effort will be made not to disturb existing equipment, although temporary deactivation may be required for certain components until the upgraded system is activated.
- Initial activation and local testing of the new cameras and speakers will commence.
- Preliminary remote testing for the new cameras and speakers will be initiated, with completion targeted for the subsequent phase.

Phase 4: Final Testing and Barrier Arm Gate Replacement

- Remote testing of the active and passive camera systems will be finalized.
- The existing Barrier Arm Gates will be replaced with new ones. This task will be performed during the latter half of this phase due to the operational status of the new Barrier Gates. These will remain open until the activation of the upgraded system.
- System tests with the new Barrier Arm Gates in place will be conducted to ensure functionality.

Phase 5: Live Testing and System Activation

- On August 21, from 2:00 PM to 4:00 PM, dry run tests involving visitors and residents will be carried out. This will serve as a "Dress Rehearsal" for the new system.
- On August 22, from 1:00 PM to 6:00 PM, the system will officially "Go Live". Due to the numerous areas of implementation, a staggered approach will be adopted throughout the week to ensure optimum efficiency in each upgraded area.

Phase 6: Quality Assurance and Turnover

- A final quality check on the physical installation and configuration of all sites will be conducted prior to the official handover of the upgraded system to the client.



IGM - Innovative Grounds Management SERVICE ESTIMATE & PROPOSAL

Mailing Address

Governmental Management Services
5385 North Nob Hill Road
Sunrise, FL 33351

Date: May 16, 2023

Opportunity #: 15797

Job Address

Coral Bay Community Development District
3101 South Bay Drive
Margate, FL 33063

Home Phone:

Business Phone:

Job Summary:

We propose to ;

Re-landscape all neighborhood signs and Coral bay sign at NW 30th St. (20 total signs).

Remove existing all palms, bougainvillea, annuals and crotons.

Existing Green island ficus in good condition will remain. Where GI ficus is overgrown or out of shape it will be removed.

Install using a pallet of common and native plant material to stay a certain size to avoid blocking signage or lighting.

Irrigation will be upgraded and provide for full coverage.

All beds will have new potting/topsoil installed.

Drainage will be improved or installed as needed in raised planter beds.

A bed border will be installed in all ground level beds

New annuals will be installed.

Landscape Installation

Quantity	Description	Unit
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250	Labor - Planting	Hr
0	Material Delivery	Hr
55	Soil 50/50 Topsoil - Installed	cuyd
322	Green Island Ficus - Installed	3 gal
500	Mondo Grass - Installed 6"	6"
200	Copper Leaf:Variegated - Installed	3 gal
40	Solitaire Palm - Installed	10' OA
200	Ground Orchids - Installed	3 gal
950	Annuals - Installed	4"

Irrigation System Improvements

Provide improvements to the existing irrigation system.

Quantity	Description	Unit
0	001 - Labor - Irrigation Repair Tech	Hr
0	002 - Labor - Irrigation Service Tech	Hr
0	Replace / Install Bubbler	Each
0	Replace / Install shrub Riser	Each
0	Defective 12" Pop Up Sprinklers	Each
0	Defective 4" Pop Up Sprinklers	Each
0	Defective 6" Pop Up Sprinklers	Each
0	Defective Rotor Sprinklers	Each

Quote Total: \$58,545.00

Service notes:

All work will be scheduled upon receipt of approval from customer. An approximate service date will be provided but could be impacted by permitting, weather, and seasonal demand. As a result, dates are subject to change at any time. For Landscape, Irrigation and Arbor Care projects exceeding \$50,000 total, a 33% deposit will be required before commencement.

Landscape installation work will not be scheduled until any outstanding irrigation repairs pending approval are completed. Any irrigation allowance in the estimate is specifically for the proposed landscaping and the need for minor modifications. If additional work is required, a supplemental proposal will be generated.

Emergency requests on short notice or work required to be done outside of the regular work day/week, an overtime fee may be required.

In the event of limited access to a project area, Contractor will not be responsible for damages to concrete driveways, walkways and/or curbs, asphalt paving, signage or sod damage resulting from taking the only available path. Contractor will not be responsible for any damage to existing underground utilities.

The price above does not include the cost of permits unless specifically stated. Permit fees will be assessed as a separate invoice.

This proposal is valid for 30 days. Prices are based on costs at the time of submittal.

Payment Terms:

Payment required upon completion. 1.5% interest will be assessed each billing cycle thereafter. ACH payment options

are available. If legal action is required to collect sums due under this agreement, the non-prevailing party agrees to pay all costs of collection, including reasonable attorney's fees.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

By _____

Terence Glynn

Date _____
5/16/2023

**IGM - Innovative Grounds
Management**

By _____

Date _____

**Governmental Management
Services**



IGM - Innovative Grounds Management SERVICE ESTIMATE & PROPOSAL

Mailing Address

Governmental Management Services
5385 North Nob Hill Road
Sunrise, FL 33351

Job Address

Coral Bay Community Development District
3101 South Bay Drive
Margate, FL 33063

Date: June 30, 2023

Home Phone:

Opportunity #: 16348

Business Phone:

Job Summary:

1. 6600 Fern Street-400 Root prune only
2. 6800 Bayfront Circle—\$800.00
3. 3243 W. Buena Vista Drive-\$800.00
4. 6763 Saltaire Terrace—\$800
5. 6759 Saltaire Terrace-\$850.00
6. 6743 Saltaire Terrace (2)-\$800 each
7. 6743 Saltaire Terrace (2)-\$800 each
8. 6735 Saltaire Terrace-\$800
9. 6727 Saltaire Terrace-800
10. 6647 Saltaire Terrace-\$800
11. 6535 Amberjack Terrace-\$800

These costs include stump grinding and leveling of chips.

Whole rootball removal will add \$600-\$1400 per tree.

Tree Removal

Remove and/or grind trees/palms as directed.

Quantity	Description	Unit
100	Labor - Arbor Care	Hr

Stump Grinding

Quantity	Description	Unit
22	Labor - Arbor Care	Hr
2	Mobilization	Hr

Quote Total: \$9,250.00

Service notes:

All work will be scheduled upon receipt of approval from customer. An approximate service date will be provided but could be impacted by permitting, weather, and seasonal demand. As a result, dates are subject to change at any time. For Landscape, Irrigation and Arbor Care projects exceeding \$50,000 total, a 33% deposit will be required before commencement.

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Payment Terms:

Payment required upon completion. 1.5% interest will be assessed each billing cycle thereafter. ACH payment options are available. If legal action is required to collect sums due under this agreement, the non-prevailing party agrees to pay all costs of collection, including reasonable attorney's fees.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

By _____

Terence Glynn

Date 6/30/2023 _____

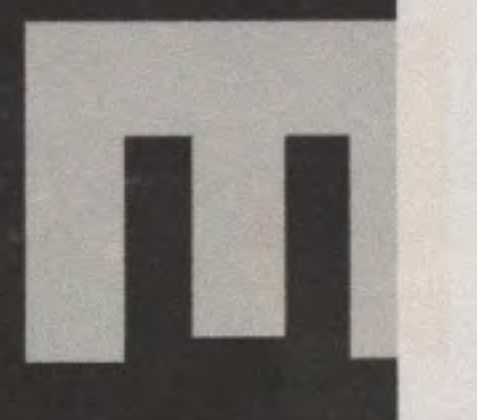
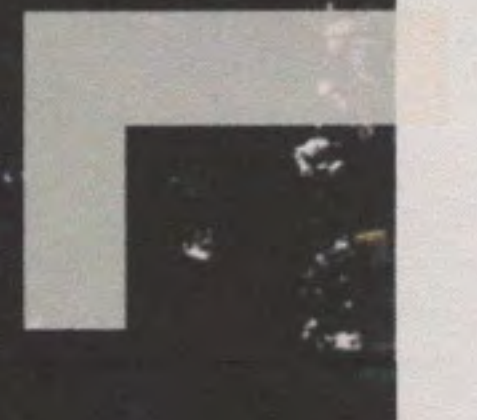
**IGM - Innovative Grounds
Management**

By _____

Date _____

**Governmental Management
Services**

MAKE ORDINARY
OUTDOOR SPACES
EXTRAORDINARY





POST TOP

In addition to its stylish, contemporary appearance, the Opulence **Post Top** delivers exceptional light distribution for uniform illumination. Ideal for campus and park settings, this high-performing luminaire enhances the pedestrian experience with elegant style.






EXCEPTIONAL **STYLE**

The **Opulence series** consists of matching surface, pendant, wall mount, area and post-top luminaires that are purposefully designed to accentuate every space where it is installed with architectural beauty and high-performance illumination. Opulence is ideal for parking facilities, low-glare pedestrian walkways, and landscaping projects.

POST TOP



VISUAL COMFORT

- Large Aperture Lens
 - Dense Recessed LED Array
 - Optional Diffuse Lens
 - Low Lumen Outputs Available
-

FLOWING FORM

- Smooth Transition Regardless of Mounting
 - Clean Housing Design Without Visible Heat Fins
 - Styling to Complement Surroundings
 - Well-Hidden Hardware
-

UNMATCHED PERFORMANCE

- True IES Distributions
 - Very High Efficacy LEDs
 - Programmable Drivers
 - IP66 Rated Luminaire
-

EAGLE GROUP, INC.

18301 SW 50th Court
Southwest Ranches, FL 33331
954-444-7755
keith@eaglegroupinc.net



Proposal

State of Florida
Certification EC0000842

Name / Address	Job Information
Coral Bay CDD 5385 North Nob Hill Road Sunrise, FL 33351 Attn: Julio Padilla	Upgrade pole lights at clubhouse pool area.

Date	7/4/2023	Proposal #	2023-751	Terms	Net 30
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Description	Total
<p>Furnish labor and material to replace (9) nine Clubhouse pool area post top fixtures with correct luminaire Bronze post top fixtures, (required by local jurisdiction) to extend night time use of pool .</p> <p>Plans, cost of permits and shipping charges by others.</p> <p>Proposal expires July 29, 2023.</p>	11,350.00
<p>Authorized Signature <i>Keith Padilla</i></p>	

All matter is to be as specified. All work to be completed in a skillful manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal. All agreements contingent upon strikes, accidents, or delays beyond Eagle Group, Inc. Owner is to carry necessary insurance. Eagle Group Inc. workers are fully covered by Workman's Compensation Insurance. When signing this proposal You agree with the terms and specifications written herein, authorize the work to be done as specified, and agree to payment as outlined above.

Total \$11,350.00

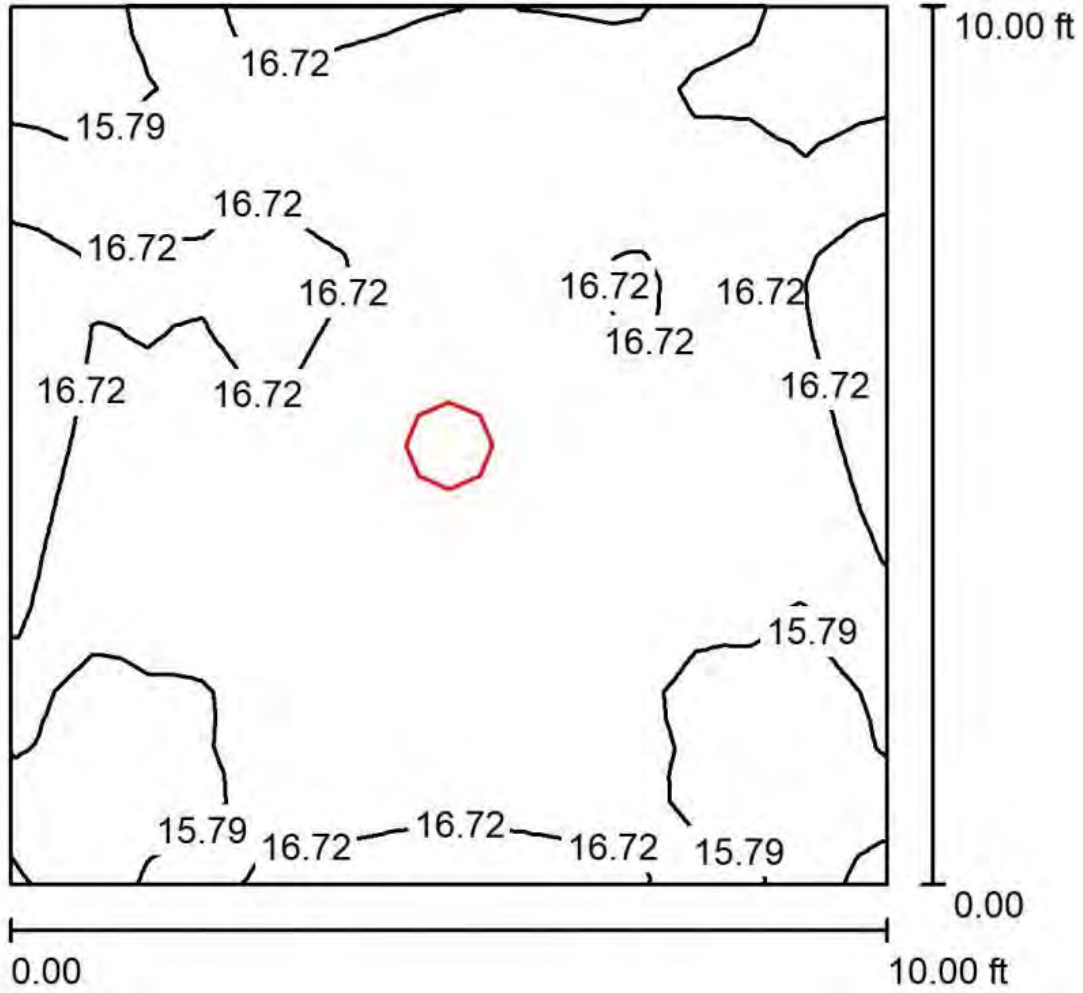
Signature / Date _____

From: David deMartino <dave@glesus.com>
Sent: Wednesday, July 5, 2023 4:46:43 PM
To: Julio Padilla <jpadilla@gmssf.com>
Subject: RE: Proposal 0705023-A, B. C LED Pool Lighting

Here is the photo of the fixture, full specsheet will follow:



Preliminary Photometric at 18ft. 75-Watt



GREEN LIGHT ENERGY SYSTEMS

4700 Gleneagles Drive
Boynton Beach, FL 33436
(561) 866-3344
www.clls.co