



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

August 10, 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
August 10, 2023
7:00p.m.

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

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports – Presentations/Reports – IGM – Jeacky Charles – Requested by Board
3. Audience Comments/ Supervisors Responses
4. Staff Reports
 - A. Attorney – Memorandum on 2023 Legislative Update – **Page 5**
 - B. Engineer
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices – **Page 10**
 - 2) Combined Balance Sheet, Statement of Revenues and Expenditures – **Page 15**
 - D. Field Manager
 - 1) Monthly Report – **Page 24**
 - 2) Revised Capital Improvements Enhancements Projects Ranking – FY2023-2024 – **Page 32**
 - 3) Peninsula Park Pool Resurface Proposal with Sun Blue Pool Services – **Page 33**
 - 4) Peninsula Park Pool Resurface Proposal with Shamrock Pool Services, Inc. – **Page 37**
 - E. CDD Manager
 - 1) Approval of the Minutes of the July 13, 2023 Meeting – **Page 40**
 - 2) Update on Money Market Account with BankUnited
5. New Business
 - A. Consideration to Continue Allowing Turtle Run CDD to Hold their Board Meetings on the Last Monday of each Month for Fiscal Year 2024
 - B. Consideration of First Amendment to GMS-SF Management Agreement – **Page 62**
 - C. Discussion of 3336 Seabreeze Lane Vehicles Parking on Unpaved District Property on Buena Vista Drive and South Wind Lane – Tina Hagen
 - D. 2023 Coral Bay Special Duty Detail Agreement Renewal – **Page 69**

- E. Public Records Request from Margate for Emergency Towing – Ron Gallucci
- F. Perimeter Wall Tree Removal Project Letter – **Page 71**
- G. Direction for Margate Police Department to Cite Vehicles Blocking District Sidewalks – Ron Gallucci and John Hall
- H. Fall Community Pressure Cleaning
 - 1) Estimates with People’s Choice Pressure Cleaning, Inc. – **Page 72**
- I. Discussion to Approve Anzco Invoices and Extra Work Orders for Peninsula Park Lighthouse Tower Repairs
 - 1) Invoice for Lightning Protection, Structural Repairs, and Painting – **Page 77**
 - 2) Additional Invoices – **Page 78**
 - 3) Invoice for Final Permit Fee – **Page 84**
 - 4) Certification of Completion – **Page 87**
- 6. Old Business
 - A. Discussion of:
 - 1) Setting District/Facilities Rules Public Meeting – **Page 90**
 - 2) Update on Prosecution of Gate Hit Claims in Small Claims Court – Tina Hagen
 - B. IGM – Innovative Grounds Management:
 - 1) Community Landscape Subdivisions Monuments – Proposal to Install New Plant Material – **Page 121**
 - 2) Update on:
 - a. Moving August Flower Rotation to May – Replacing Dead Flowers Due to Rainy Weather
 - b. Dennis Baldis Memorial Garden
 - 3) Lifted Wall Sections from Homeowner Trees – Proposal to Remove Trees
 - a. Service Estimate & Proposal with IGM – Innovative Grounds Management – **Page 124**
 - b. Proposal with BrightView Landscape Services, Inc. – **Page 126**
 - 4) Irrigation Times
 - C. Update to:
 - 1) Upgrade of Facility Pool Lights for Night Swimming
 - a. Proposal with Eagle Group Inc. – **Page 128**
 - b. Proposals with Green Light Energy Systems:
 - I. #07050223-A – Clubhouse Pool – **Page 132**
 - II. #07050223-B – Faye’s Cove – **Page 133**
 - III. #07050223-C – Peninsula Pool – **Page 134**

IV. Light Fixture – **Page 135**

V. Generic Preliminary Photometric Study at 18ft – **Page 136**

c. Quote 10-Q124386 with Led are Us – **Page 137**

D. Update on Polling Location License Agreement for Upcoming Elections

E. Changing from Paper Agendas to Tablets

7. Adjournment

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

MEMORANDUM

TO: District Manager

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

DATE: July 20, 2023

RE: 2023 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer’s records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS’ publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People’s Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People’s Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People’s Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ “Foreign principal” means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies 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. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices
August 10, 2023

Fund	Date	Check No.'s	Amount
<i>Payroll</i>	7/13/23	50804-50808	\$ 923.50
<i>General</i>	7/20/23	20016	\$ 300.00
<i>General</i>	8/10/23	20017-20032	\$ 106,259.54
Total Invoices for Approval			\$ 107,483.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/20/23	00235	6/21/23	22	202306	320-53800	46407		LAKE FOOTAGE AL CERCHIONE	*	300.00	300.00	020016
8/10/23	00216	6/25/23	I0000658	202306	310-51300	48000		LEGAL ADS ALM MEDIA LLC	*	159.09	159.09	020017
8/10/23	00192	7/19/23	7508774-	202307	320-53800	41000		SVCS-07/23 AT&T	*	1,083.94	1,083.94	020018
8/10/23	00217	6/09/23	CB-46	202306	320-53800	46504		SVCS-06/23 ATZ CONSTRUCTION INC	*	400.00	400.00	020019
8/10/23	00009	6/30/23	182000-0	202305	310-51300	31500		SVCS-05/23 6/30/23 182000-0 202306 310-51300-31500 SVCS-06/23 BILLING, COCHRAN, LYLES, MAURO &	*	5,912.50	11,680.00	020020
8/10/23	00012	6/30/23	23063041	202306	320-53800	34502		SVCS THRU 06/27/23 7/14/23 23071907 202307 320-53800-34502 SVCS-07/04/23 7/14/23 23071908 202307 320-53800-34502 SVCS THRU 07/12/23 CITY OF MARGATE-POLICE DEPARTMENT	*	910.00	2,140.00	020021
8/10/23	00013	7/21/23	230058-0	202307	320-53800	43100		SVCS-07/23 7/21/23 230060-0 202307 320-53800-43100 SVCS-07/23 7/21/23 230064-0 202307 320-53800-43100 SVCS-07/23 7/21/23 239260-0 202307 320-53800-43100 SVCS-07/23 CITY OF MARGATE-UTILITIES	*	25.17	1,395.37	020022
8/10/23	00032	7/26/23	4211	202307	320-53800	46418		SVCS-07/23 7/26/23 4211 202307 320-53800-46408 SVCS-07/23 EAST RIVER POOLS AND SPAS, INC.	*	2,440.00	3,805.00	020023

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/10/23	00020	7/24/23	072023	202307	320	53800	43000			*	8,772.80		
			SVCS-07/23										
								FPL				8,772.80	020024
8/10/23	00001	8/01/23	348	202308	310	51300	34000			*	5,935.67		
			MGMT FEES-08/23										
		8/01/23	348	202308	310	51300	35100			*	83.33		
			COMPUTER TIME										
		8/01/23	348	202308	310	51300	51000			*	25.35		
			OFFICE SUPPLIES										
		8/01/23	348	202308	310	51300	42000			*	28.40		
			POSTAGE AND DELIVERY										
		8/01/23	348	202308	310	51300	42500			*	263.30		
			COPIES										
		8/01/23	349	202308	320	53800	34000			*	1,957.17		
			FIELS SVCS-08/23										
								GMS-SO FLORIDA, LLC				8,293.22	020025
8/10/23	00150	7/14/23	28115	202307	320	53800	46600			*	5,388.72		
			SVCS-07/23										
								HALL FOUNTAINS, INC.				5,388.72	020026
8/10/23	00021	6/30/23	20281	202306	320	53800	46404			*	1,740.00		
			SVCS-07/23 IRRIGATION										
		6/30/23	20282	202306	320	53800	46404			*	1,020.00		
			SVCS-06/23 IRRIGATION										
		7/01/23	20274	202307	320	53800	46202			*	23,792.00		
			MAINT-07/23										
		8/01/23	20745	202308	320	53800	46202			*	23,792.00		
			MAINT-08/23										
								INNOVATIVE GROUNDS MANAGEMENT, LLC				50,344.00	020027
8/10/23	00195	7/06/23	963766	202306	310	51300	31100			*	1,035.00		
			SVCS THRU 06/30/23										
		7/11/23	964391	202306	320	53800	46612			*	946.00		
			SVCS THRU 06/30/23										
		7/11/23	964391	202306	320	53800	46613			*	2,074.00		
			SVCS THRU 06/30/23										
		7/11/23	964391	202306	320	53800	46614			*	1,760.00		
			SVCS THRU 06/30/23										
		8/01/23	970642	202307	310	51300	31100			*	2,205.00		
			SVCS THRU 07/27/23										
		8/01/23	970642	202307	320	53800	46611			*	65.00		
			SVCS THRU 07/27/23										
		8/01/23	970642	202307	320	53800	46408			*	155.00		
			SVCS THRU 07/27/23										
								KCI TECHNOLOGIES, INC.				8,240.00	020028

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/10/23	00214	8/01/23 3669	202308 320-53800-46408	LEAK AND SUBSURFACE LOCATORS, LLC	*	1,250.00	1,250.00 020029

8/10/23	00185	8/01/23 1336581	202308 320-53800-34501	SECURITY & FIRE SYSTEMS, INC.	*	105.00	105.00 020030

8/10/23	00196	8/01/23 PSI99946	202308 320-53800-46407	SOLITUDE LAKE MANAGEMENT	*	2,717.40	2,717.40 020031

8/10/23	00198	7/13/23 07132023	202307 320-53800-46401	SOUTHERN PLANT AND PEST SERVICES	*	100.00	485.00 020032
		7/17/23 07172023	202307 320-53800-46401		*	385.00	

						TOTAL FOR BANK C	106,559.54
						TOTAL FOR REGISTER	106,559.54

CBAY **CORAL BAY** JWASSERMAN

**CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2023

ASSESSMENTS - TAX COLLECTOR							\$1,457,642.75	\$97,866.68	\$1,555,509.43
							.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	\$1,039,786.10	\$69,811.63	\$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	\$109,005.86	\$7,318.69	\$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
7/14/23	6/1/23-6/30/23	\$24,963.04	\$0.00	\$257.12	\$748.90	\$25,454.82	\$23,853.30	\$1,601.52	\$25,454.82
7/25/23	INTEREST	\$0.00	\$0.00	\$0.00	\$283.66	\$283.66	\$265.81	\$17.85	\$283.66
TOTAL		\$1,555,509.43	\$58,179.57	\$14,985.23	\$2,678.83	\$1,485,023.46	\$1,391,591.49	\$93,431.97	\$1,485,023.46

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$1,457,642.75	93.7084%	\$1,391,591.49	(\$1,391,591.49)	(\$1,391,591.49)	\$0.00
2012 DEBT SERVICE	\$97,866.68	6.2916%	\$93,431.97	(\$93,431.97)	(\$87,788.56)	\$5,643.41
TOTAL	\$1,555,509.43	100.00%	\$1,485,023.46	(\$1,485,023.46)	(\$1,479,380.05)	\$5,643.41

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:		\$5,643.41

100.00% Gross Collected
\$0 Gross Balance

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

	Major Funds		Total Governmental Funds
	General Fund	Debt Service Fund	
ASSETS:			
Cash	\$633,712	\$0	\$633,712
Due from Other Funds	---	\$5,643	\$5,643
Investments:			
Investment - BOA Savings	\$82,555	---	\$82,555
Investment - State Board	\$205,415	---	\$205,415
SERIES 2012 BONDS			
Investment - 2012 Reserve	---	\$46,737	\$46,737
Investment - 2012 Revenue	---	\$35,870	\$35,870
Investment - 2012 Interest	---	\$6	\$6
Investment - 2012 Principal	---	\$819	\$819
Electric Deposits	\$218	---	\$218
Total Assets	\$921,900	\$89,075	\$1,010,975
LIABILITIES:			
Accounts Payable	\$67,664	---	\$67,664
Due to other Funds	\$5,643	---	\$5,643
Deposits - Dock	\$460	---	\$460
Total Liabilities	\$73,767	\$0	\$73,767
FUND BALANCES:			
Nonspendable:			
Deposits and prepaid items	\$218	---	\$218
Restricted for:			
Debt Service	---	\$89,075	\$89,075
Assigned to:			
Capital Reserve ⁽¹⁾	\$20,500	---	\$20,500
Unassigned	\$827,415	---	\$827,415
Total Fund Balances	\$848,133	\$89,075	\$937,208
TOTAL LIABILITIES & FUND BALANCES	\$921,900	\$89,075	\$1,010,975

⁽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 July 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	ACTUAL VARIANCE	PROJECTED NEXT 2 MONTHS	FY 2023 TOTAL PROJECTED	PROJECTED VARIANCE
REVENUES:							
Maintenance Assessments - Levy	\$1,402,125	\$1,402,125	\$1,405,633	\$3,508	\$0	\$1,405,633	\$3,508
Interest Income	\$250	\$208	\$10,215	\$10,007	\$1,800	\$12,015	\$11,765
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	\$1,667	\$7,052	\$5,385	\$1,600	\$8,652	\$0
TOTAL REVENUES	\$1,406,875	\$1,406,500	\$1,431,751	\$25,251	\$3,400	\$1,435,151	\$21,624
EXPENDITURES:							
ADMINISTRATIVE:							
Supervisors Fees	\$12,000	\$10,000	\$9,800	\$200	\$2,000	\$11,800	\$200
FICA Expense	\$918	\$765	\$750	\$15	\$153	\$903	\$15
Attorney's Fees	\$30,000	\$25,000	\$40,170	(\$15,170)	\$7,500	\$47,670	(\$17,670)
Engineering Fees	\$30,000	\$25,000	\$22,425	\$2,575	\$4,485	\$26,910	\$3,090
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	\$59,357	\$59,357	(\$0)	\$11,871	\$71,228	\$0
Computer Time	\$1,000	\$833	\$833	\$0	\$167	\$1,000	\$0
Commissions/Tax Collector	\$16,927	\$28,212	\$16,036	\$12,176	\$0	\$16,036	\$891
Postage and Delivery	\$1,200	\$1,000	\$1,839	(\$839)	\$200	\$2,039	(\$839)
Printing and Binding	\$2,000	\$1,667	\$2,219	(\$552)	\$444	\$2,663	(\$663)
Insurance	\$62,387	\$65,362	\$65,362	\$0	\$0	\$65,362	(\$2,975)
Legal Advertising & Other	\$2,000	\$1,667	\$1,848	(\$181)	\$333	\$2,181	(\$181)
Office Supplies	\$500	\$417	\$937	(\$520)	\$48	\$985	(\$485)
Dues, Licenses, Subscriptions	\$1,200	\$1,000	\$175	\$825	\$0	\$175	\$1,025
TOTAL ADMINISTRATIVE	\$238,560	\$227,479	\$228,951	(\$1,472)	\$27,201	\$256,152	(\$17,592)
FIELD:							
Field Management Fees	\$23,486	\$19,572	\$19,572	(\$0)	\$3,914	\$23,486	(\$0)
Contractual-Security	\$158,929	\$132,441	\$134,125	(\$1,684)	\$24,804	\$158,929	\$0
Security Patrols	\$37,000	\$30,833	\$23,047	\$7,786	\$9,250	\$32,297	\$4,703
Parking Enforcement	\$8,000	\$6,667	\$4,900	\$1,767	\$2,800	\$7,700	\$300
Fire and Security System Monitoring	\$500	\$417	\$315	\$102	\$105	\$420	\$80
Telephone	\$25,000	\$20,833	\$20,311	\$522	\$3,531	\$23,842	\$1,158
Water & Sewer	\$13,000	\$10,833	\$10,114	\$719	\$3,250	\$13,364	(\$364)
Electric	\$83,000	\$69,167	\$83,471	(\$14,304)	\$13,833	\$97,304	(\$14,304)
Pest Control	\$3,500	\$2,917	\$2,465	\$452	\$555	\$3,020	\$480
Community Maintenance	\$285,504	\$237,920	\$237,920	\$0	\$47,584	\$285,504	\$0
Other Maintenance	\$10,000	\$8,333	\$10,796	(\$2,463)	\$2,159	\$12,955	(\$2,955)
Irrigation Pumps Maintenance & Repair	\$10,000	\$8,333	\$27,855	(\$19,522)	\$1,667	\$29,522	(\$19,522)
Wall Maintenance & Repair	\$3,000	\$2,500	\$405	\$2,095	\$500	\$905	\$2,095
Park & Pool Maintenance/Repair	\$52,675	\$43,896	\$30,586	\$13,310	\$6,117	\$36,703	\$15,972
Pool Maintenance - Contract	\$29,325	\$24,438	\$24,400	\$38	\$4,880	\$29,280	\$45
Landscape Repairs & Improvements:	\$35,000	\$35,000	\$56,042	(\$21,042)	\$5,833	\$61,875	(\$26,875)
Pruning/Trimming/Clean Up/Tree Removals	---	---	\$37,714	---	---	---	---
Storm Cleanup	---	---	\$3,000	---	---	---	---
Mulch	---	---	\$5,770	---	---	---	---
Landscape Installation	---	---	\$9,558	---	---	---	---
Lake Maintenance/Repair	\$33,000	\$27,500	\$27,744	(\$244)	\$5,434	\$33,178	(\$178)
Fountain Maintenance/Repair	\$1,000	\$833	\$0	\$833	\$167	\$167	\$833
Drainage Maintenance	\$26,000	\$21,667	\$10,585	\$11,082	\$15,415	\$26,000	\$0
Road Maintenance/Repair	\$20,000	\$16,667	\$2,480	\$14,187	\$17,520	\$20,000	\$0
Sidewalk Maintenance/Repair	\$20,000	\$16,667	\$5,320	\$11,347	\$14,680	\$20,000	\$0
Sign Maintenance/Repair	\$3,000	\$3,000	\$6,429	(\$3,429)	\$0	\$6,429	(\$3,429)
Pressure Cleaning	\$36,000	\$30,000	\$31,350	(\$1,350)	\$4,650	\$36,000	\$0
Electrical Repair & Replacement	\$22,000	\$18,333	\$15,595	\$2,738	\$7,333	\$22,928	(\$928)
Holiday Decorations	\$38,880	\$18,717	\$18,717	\$0	\$0	\$18,717	\$20,163
Gate Repairs & Replacements:	\$35,000	\$29,167	\$23,094	\$6,072	\$8,750	\$31,844	\$3,156
Gate Repairs	---	---	\$4,900	---	---	---	---
Transponders	---	---	\$6,300	---	---	---	---
Envera - Contractual	---	---	\$11,894	---	---	---	---
Major Projects	\$120,000	\$100,000	\$52,476	\$47,524	\$67,524	\$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	---	---	\$680	---	---	---	---
Pool Resurfacing - Clubhouse Pool	---	---	\$4,300	---	---	---	---
Pool Resurfacing - Peninsula Pool	---	---	\$6,100	---	---	---	---
Pool Resurfacing - Fay Cove Pool	---	---	\$5,500	---	---	---	---
Capital Projects (Fountain Pumps)	\$0	\$0	\$5,389	(\$5,389)	\$0	\$5,389	(\$5,389)
TOTAL FIELD	\$1,132,799	\$936,649	\$885,503	\$51,146	\$272,256	\$1,157,760	(\$24,961)
TOTAL EXPENDITURES	\$1,371,359	\$1,164,128	\$1,114,454	\$49,674	\$299,457	\$1,413,912	(\$42,553)
Excess (deficiency) of revenues over (under) expenditures	\$35,516	\$242,372	\$317,297	(\$24,423)	(\$296,057)	\$21,239	\$64,177
FUND BALANCE - Beginning	\$485,465		\$530,836			\$530,836	
FUND BALANCE - Ending	\$520,981		\$848,133			\$552,075	

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	\$680	\$680	\$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	\$4,300	\$4,300	\$24,000
Pool Resurfacing - Peninsula Pool	\$6,100	\$6,100	\$35,000
Pool Resurfacing - Fay Cove Pool	\$5,500	\$5,500	\$21,000
Paint Fencing Around Pools	\$0	\$0	\$7,000
Peninsula Park Lighthouse	\$2,458	\$45,624	\$45,624
<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	\$59,000
Projects reported under "Major Projects" Line Item	\$52,476	\$95,642	\$917,111
Additional projects reported separately:			
Sidewalk Maintenance/Repair	\$5,320	\$5,320	\$20,320
Total Major Projects FY 2022-FY2023	\$57,796	\$100,962	\$937,431

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

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

ADMINISTRATIVE:

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

FIELD:

Contractual-Security	Based on Contracts	Envera-Quarterly Pool Monitoring \$8,313.21 per Quarter. Monthly Gate Monitoring \$10,473.00.
Security Patrols	Budget to Actual	City Police Detail (\$48/Hour @ 40 Hours per month)
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoices for June and July haven't 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 July 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 July 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/23	ACTUAL THRU 07/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - A Bonds	\$91,163	\$91,163	\$93,432	\$2,270
Interest Income	\$0	\$0	\$3,628	\$3,628
TOTAL REVENUES	\$91,163	\$91,163	\$97,060	\$5,898
<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)	\$4,460	\$5,898
Net change in fund balance	(\$1,438)	(\$1,438)	\$4,460	\$5,898
FUND BALANCE - Beginning	\$37,545		\$84,615	
FUND BALANCE - Ending	\$36,108		\$89,075	

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2023

Series 2012, Special Assessment Bonds

Interest Rate;	5.50%	
Maturity Date:	5/1/26	
Reserve Fund Requirement:	\$45,637.50	
Bonds outstanding - 9/30/2022		\$320,000.00
Less:	May 1, 2023 (Mandatory)	(\$75,000.00)
Current Bonds Outstanding		<u>\$245,000.00</u>

Total Current Bonds Outstanding	\$245,000.00
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CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

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

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

Maintenance Assessments - Levy	\$0	\$116,924	\$1,172,928	\$16,360	\$14,527	\$10,422	\$35,441	\$5,345	\$9,326	\$24,360	\$0	\$0	\$1,405,633
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	\$977	\$902	\$942	\$0	\$0	\$10,215

Total Revenues

	\$1,902	\$119,734	\$1,177,749	\$16,548	\$19,783	\$13,077	\$38,076	\$7,612	\$11,968	\$25,302	\$0	\$0	\$1,431,751
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ADMINISTRATIVE:

Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$0	\$0	\$9,800
FICA Expense	\$77	\$76	\$77	\$76	\$77	\$76	\$77	\$61	\$76	\$77	\$0	\$0	\$750
Attorney's Fees	\$3,375	\$2,925	\$2,790	\$2,970	\$3,780	\$6,710	\$5,940	\$5,913	\$5,767	\$0	\$0	\$0	\$40,170
Engineering Fees	\$2,035	\$1,995	\$1,075	\$2,450	\$2,310	\$2,000	\$4,240	\$3,080	\$1,035	\$2,205	\$0	\$0	\$22,425
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	\$5,936	\$0	\$0	\$59,357
Computer Time	\$84	\$84	\$83	\$83	\$84	\$83	\$83	\$84	\$83	\$83	\$0	\$0	\$833
Commissions/Tax Collector	\$0	\$3,163	\$11,730	\$157	\$146	\$104	\$349	\$53	\$93	\$241	\$0	\$0	\$16,036
Postage and Delivery	\$7	\$262	\$591	\$28	\$198	\$108	\$6	\$603	\$16	\$20	\$0	\$0	\$1,839
Printing and Binding	\$121	\$322	\$104	\$283	\$185	\$156	\$67	\$656	\$170	\$155	\$0	\$0	\$2,219
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	\$159	\$0	\$0	\$1,848
Office Supplies	\$20	\$651	\$23	\$23	\$23	\$24	\$23	\$103	\$23	\$24	\$0	\$0	\$937
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	\$21,306	\$29,057	\$9,900	\$0	\$0	\$228,951
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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	\$1,957	\$0	\$0	\$19,572
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,567	\$9,564	\$10,473	\$18,786	\$9,563	\$9,563	\$17,877	\$0	\$0	\$134,125
Security Patrols	\$3,628	\$2,409	\$2,923	\$2,201	\$2,340	\$1,560	\$1,248	\$1,941	\$2,657	\$2,140	\$0	\$0	\$23,047
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	\$1,656	\$0	\$0	\$20,311
Water & Sewer	\$1,511	\$1,363	\$1,047	\$967	\$929	\$1,011	\$0	\$898	\$993	\$1,395	\$0	\$0	\$10,114
Electric	\$7,591	\$7,252	\$7,284	\$8,427	\$8,214	\$8,224	\$8,739	\$9,713	\$8,575	\$9,452	\$0	\$0	\$83,471
Pest Control	\$85	\$385	\$85	\$385	\$85	\$385	\$0	\$385	\$185	\$485	\$0	\$0	\$2,465
Community Maintenance	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$0	\$0	\$237,920
Other Maintenance	\$2,374	\$1,255	\$2,128	\$338	\$200	\$0	\$1,011	\$457	\$1,208	\$1,825	\$0	\$0	\$10,796
Irrigation Pumps Maintenance & Repair	\$3,307	\$1,682	\$4,206	\$6,526	\$0	\$2,593	\$2,667	\$4,114	\$0	\$2,760	\$0	\$0	\$27,855
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	\$4,570	\$0	\$0	\$30,586
Pool Maintenance - Contract	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$0	\$0	\$24,400
Lake Maintenance/Repair	\$2,717	\$2,717	\$2,718	\$2,717	\$2,718	\$2,717	\$2,988	\$2,717	\$2,718	\$3,017	\$0	\$0	\$27,744
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	\$400	\$0	\$0	\$6,429
Pressure Cleaning	\$28,325	\$0	\$0	\$0	\$0	\$0	\$2,050	\$0	\$0	\$975	\$0	\$0	\$31,350
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	\$4,845	\$0	\$0	\$52,476
Capital Projects (Fountain Pumps)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,389	\$0	\$0	\$5,389
Total Field Expenditures	\$122,422	\$84,803	\$90,322	\$79,506	\$78,687	\$95,854	\$79,421	\$101,452	\$68,061	\$84,975	\$0	\$0	\$885,503
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)	(\$115,146)	(\$85,150)	(\$69,573)	\$0	\$0	\$317,297

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
August 10, 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**
 - Proposal for additional debris pickup – Update will be provided at meeting

BOARD REQUESTS

- Street Name Sign Brackets and Old Brackets Replacement
 - Update will be provided at meeting
- CDI Holiday Lights Zero Balance Invoice – Completed
- Fay's Cove Burned Light Pole Brick Fixture –Completed
- Las Brisas Del Mar PVC Fence Knox Key Lock Installation
 - Update will be provided at meeting
- Light Er Up Mia Agreement – Pending Light Er Up Review and Execution
- Chairman to Contact City of Margate Regarding Docks
- Envera to Repair NBD Accident Damages – Completed
- Cancellation of AT&T at NBD and SBD – Completed
- Order New Equipment for Board Room Zoom Conferences
- Replace Five (5) Conference Room Chairs not to Exceed \$1,500.00 – Completed
- Confirm if Drone Company Shared Video of District Shoreline
 - The contractor did not share video and has provided video to management
- Inspect All District Signs and Obtain Proposals to Upgrade – In Progress
- Management to Provide Shoreline Video to Board Supervisors – Videos will be provided at Meeting via Jump Drives



CORAL BAY CDD

BOARD REQUESTS (Continued)

- Management to Review Shoreline Video for Encroachments Violations within the 20' Easement – In progress
- Provide Proposal for Clubhouse Flooring – Update will be Provided at Meeting
Management to Inspect Pipe that is eroding at Lake Shoreline Reported by Resident from 6474 Buena Vista Drive – Update will be Provided at Meeting
- Return AT&T Equipment – Completed
- Obtain Cost for 1-5 Gazebos with and without Removable Roofs

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 – Completed
 - NBD Exit & SBD Entrance Fountains Repairs – Completed
 - Setup Meeting for IGM and Vice-Chairman John Hall for another Proposal for Areas Requested

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	I	IGM	The Cape	Remove bare spot in hedges by Victors house & add additional hedges (To be completed on 08/04)	TBD
1	05/31/23	P	MGT	30th Street	New "Resident Only" sign to be installed (Vendor meeting on 08/07/23)	TBD
2	07/21/23	P	MGT	Fays Cove Pool	Vendor to repair leaking shower spigot	TBD
3	07/21/23	I	MGT	North Bay Park	New rims to be installed on hoops to help prevent constant net damage	\$250-\$350
4	07/21/23	P	MGT	North Bay Park	Paint bollard in parking lot	TBD
5	07/31/23	P	MGT	The Cape	Move stop sign 1 ft back from tree	TBD
6	08/01/23	P	MGT	Parks	Weeds to be sprayed in mulch at Tot Lot & North Bay Parks	TBD
7	08/02/23	P	MGT	Common Areas	Clear signs to all parks	TBD
8	07/31/23	I	MGT	Peninsula Park	Replace 2 'No Swimming' signs	TBD
9	07/31/23	P	IGM	Tot Lot	Connect passive park walkway to playground	TBD
10	07/31/23	P	MGT	North Bay Park	Ensure weeds are being removed from playground mulch	TBD
11	07/31/23	P	MGT	North Bay Park	Mulch around fitness equipment	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	07/21/23	C	MGT	Tot Lot	Contact FPL about wire hanging from their light	No Cost
2	05/31/23	C	MGT	Peninsula Park	No Swimming sign to be replaced at Pen Park by dock	TBD
3	05/31/23	C	IGM	Common Areas	Clear stop sign by Island Lane and Duval Drive	N/A
4	05/10/23	C	IGM	Playgrounds	Stakes around playground boarder to be nailed down	N/A
KEY : P = Pending I = In Progress C = Completed MGT = Management IGM = Innovative Grounds Management						

ATTACHMENT B

LAKE MAINTENANCE REPORT

AUGUST 10, 2023

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



Work Order
 Work Order Number 00294203
 Created Date 7/13/2023

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 lakes. Treated canal 3 for aquatic weeds and picked up debris. Big lake Dissolved Oxygen is 6ppm and the temperature is 87° F. Rain and lightning in the area.
 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	
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 the lakes. Treated canal 3 for aquatic weeds and picked up debris. Big lake Dissolved Oxygen is 6ppm and the temperature is 87° F.

Service Report



Work Order
 Work Order Number 00307449
 Created Date 7/26/2023

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 entire big lake for shoreline grasses. Treated canal 1 for shoreline grasses, aquatic weeds, and algae. Treated canal 3 for algae and aquatic weeds. Picked up debris in all areas. Dissolved Oxygen in the big lake was 5ppm and temperature was 84°F

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 entire big lake for shoreline grasses. Treated canal 1 for shoreline grasses, aquatic weeds, and algae. Treated canal 3 for algae and aquatic weeds. Picked up debris in all areas.

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)	Next to Basketball Court	\$ 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



Shamrock Pool Services, Inc.
"Specializing in Commercial Service, Repair, and Remodeling"

SWIMMING POOL REMODEL AGREEMENT

This agreement is made and entered into this 7th day of July, 2023, between **Shamrock Pool Services, Inc.** and **Peninsula Park at Coral Bay**, as agent of the property described below.

Pool Address: **Cape Circle, Margate, FL 33063**
Phone Number: **540-303-9619**
Email Address: **PBurgess@GMSSF.com**

SWIMMING POOL RE-FINISH AGREEMENT

1. Advise the local Board of Health in writing of the type of repairs being performed and the date of commencement.
2. Drain pool using Shamrock Pool Services, Inc. equipment.
3. Prepare old finish to receive new exposed aggregate.
4. Score old finish; undercut existing tiles, return lines, and light fixtures; and remove all hollow spots in old finish. *
5. Acid wash old finish to roughen surface and to remove scale and bacteria to ensure proper adhesion.
6. Install Multi-Coat Scratch Coat for superior bonding.
7. Install non-skid mud cap tiles on entrance steps of pool.
8. Install "No Diving" and depth marker tiles in accordance with Health Department standards.
9. Re-finish pool using standard exposed aggregate.
10. Re-finish pool trough using standard exposed aggregate.
11. Hand trowel new exposed aggregate to a smooth, true finish.
12. Acid wash new finish to expose aggregate using HCL Advantage.
13. Refill pool using a pre-filtered watering system to remove discoloration-causing minerals.
14. Bleach coping to remove algae and bacteria.
15. Replace broken gutter grates, return fittings, ladder bumpers, VGB-approved main drain grates/cover(s), and incandescent light bulb(s).
16. Clean filters and baskets.
17. **Balance and stabilize new water.**
18. Return pool to normal operation.
19. Advise the local Board of Health in writing of the completion of the repairs and its adherence to the applicable codes. Certify and submit contractor's affidavit as outlined in Florida Department of Health 64-E public pool code.

Contract Price: \$49,000.00 †
Permit Fees: Not Included

SWIMMING POOL TILE AGREEMENT

1. Remove tiles from splash wall to ensure code compliance.
2. Prepare dam wall to receive new tile.
3. Install one row of standard 6" X 6" tile on splash wall.
4. Install one row of standard 2" X 6" mud cap tile on dam wall.
5. Grout all tile lines with acid resistant grout.

Contract Price: \$18,200.00 †

* Removal of de-laminated plaster up to and including 15% of pool surface area included. Additional de-lamination removal at \$2.50 per sq. ft., to be agreed upon by owner representatives and billed separately as a change order.
† Price is based on cash or check payment. Credit card payments may incur additional fees.

TERMS AND PROVISIONS

Please note: A 30% deposit is required upon acceptance of contract, 30% upon draining of pool, and 30% upon completion of scratch coat; balance is due upon completion of work. There is a five-year manufacturer warranty on exposed aggregate finishes. (There is a ten-year manufacturer warranty available on certain exposed aggregate finish products. Please ask for details.) There is a standard twelve-month warranty against lifting and checking from natural causes. This warranty on lifting and checking from natural causes may be extended to 36 months with uninterrupted weekly maintenance provided by Shamrock Pool Services, Inc. The permit fee cost is conditional upon the number of permits required.

This agreement is entered into through Customer's duly authorized officers of agents and on behalf of Shamrock Pool Services, Inc. through its owner or authorized agents of the owner with full knowledge of the contents hereof and acquiescence thereto. This agreement is subject to all terms and conditions hereof. Customer agrees to provide reasonable access to the pool location to the employees, representatives, sub-contractors, and agents of Shamrock Pool Services, Inc., so that Shamrock Pool Services, Inc. may fulfill its obligations under this agreement as efficiently as possible. Customer shall keep its employees, agents, family, guests, and pets away from the pool location during the course of Shamrock Pool Services, Inc., performance under this agreement.

Shamrock Pool Services, Inc. shall not be liable for any failure to perform due to strikes, acts of God, government actions, or conditions beyond its control, including unavailability of supplies or labor at prices that are substantially similar to prices at the time of the execution of this agreement. In the event that materials or labor called for under this agreement are not substantially the same price as at the time of this agreement, Shamrock Pool Services, Inc. shall have the right to amend or terminate this agreement as it sees fit.

Should the Customer fail to pay any monies due hereunder within five (5) days from the due dates, all monies that are payable to Shamrock Pool Services, Inc. under this agreement shall immediately become due and payable without the need for further demand and this agreement can be terminated by Shamrock Pool Services, Inc. without prior notice.

Should Shamrock Pool Services, Inc. retain the services of an attorney and/or institute legal proceedings to collect monies that are due under this agreement or to enforce any provisions hereof, the Customer agrees to be held liable for any cost of said lawsuit and reasonable attorney fees. Title to all items that are supplied hereunder by Shamrock Pool Services, Inc. shall remain property of Shamrock Pool Services, Inc. until paid for in full by the Customer, and Shamrock Pool Services, Inc. shall have the right to repossess said items and/or remove the same, with or without the benefit of legal process, to lien the premises of the pool location without further notification, and to seek such further legal or equitable relief as may be available to Shamrock Pool Services, Inc.

Shamrock Pool Services, Inc. makes no representations, warranties, promises, oral or written, expressed or implied, with respect to this agreement, except as expressly provided herein. Shamrock Pool Services, Inc. makes no representations or warranties on equipment sold or installed other than that offered by the manufacturer of said equipment. Manufacturer warranty does not include any labor charges by Shamrock Pool Services, Inc. This agreement can be modified in writing only, to be signed by all the parties hereto.

The Customer shall be responsible for damage, loss, or destruction, from any source whatsoever, to all material, equipment, appliances, or goods, after they have been delivered to the pool location. Shamrock Pool Services, Inc. shall not be liable for any damage, loss or destruction to the pool location or premises of pool location, by any person or cause whatsoever except when caused by the employees of Shamrock Pool Services, Inc. Shamrock Pool Services, Inc. shall not be liable for any type of damage, loss or destruction caused by the pool waste or drain outlet line. Shamrock Pool Services, Inc. shall not be liable for any damage to the pool structure or piping due to underground water pressure, in the event the pool must be drained for cleaning, testing, or repairing. De-watering of the pool structure is not part of this agreement. If de-watering is necessary, a separate charge will apply. Shamrock Pool Services, Inc. shall not be held liable for any damage or staining to the deck area or surface caused by commonly used chemicals in the course of routine maintenance or repairs. The nature of most sanitizers is corrosive, and pool surfaces should be designed to withstand these properties.

Unless otherwise specified, time is not of the essence on repair contracts.

Any changes requested by the Customer will require a new contract.

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

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

Coral Bay Recreation Center
3101 South Bay Drive, Margate, Florida

Call to Order

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Tony Spavento	Chairman	Present
John Hall	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Michael Pawelczyk, District Counsel, Jonathan Geiger, District Engineer, Julio Padilla, GMS, Patrick Burgess, GMS, Juliana Duque, GMS, (by Zoom) Rich Hans, GMS (by Zoom) Nathan Charette, Envera, (by Zoom) Jorge Irizarry, LED Are Us, George Filsaime, resident, Robert McCormick, resident, Al Kapalka, resident, (by Zoom) and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:00:02)

2. Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

ACTION:	Opening the Public Hearing
RESULT:	The Public Hearing was opened
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 0:01:08	

B. Public Comment and Discussion

Mr. Spavento then asked (Tape Time: 0:02:01) if there were any public comments or discussion relating to the budget.

Mr. Kapalka (Tape Time: 0:03:03) commented there was no money designated in the budget to replace the gazebos at Peninsula Park that were taken away and asked the Board to consider putting some money towards them. *(At this point (Tape Time: 0:05:12) a discussion was held among the Board members and staff relating to this item)*

DIRECTION: The Board directed staff to: (Tape Time: 0:06:45)

- Obtain costs for 1-5 gazebos with and without removable canvas roofs

C. Consideration of Resolution #2023-06 Annual Appropriation Resolution

Mr. Spavento then introduced resolution #2023-06 which was the annual appropriation resolution for fiscal year 2024 budget and asked for a motion to approve the resolution. (Tape Time: 0:00:00)

ACTION:	Approve Resolution #2023-06 Annual Appropriation Resolution
RESULT:	Resolution #2023-06 the Annual Appropriation Resolution was approved
MOVER:	Tina Hagen
SECONDER:	John Hall

AYES: All in favor

Tape time: 0:10:09

D. Consideration of Resolution #2023-07 Levy of Non Ad Valorem Assessments

Mr. Spavento then asked for a motion to approve resolution #2023-07 which was the levy of the Non Ad Valorem Assessments. (Tape Time: 0:00:00)

ACTION: Approve Resolution #2023-07 Levy of Non Ad Valorem Assessments

RESULT: Resolution #2023-07 Levy of the Non Ad Valorem Assessments was approved

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 0:10:55

E. Motion to Close the Public Hearing

ACTION: Closing the Public Hearing

RESULT: The Public Hearing was closed

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 0:11:13

5. Audience Comments/Supervisors Responses

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:14:57)

Mr. Kapalka (Tape Time: 0:15:07) from Islamorada made a few comments relating to the lake management company stating the shoreline on the west side of the community was collecting a lot of debris, such as palm fronds, coconuts, beer bottles, etc.

(At this point (Tape Time: 0:16:31) a discussion was held among the Board members, and staff relating to this item) (Mr. Mizusawa stated (Tape Time: 0:16:33) he observed the lake company only spraying in certain sections and only intermittently but, not the entire shoreline)

Mr. Burgess (Tape Time: 0:17:29) stated that picking up debris was not part of their contract and they only had so much room in their boat. Therefore, they could do additional sprays but, they cannot just pick up everything they see.

DIRECTION: The Board directed staff to:

- *Have Solitude treat the entire shoreline not just certain spots*
- *Obtain costs for debris pickup and trash removal*

Mr. Spavento (Tape Time: 0:21:13) asked if there were any other audience comments. *(There were no other comments)*

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

Mr. Spavento asked *(Tape Time: 0:21:21)* Ms. Hagen for an update on the Coral Bay CDD website.

Ms. Hagen (Tape Time: 0:21:27) gave an update on the Coral Bay CDD website. She stated that she made extensive changes to the website based largely on the level of knowledge about the CDD that she perceived in questions that people were asking on

other venues such as a non-CDD-controlled Facebook website for Coral Bay. She added that if anyone at the meeting had any comments or questions regarding the revised website info, to please send them to Julio who could then provide them to her, and she would address those issues.

Ms. Hagen continued with some additional comments relating to formatting of the Coral Bay website and presentation of information for ADA compliance versus the formatting and presentation on the websites that GMS maintains for their other clients. She noted that she was recently made aware that those other GMS-maintained CDD websites were using a free version of an ADA-compliance widget called UserWay. She then gave a brief explanation of UserWay, along with her intention to obtain the one month use of the UserWay scan program to identify any items that needed correction for ADA-compliance at a cost of \$79 that she had negotiated with the UserWay company. She added that once any needed changes were made to the Coral Bay website, that she would incorporate the same free version of UserWay into the Coral Bay website.

The last item that she discussed was promoting the use of the Coralbaycdd.com website instead of the Facebook website for residents to obtain information. To help with providing additional information, Ms. Hagen noted that she had added a “News” page to the website where extra-important or often-asked-about information could be posted and/or highlighted. She indicated that she could set it up for any of the Supervisors or Management to be able to post to, and she also asked the Board for input as to what type of information they would like to see on that page.

(At this point (Tape Time: 0:28:03) a discussion was held among the Board members, Ms. Hagen and staff relating to this item)

(At this point (Tape Time: 0:38:19) Ms. Hagen left the meeting)

4. Presentations/Reports

A. Envera – Nathan Charette, SVP Operations - Requested by Board

Mr. Spavento (Tape Time: 0:38:24) moved on to presentations and asked Mr. Nathan Charette from Envera to present his item.

(At this time Mr. Nathan Charette and Mr. Phil Alan (Tape Time: 0:38:23) gave a presentation and status updates on the progress of the new upgrades and equipment for the Envera gate system).

(At this point (Tape Time: 0:46:29) a discussion was held among the Board members, Mr. Charette and Mr. Alan relating to the presentation) (Mr. Charette also confirmed Envera would provide a \$2,000 credit to the District on their August invoice relating to the South Bay Drive gate with Comcast and the AT&T fiber service issue which resulted from the Envera delay)

B. IGM – Terry Glynn, Owner – Requested by Board

(Mr. Glynn was not in attendance so this item was tabled to the August Board meeting)

C. Two Items Inserted That Were Not on the Agenda

Mr. Padilla (Tape Time: 0:56:26) stated since IGM was not in attendance and there was someone from LED Are Us at the meeting, Mr. Padilla asked the Board if that presentation could be given.

(The Board had no objection to the presentation, however, another person requested to speak on behalf of the homeowner at 6205 Duval Drive which the Board allowed at this time)

C-1. Item 1 – Issue re 6205 Duval Drive

Ms. Delila Richards (Tape Time: 0:56:48) stated she was a certified residential contractor registered with the City of Margate and was speaking on behalf of the resident at 6205 Duval Drive in Coral Bay, Jorge Filsaime. Ms. Richards then gave a brief summary relating to Mr. Filsaime’s property stating he was notified by the City of Margate that his screened-in patio cover with swimming pool was encroaching onto the neighbor’s property.

Mr. Spavento (Tape Time: 0:58:12) explained to Ms. Richards, that she was allowed 3 minutes to present her item, however, her item needed to be presented to the HOA not to the CDD, because the CDD does not get involved and has no jurisdiction relating to resident’s backyard issues, only the common areas of the Coral Bay District.

Mr. Spavento stated she would need to contact the HOA Board. Ms. Richards stated she would go ahead and do that.

C-2. Item 2 – LED Are Us Presentation

Mr. Spavento (Tape Time: 1:00:43) moved on to the next presentation and asked Mr. Jorge Irizarry from LED Are Us to present his item.

(At this time Mr. Jorge Irizarry (Tape Time: 1:00:53) gave a brief presentation on options relating to swimming pool pole light fixtures for after-hours at this time)

(At this point (Tape Time: 1:02:57) a Q&A session was held among the Board members and Mr. Irizarry relating to his presentation)

Mr. Spavento (Tape Time: 1:07:31) commented this discussion should be tabled to a later date in time since there were other priorities other than keeping the pool open late.

DIRECTION: The Board directed staff to: Obtain proposal per presented light fixture.

ACTION:	Table pool light discussion to the August Board Meeting
RESULT:	The pool light discussion was tabled to the August Board Meeting
MOVER:	John Hall
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 1:07:45	

5. Audience Comments/Supervisors Responses

(This item was discussed earlier at this meeting)

6. Staff Reports

Mr. Spavento asked for Mr. Pawelczyk’s staff report. (Tape Time: 1:10:20)

A. Attorney – Memorandum on Required Ethics Training

Mr. Pawelczyk (Tape Time: 1:10:22) gave a brief overview relating to the memo on required ethics training that was included in the agenda package stating this item was mentioned at the last meeting. He stated the CDD Board members did not need to do anything now however, starting January 1, 2024, they would be required to do a 4 hours ethics training course which would need to be reported on their next year's Form 1 Financial Disclosure forms to the Supervisor of Elections. Mr. Pawelczyk stated they would send the Board information on various webinars and other options sometime in December once the required date got closer. Mr. Pawelczyk also mentioned he would be providing their annual legislative summary in the next agenda package.

Mr. Spavento (Tape Time: 1:12:26) asked for an update on the letter to residents regarding tree root removal which IGM is going to do)

Mr. Pawelczyk (Tape Time: 1:13:11) stated he recalled the item, and would go back to his records to follow up but, commented that item was already taken care of from what he understood, but he would double-check.

DIRECTION: The Board directed Mr. Pawelczyk to edit the information on the letter related to removing trees, adding the option that if the homeowner wanted the roots removed to contact Management immediately and it would be at their cost between \$400 and \$1,000 depending on the size of the tree.

B. Engineer

1) Updates on:

- a. CDD Pool Surveys for Resurfacing**
- b. Obtaining Proposals for Structural Engineering Inspection of CDD Owned Docks**

Mr. Spavento asked (Tape Time: 1:13:38) Mr. Geiger to present his engineering updates.

Mr. Geiger (Tape Time: 1:13:39) stated he did not have a lot to go over but, gave a brief update on the CDD pool surveys for resurfacing stating the physical copies were handed over to Mr. Padilla for him to provide and meet with contractors on those which are to be used for permitting because the City of Margate requires surveys for the pools to be resurfaced, Mr. Geiger stated PDF copies were also provided, and if the City or the county had any additional requirements his survey team would be able to provide that. Mr. Geiger

(Tape Time: 1:14:18) also mentioned the structural engineering inspection of the CDD owned docks stating he wasn't able to attend the last Board meeting however, he was informed the Board decided not to approve the submitted proposal for \$8,800 from Lakdas/Yohalem Engineering, and he was to get additional proposals for next time. Mr. Geiger stated he was in the process of reaching out to another company, SRI Engineering, but was having difficulty finding companies interested in doing small inspections like this one, but he would continue to work on it and would also get with GMS to get their recommendations.

DIRECTION: The Board directed Mr. Geiger to obtain additional proposals to bring back to the August Board meeting.

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: 1:23:51)

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary was approved
MOVER:	John Hall
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 1:24:00	

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

1) Monthly Report

Mr. Spavento asked Mr. Padilla for the monthly report. (Tape Time: 1:24:31)

Mr. Burgess (Tape Time: 1:24:42) 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: 1:25:43) a discussion was held among the Board members and staff relating to some of the items on the punch list)

Mr. Hall asked (Tape Time: 1:26:32) about the stakes and pins at the playgrounds and suggested they may need to be checked for safety hazards to make sure the repairs are all secured.

Mr. Spavento suggested (Tape Time: 1:29:33) adding some new signage that states, wait for gate to open, \$500 minimum fee for damage repair with a picture from a camera. He also stated the Rules would probably need to be adjusted for that signage and would need to be reviewed by the District Attorney.

Mr. Hall suggested (Tape Time: 1:31:20) having a few sign companies come to the community and make some suggestions for entry signs and resident-only entrance gates at North Bay Drive, South Bay Drive and 30th Street, and then submit proposals.

Mr. Burgess (Tape Time: 1:33:54) continued with some updates relating to the landscape, lake, and canal report, along with the Solitude Lake Management report.

(At this point (Tape Time: 1:34:24) a discussion was held among the Board members and staff relating to these items)

Mr. Padilla (Tape Time: 1:43:41) gave some additional updates on some of the items listed on the field manager's report at this time.

(At this point (Tape Time: 1:44:03) a discussion was held among the Board members and staff relating to a few items on the Field Manager's report)

DIRECTION: The Board directed staff to: (Tape Time: 1:45:48)

- Prevent pins at playgrounds from being hazards*
- Obtain signs for gates - hits cost \$500 and have M. Pawelczyk review it for the Rules*
- Have sign company inspect District for signs and obtain proposal at N. Bay Drive/S. Bay Drive and 30th Street gates*

- Obtain cost from Solitude to remove palm fronds and coconuts
- Confirm if Drone Company publicly shared video made for District
- Juliana Duque to inquire on lake debris pickup and report to the Board at August Board meeting
- Management to review video for violations within 20-15 foot easement (landscape, structures, any other obstructions, etc.)
- Obtain copy of drone video since it is a public record and provide copy to Board
- Chairman (T. Spavento) to assist with the lake report

Mr. Mizusawa (Tape Time: 2:07:03) gave a brief status update on the lighthouse repairs at this time, stating he and Mr. Spavento had been working closely with Anzco and their subcontractors inspecting the project and found several violations. Mr. Mizusawa stated they were hoping to have all those items resolved before the final inspection takes place.

Mr. Spavento (Tape Time: 2:07:51) also gave a few updates on the lighthouse repairs stating he and Mr. Mizusawa were working independently with the contractor following up on certain items. He continued with some structural updates on the project stating he had found some rust spots on his visit and would be revisiting the project to make sure those items were taken care of.

(At this point (Tape Time: 2:10:57) a discussion was held among the Board members and staff relating to this item and the additional Change Orders)

ACTION:	To approve 3 out of 4 extra Change Orders from Anzco in the amount of \$9,651.40 as presented for removing building painting (bonding and welding) and authorize payment to Anzco
RESULT:	The extra Change Orders from Anzco were not approved
MOVER:	George Mizusawa
SECONDER:	Tony Spavento
AYES:	2 in favor / 2 opposed (J. Hall/ R. Gallucci) – Motion failed

Tape time: 2:25:13

DIRECTION: Mgt. to bring back the 3 extra Change Orders with the breakdown and backup to the August Board Meeting and include final invoice for approval (Tape Time: 2:28:19)

2) Revised Capital Improvements Enhancements Projects Ranking – FY2023-2024

(This item was discussed earlier at this meeting under the Field Manager’s report)

3) Peninsula Park Pool Resurface Proposal with Sun Blue Pool Services

Mr. Burgess (Tape Time: 2:28:41) gave a brief update on the Peninsula Park pool resurfacing project stating he would need to do some additional research and obtain one more proposal to compare apples to apples since the proposals presented from Shamrock & Sun Blue were so far apart in pricing. *(DIRECTION: The Board agreed with Mr. Burgess and decided to table the item to the August meeting)*

E. CDD Manager

1) Approval of the Minutes of the June 8, 2023 Meeting

Mr. Spavento asked (Tape Time: 2:31:12) for a motion to approve the minutes stating he had one small correction in section 5-B2, on page 13 in the title which stated, direction on approved conference room replacement chairs, which should be \$1,500 not \$1,000.

ACTION:	Approve Minutes of the June 8, 2023 Meeting
RESULT:	The June 8, 2023 meeting minutes were approved with the indicated change on page 13
MOVER:	George Mizusawa
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:32:42	

2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form - everyone had filed

Mr. Spavento stated (Tape Time: 2:33:01) everyone had filed their financial disclosure Form 1s, so there was nothing to discuss on this item.

3) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Mr. Spavento (Tape Time: 2:33:13) moved to item No. 3 and asked for a motion to approve the proposed FY2024 meeting schedule.

ACTION:	Approve the proposed Fiscal Year 2024 Meeting Schedule
RESULT:	The FY 2024 Meeting Schedule was approved as presented
MOVER:	John Hall
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 2:34:13	

4) Update on Money Market Account with BankUnited

Mr. Spavento (Tape Time: 2:34:23) moved to item No. 4 and asked Mr. Padilla for an update on this item.

Mr. Padilla (Tape Time: 2:34:29) stated the current interest rate for a money market account with Bank United was at 4.5%, and the minimum to open an account was \$2,500, and also that Bank United is a qualified public depository so all deposits would be covered by the depository insurance, FDIC, up to \$250,000, or by a collateral pool with the State of Florida. Mr. Padilla (Tape Time: 2:35:06) also stated in order to open a money market account, Bank United requires a copy of the minutes stating the approval to open the account, the signers' titles as stated on the accounts, and on the records. Mr. Padilla stated the signers on the account would be, Richard Hans, secretary, Tina Hagen, treasurer, Patti Powers, assistant treasurer, Ron Gallucci, assistant secretary, John Hall, vice chairman, and Jennifer Wasserman, District CPA. Mr. Padilla also stated the amount

to open that money market account would be \$250,000, plus any subsequent surplus to be determined by the District CPA.

ACTION:	Authorizing to open a Money Market account with Bank United as stated on the record by Mr. Padilla and also authorizing the individuals stated above as the authorized signers
RESULT:	Opening a Money Market with Bank United with \$250,000 as stated and authorizing the above-stated individuals as the authorized signers on the account
MOVER:	John Hall
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 2:36:28	

7. New Business

A. Discussion of Proposal #00063-2022 for Flooring with Mayfair Home Services, LLC

Mr. Spavento (Tape Time: 2:14:12) moved to the next item under new business, discussion of proposal for flooring with Mayfair Home Services and asked Mr. Padilla to present the item.

Mr. Padilla (Tape Time: 2:37:04) stated the vendor had a family emergency and was not able to attend to present the item and some samples. Mr. Padilla suggested the Board table this item to the next meeting.

Mr. Spavento (Tape Time: 2:37:13) stated he didn't believe this item would need to be tabled due to the price being so high for flooring for the clubhouse room and offices)

(At this point (Tape Time: 2:37:20) a discussion was held among the Board members and staff relating to this item) (The Board agreed with Mr. Spavento's statement)

DIRECTON: The Board directed staff to obtain additional proposals to bring back to the August meeting.

B. Hazardous Driving at Indian Key Blvd. and N. Bay Dr. Intersection – Tony Spavento

Mr. Spavento (Tape Time: 2:40:32) moved to item B under new business, hazardous driving at Indian Key Blvd. and N. Bay Drive intersection. Mr. Spavento provided photos in the agenda package and suggested closing the gap, making it shorter so vehicles don't have enough room to do donuts and, therefore, ending up hitting the curb and damaging their vehicles. Mr. Spavento stated he would like to have the engineer take a look at it as well.

(At this point (Tape Time: 2:41:13) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed the District Engineer to inquire with the City of Margate about the turning lane requirement and report back to the Board at the next meeting.

C. High Traffic at Gates Expected on Holiday Gates – Discussion to Keep Normal Operation or Have Gates Open

Mr. Spavento (Tape Time: 2:47:31) moved to item C and asked for an update on this item.

Mr. Burgess (Tape Time: 2:47:43) stated there was an issue over the July 4th holiday when Envera sent out a notification the gates would be opened due to high traffic volume.

(At this point (Tape Time: 2:47:56) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to bring this item back to the October Board meeting once the new gate system is in place and remind Envera not to send emails not related to District gate functions.

D. Polling Location License Agreement for Upcoming Elections

Mr. Spavento (Tape Time: 2:51:29) moved to item D and stated he would like to see this item approved contingent on the poll worker’s parking across the street instead of in the clubhouse parking lot taking up 10 or 20 parking spots.

(At this point (Tape Time: 2:52:11) a discussion was held among the Board members and staff relating to this item)

ACTION:	Approve the Polling Location License Agreement for the upcoming elections at the Coral Bay Clubhouse
RESULT:	Polling Location License Agreement for upcoming elections was approved subject to legal review by District Attorney for changes approved by the Broward County Supervisor of Elections
MOVER:	John Hall
SECONDER:	Ron Gallucci
AYES:	All in favor
Tape time: 2:53:49	

E. Discussion of 3336 Seabreeze Lane Vehicles Parking on Unpaved District Property on Buena Vista Drive and South Wind Lane

Mr. Spavento (Tape Time: 2:54:11) moved to item E and asked Mr. Padilla for an update.

Mr. Hall (Tape Time: 2:54:17) stated this was probably Tina Hagen’s item because the address was in Port Antiqua but, he believed it was about the house on the southern end of Seabreeze Lane, the house closest to the pool who entered into an agreement with the District many years ago.

DIRECTION: The Board directed staff to bring this item back to the August Board Meeting when T. Hagen is in attendance.

F. Discussion to make No Parking Sign Areas a Towed Immediately Zone without Warning

Mr. Spavento (Tape Time: 2:56:39) moved to item F and asked Mr. Padilla to give an update.

Mr. Padilla (Tape Time: 2:56:47) stated this item was in regard to the two empty lots where vehicles are parking on the weekends, and nothing can be done until a first warning is given and then if violated a second time it could be towed. Mr. Padilla asked if the Board would like to change the rule for just those two empty lots, where it would be a one-time thing and then it would be an immediate tow without warning.

(At this point (Tape Time: 2:57:15) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed staff to include this item in the Facilities Rules for empty District lots and for the District Attorney to add it to the Rule changes.

G. Industrial Divers Corporation Annual Culvert Pipe Inspection Report

Mr. Spavento (Tape Time: 2:59:17) moved to item G and asked Mr. Padilla to give an update on this item.

Mr. Padilla (Tape Time: 2:59:25) stated the report had no recommendations to do any repairs, just to keep monitoring it every year.

(At this point (Tape Time: 2:59:34) a discussion was held among the Board members and staff relating to this item and the inspection report provided in the agenda)

DIRECTION: The Board directed Management to inspect the pipe at the lake shoreline reported by the resident that is eroding at 6474 Buena Vista Drive.

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**

Mr. Spavento (Tape Time: 3:02:00) moved to item A under old business, along with the three items listed below item A for discussion. Mr. Spavento stated there was a page in the agenda with some suggestions from the Board members.

Mr. Gallucci (Tape Time: 3:03:15) stated when Coral Bay was first built there was no rule that you couldn't park on the street but, that rule was adopted because at night cars were parking on both sides of the streets and other vehicles couldn't get through. He stated if there was an exception to the Rule cars could park on one side of the street and it would solve the overflow parking issues because people think that nobody can park in front of their house.

Mr. Mizusawa also had a few items on the list and gave a brief summary of those as well.

(At this point (Tape Time: 3:05:34) a discussion was held among the Board members relating to street parking exceptions list provided in the agenda by Mr. Gallucci and Mr. Mizusawa) (The Board did not take any additional actions and do not accept the suggestions from Mr. Gallucci and Mr. Mizusawa)

Mr. Spavento (Tape Time: 3:19:42) moved on to setting the District facilities rules public meeting and asked for the options.

Mr. Pawelczyk stated (Tape Time: 3:19:52) since an item was just added to the list he would create a draft and bring it back to the next meeting. *(The Board agreed with Mr. Pawelczyk suggestion without objection)*

Mr. Spavento (Tape Time: 3:20:05) moved on to update on the prosecution of gate hit claims in small claims court and asked Mr. Pawelczyk for an update.

Mr. Pawelczyk (Tape Time: 3:20:15) stated Ms. Hagen requested this item be tabled to the August Board meeting when she would be in attendance.

Mr. Hall (Tape Time: 3:21:12) commented on how few gate hits were on the gate hits report, and requested the report be sent to the Board members on a monthly basis with some detailed information as to how the gate was hit and the status of that hit.

DIRECTION: The Board directed staff to: (Tape Time: 3:25:38)

- *Street Parking Exceptions – No exceptions, no actions were made by Board*
- *Setting District Facilities Rules Public Meeting – Tabled item to bring back to the August Board Meeting*
- *Update on Prosecution of gate hit claim in Small Claims Court – Tabled item to bring back to the August Board Meeting*
- *Send Board members gate hit reports next week*

B. Comcast Internet Service Status / AT&T Fiber Service Disconnect – George Mizusawa

- 1) Email of CBCDD Comcast Internet Service Status & AT&T Fiber Service Disconnect**
- 2) Email of Refunds – Comcast Internet Service and Envera Systems**

Mr. Spavento (Tape Time: 3:27:49) moved on to item B, Comcast internet service status and AT&T fiber service disconnect, and asked Mr. Mizusawa for his update.

Mr. Mizusawa (Tape Time: 3:27:53) gave a brief update on this item and stated as far as the upgrades, Comcast upgrades to all locations have been completed, and they've started to receive new invoices from Comcast for the new service except for the clubhouse and Faye's Cove since those billing cycles had not yet kicked in. He also stated that AT&T service was now fully disconnected, but still needed the hardware to be removed and returned to AT&T.

DIRECTION: The Board directed Management to return AT&T equipment

C. Envera - Upgrades

- 1) Installation Timeline**
- 2) Detail Timeline**

Mr. Spavento (Tape Time: 3:32:26) moved to item C and stated the Envera upgrades had already been discussed earlier at this meeting.

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) **Dennis Baldis Memorial Garden**
 - c) **Ensure Restrooms are Open on Weekends and Holidays**
- 4) **Irrigation Times**

Mr. Spavento (Tape Time: 3:32:33) moved to item D, and stated Mr. Glynn had a family emergency so these items would be tabled until the August Board meeting.

(At this point (Tape Time: 3:32:44) a discussion was held among the Board members and staff relating to the above IGM items)

DIRECTION: The Board directed staff to: (Tape Time: 3:33:18)

- *Have IGM kill weeds on all Community rocks/meteorites*
- *Table all IGM items above and bring back to the August Board meeting.*
- *Also set up a meeting with IGM and John Hall for an additional proposal for shrubbery that was removed along the wall near Faye’s Cove and Indian Key and the entrance of South Wind Drive*
- *Management to obtain another proposal for lifted wall sections from homeowners and IGM to revise their proposal to remove trees on lifted wall sections from homeowners’ trees in more detail and make more clear*
- *IGM to add edging along walkway*

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

Mr. Spavento (Tape Time: 3:33:35) moved to item E and stated this item was already discussed earlier in the meeting.

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**

Mr. Spavento (Tape Time: 3:35:35) moved to item F stating the upgrades to lights was already discussed earlier at this meeting and this item was tabled.

Mr. Hall (Tape Time: 3:43:43) addressed an item that was not on the agenda and suggested if Management could get a sound system for the Coral Bay Board meetings where every Board member had a microphone because it would be much better for people on ZOOM to hear the meeting.

Mr. Spavento (Tape Time: 3:44:06) stated this item was discussed at a prior meeting, and microphones were forthcoming.

Mr. Mizusawa (Tape Time: 3:44:26) stated Management came to him to do research on the available options and there were pros and cons to the centralized sound system, as well as the individual microphones, and currently, the Board was testing one out at this time. Mr. Mizusawa gave a brief overview of some other options and stated they were looking at bringing another option in.

G. Changing from Paper Agendas to Tablets

Mr. Spavento (Tape Time: 3:48:01) moved to item G under old business, changing from paper agendas to tablets, and asked if anybody had used their tablets at the meeting. He stated for him, it wasn't even close to practical.

(At this point (Tape Time: 3:48:16) a discussion was held among the Board members and staff relating to this item)

DIRECTION: The Board directed Mr. Padilla to both hard copies and tablets at the August Board meeting. Mr. Mizusawa stated he did not need a hard copy going forward.

9. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 10:52 p.m.
MOVER:	John Hall
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 3:51:57	

Secretary/Assistant Secretary

Chairman/Vice Chairman

**FIRST AMENDMENT TO
DISTRICT MANAGEMENT AGREEMENT
BETWEEN
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
AND
GOVERNMENTAL MANAGEMENT SERVICES – SOUTH FLORIDA, LLC.**

THIS FIRST AMENDMENT TO DISTRICT MANAGEMENT AGREEMENT (the “**AMENDMENT**”) for district management services, is made effective as of _____, 2023, by and between:

Coral Bay Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* having a mailing address of 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “**DISTRICT**”); and

Governmental Management Services-South Florida, LLC., a Florida limited liability company, with offices located at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “**MANAGER**”).

RECITALS

WHEREAS, the **DISTRICT** and the **MANAGER** previously entered into the **DISTRICT MANAGEMENT AGREEMENT** (the “**AGREEMENT**”), dated November 12, 2009, for the provision of district management services; and

WHEREAS, the **DISTRICT** and the **MANAGER** are collectively referred to herein as the “**PARTIES**” or individually as a “**PARTY**”; and

WHEREAS, the **DISTRICT** and the **MANAGER** wish to amend the **AGREEMENT** to include and/or update, addresses for notices sent to the **DISTRICT**, indemnification provisions, insurance requirements, a financial advisor disclaimer, an E-Verify provision, a public records provision, a special conditions provision, and a public records request provision; and

WHEREAS, the parties now desire to amend the **AGREEMENT** to provide accordingly.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the **DISTRICT** and the **MANAGER** hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this **AMENDMENT**.

2. Section 15 of the **AGREEMENT** is deleted and replaced with the following:

15. **ADDRESS FOR NOTICES.** All notices required under the **AGREEMENT** shall be sent by certified mail, return receipt requested, or express mail with proof of receipt.

If sent to the **DISTRICT**, notice shall be sent to:

Coral Bay Community Development District
C/O Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Las Olas Square, Suite 600
515 East Las Olas Boulevard
Fort Lauderdale, FL 33301
Attn: Michael Pawelczyk, Esq.

If notice is sent to **MANAGER**, it shall be sent to:

Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road,
Sunrise, Florida 33351
Attn: District Manager

With a copy to:

Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road,
Sunrise, Florida 33351
Attn: Richard Hans

Governmental Management Services – South Florida, LLC
1001 Bradford Way
Kingston, Tennessee 37763
Attn: Darrin Mossing

3. Section 19 of the **AGREEMENT** is deleted and replaced with the following:

19. **INDEMNIFICATION PROVISION.** The **MANAGER** shall indemnify and hold the **DISTRICT**, its officers, directors, supervisors, employees, agents, successors, and assigns harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs and expenses, including without limitation, reasonable attorney's fees suffered, sustained, incurred or required to be paid by **DISTRICT** to the extent arising out of the **MANAGER's** failure to perform under this Agreement or at law, or by the negligence, reckless, or willful misconduct of the **MANAGER**. If the **MANAGER** receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with **MANAGER's** indemnity obligations hereunder, the **MANAGER** shall give the **DISTRICT** prompt notice of such proceedings and shall inform the **DISTRICT** in advance of all hearings regarding such action, claim, suit, proceeding, or investigation.

To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless, or willful misconduct of the **MANAGER**, the **DISTRICT** agrees to indemnify and hold the **MANAGER** and its respective officers, directors, employees, agents, successors and assigns harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, reasonable attorney's fees, suffered, sustained, incurred or required to be paid by **MANAGER** to the extent arising out of the subject services and/or the engagement of **MANAGER** pursuant to this Agreement, the instruction or directions provided to the **MANAGER**, or the negligence or willful misconduct of the **DISTRICT** or any of its duly designated agents (other than **MANAGER**) or representatives. If the **DISTRICT** receives notice of or undertakes the defense or the prosecution of any action, claim, suit,

administrative or arbitration proceeding or investigation consistent with **DISTRICT's** indemnity obligations hereunder, the **DISTRICT** shall give the **MANAGER** prompt notice of such proceedings and shall inform the **MANAGER** in advance of all hearings regarding such action, claim, suit, proceeding, or investigation.

Notwithstanding any provision to the contrary contained in this Agreement, in no event shall either party be liable, either directly or as an indemnitor, to the other, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if the other party has been advised of the possibility of such damages.

In the event that claim(s) raised against the **MANAGER** because of this Agreement, or because the Services performed hereunder, including claims for indemnification under this section of the Agreement is/are covered under **MANAGER's** insurance policies required hereunder, the **MANAGER** shall not be responsible for any loss, damages or liability beyond the policy limits contractually required hereunder and actually paid pursuant to the limits and conditions of such policies. With respect to any other cause of action and/or claim arising under this Agreement, or otherwise arising because of, or because, the services provided hereunder, **MANAGER's** liability shall not exceed an amount equal to twice the amount of the annual compensation for such services during the Agreement year in which such cause of action and/or claim against the **MANAGER** arose.

MANAGER agrees that nothing in this Section or this Agreement shall serve or be construed as a waiver of the **DISTRICT's** limitations on liability contained in Section 768.28, Florida Statutes or any other laws.

4. Exhibit C of the **AGREEMENT** is deleted, and the following is included as a new Section 21 of the **AGREEMENT**:

21. **INSURANCE REQUIREMENTS.** The **MANAGER** shall, at its own expense, maintain insurance during the performance of the Services under this **AGREEMENT**, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable)*	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
<i>Covering owned, non-owned, and hired vehicles</i>	

*Automobile liability insurance is required if the **MANAGER** will use any vehicles on-site, including owned, non-owned, and hired vehicles.

The **DISTRICT** and its agents, staff, consultants, and supervisors shall be named as additional insureds on the General Liability Insurance, Commercial Crime/Fidelity Insurance, and Automobile Liability Insurance. **MANAGER** shall furnish the **DISTRICT** with the Certificate of Insurance evidencing compliance with this requirement. Coverage for additional insureds shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible, maintained by or provided to the additional insured. No certificate shall be acceptable to the **DISTRICT** unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the **DISTRICT**. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If **MANAGER** fails to have secured and maintained the required insurance, the **DISTRICT** has the right (without any obligation to do so, however), to secure such required insurance in which event **MANAGER** shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the **DISTRICT'S** obtaining the required insurance.

5. The following is included as a new Section 22 of the **AGREEMENT**:

22. **FINANCIAL ADVISOR DISCLAIMER.** The **DISTRICT** acknowledges that the **MANAGER** is not a Municipal Advisor or Securities Broker, nor is the **MANAGER** registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the **DISTRICT** acknowledges that the **MANAGER** will not provide the **DISTRICT** with financial advisory services or offer investment advice.

6. The following is included as a new Section 23 of the **AGREEMENT**:

23. **E-VERIFY.** The **MANAGER**, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The **MANAGER** further agrees that the **DISTRICT** is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The **MANAGER** agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The **MANAGER** shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the **DISTRICT** has a good faith belief that the **MANAGER** is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the **DISTRICT** shall terminate this Agreement. The **MANAGER** shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The **MANAGER** shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the **DISTRICT** has a good faith belief that a subcontractor of the **MANAGER** performing work under this Agreement is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the **DISTRICT** promptly notify the

MANAGER and order the **MANAGER** to immediately terminate its subcontract with the subcontractor. The **MANAGER** shall be liable for any additional costs incurred by the **DISTRICT** as a result of the termination of any contract, including this Agreement, based on **MANAGER'S** failure to comply with the E-Verify requirements referenced in this subsection.

7. The following is included as a new Section 24 of the **AGREEMENT**:

24. **PUBLIC RECORDS.** The **MANAGER** shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida. Failure of the **MANAGER** to comply with Section 119.0701, Florida Statutes, may subject the **MANAGER** to penalties pursuant to Section 119.10, Florida Statutes. In the event **MANAGER** fails to comply with this section or Section 119.0701, Florida Statutes, the **DISTRICT** shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 721-8681 OR BY EMAIL AT INFO@GMSSF.COM OR BY REGULAR MAIL AT:

**GOVERNMENTAL MANAGEMENT SERVICES
-SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681**

8. The following is included as a new Section 25 of the **AGREEMENT**:

25. **SPECIAL CONDITIONS.** In the event of an assessment default, foreclosure, event of default under the Trust Indenture, bankruptcy, or other services not part of services provided in scope of services in the **AGREEMENT**, the **MANAGER** will bill at an hourly rate for services per the fee schedule below. Services included, but are not limited to collection of delinquent assessment, modification to the county assessment roll, meetings and conference calls with Bondholders and their representatives, preparations of reports and analysis requested by Bondholders, Dissemination Agent, Board of Supervisors, etc.

FEE SCHEDULE

<u>Staff Level</u>	<u>Rate per Hour</u>
District Manager	\$175.00

Accountant	\$125.00
Field Supervisor	\$100.00
Administrative Assistant	\$ 75.00

9. The following is included as a new Section 26 of the **AGREEMENT**:

26. **PUBLIC RECORDS REQUEST.** Public Records request will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS- SF by the District at the same rate.

10. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this **AMENDMENT**, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this **AMENDMENT**.

11. **CONFLICTS.** The **AGREEMENT** remains in full force and effect, except to the extent expressly amended pursuant to this **AMENDMENT**.

[Signatures on following page]

IN WITNESS WHEREOF, the **PARTIES** have caused this instrument to be executed by their duly authorized officers to be effective as of the day and year first above written.

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

Date: _____

**GOVERNMENTAL MANAGEMENT
SERVICES-SOUTH FLORIDA, LLC.**

By: _____

Name: Richard Hans

Title: Vice President

Date: _____



MARGATE POLICE DEPARTMENT

SPECIAL DUTY DETAIL REQUEST



The Coral Bay Community Development District, (The “CDD”), agrees and requests the following:

1. The CDD understands there shall be a minimum of three (3) hours at FIFTY-FIVE DOLLARS AND No/XX (\$55.00) per hour for law enforcement services rendered by any Margate Police Officer. Any cancellations made with less than twenty-four (24) hours’ notice or upon the arrival of detail Officer will result in a minimum charge of three (3) hours billed per Officer.
 - a. SUPERVISOR’S RATES: For instances when detail(s) have four (4) or more officers, supervisor’s rates are \$65.00 per hour.
 - b. HOLIDAY/HIGH-DEMAND RATES: Officer : \$77.00 per hour Supervisor : \$91.00 per hour for the following holidays or high-demand days:
Black Friday, Christmas, Christmas Eve, Easter, Father’s Day, First and Last day of Broward County Schools (until 4 PM), Fourth of July, Halloween, Labor Day, Memorial Day, Mother’s Day, New Year’s Day, New Year’s Eve, Super Bowl (starting 2PM), Thanksgiving Day, Valentine’s Day
 - c. Any establishment that serves alcoholic beverages is required to have a minimum of two (2) officers at Holiday/High Demand Rate.
 - d. LAST MINUTE RATES: Any request with less than two (2) days advanced notice is subject to High-Demand Rates.
 - e. SPECIAL CIRCUMSTANCE RATES: Subject to the High-Demand Rate for requests that occur during/following a state of emergency, natural disasters, or during hours that are routinely difficult to secure coverage, for which notification of the high-demand rate shall be provided prior to execution of the detail agreement.
 - f. LARGE SCALE EVENT RATES: Events that require eight (8) or more officers, which requires two (2) supervisors (See “a.” above), will also require the detail to be billed at Holiday/High Demand Rates (See “b.” above) one (1) Commander at Holiday/High Rates: \$135.00 per hour.
 - g. COMMUNITY SERVICE AIDE RATES: When deemed appropriate by the Chief of Police or his/her designee, a Service Aide may be added to a detail along with an officer(s) when duties could warrant their capabilities or assistance, eg. Traffic direction and control, special events, etc. The service aide rate will be billed at FIFTY-FIVE DOLLARS AND No/XX (\$55.00) per hour.
2. That I, along with my organization, shall be responsible for making a deposit/bond for the estimated cost for a Large Scale Event (See above “e.”).
3. The CDD shall be responsible to the City of Margate for the payment of any services rendered by a City of Margate Police Officer.
4. The Margate Police Department is not obligated to provide Special Duty Details. The Chief of Police reserves the right to decline a detail request for any reason. Every reasonable effort will be made to fill the detail request, but there is no guarantee that it will be filled. Members of the Margate Police Department who are authorized to work Special Duty Details do so voluntarily, during their off duty hours.
5. It is understood that, notwithstanding the fact that the applicant will reimburse the Margate Police Department for the services rendered, the assigned Officers remain employees of the Margate Police Department. The applicant is restricted to the general assignment of duties to be performed and has no authority over the Officers.
6. By signing this request, the undersigned authorized representative requesting the Special Duty Detail releases, agrees to indemnify and hold harmless the City of Margate, its officers, agents, and employees from any and all liability relating to any acts or omissions concerning the services requested, including but not limited to any acts of negligence or negligent omissions by the City of Margate, its officers, agents, and employees. Nothing contained herein shall be deemed a waiver by the City of Margate of any of its immunities provided by law, including those set forth in Section 768.28, Florida Statutes.

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
 PERMISSION TO ENTER PROPERTY FOR REMOVAL OF TREE(S)**

On this ___ day of _____, 2023, we, _____ and _____, as property owners (collectively, the "Owner") of real property located at _____, Margate, Florida 33063 (the "Property") within boundaries of the Coral Bay Community Development District, and in consideration for the removal of the subject tree(s), the receipt and sufficiency of which is hereby acknowledged, hereby authorize the CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and its authorized agents (the "District") to access and enter the Property with necessary equipment and crew for the limited purpose of taking all actions necessary to remove, at no cost to Owner, the following tree(s) from the Property, which tree(s) are or have the immediate potential of damaging the District-owned perimeter wall.

TREE SPECIES	LOCATION ON PROPERTY	ADD'L DESC

We, as Owner, acknowledge and assure that I have full authority to provide the authorization with respect to the subject tree(s), and concur that the District has the full authority to undertake such tree removal on the Property pursuant to easements granted to the Coral Bay Community Development District within the Declaration of Covenants, Conditions and Restrictions for Coral Bay, dated as of February 27, 1990, and recoded at Official Records Book 17206, Page 62 in the Public Records of Broward County, Florida, as amended and supplemented.

District agrees to restore any portion of the Property damaged by District or its agents in connection with the removal of the tree(s). Restoration shall be defined as removal of the stump or stump grinding, as determined by the District. The Owner is responsible for re-sodding or re-mulching any areas impacted by the tree removal, at Owner's cost. Owner has the option to pay for the removal of the stump and roots at Owner's cost, which costs has been estimated to be between \$400.00 to \$1,000.00 depending on the tree.

_____ (Initial here, if applicable), We, as Owner, hereby elect to pay the cost, in advance (estimated at \$400.00 to \$1,000.00) to authorize the District's contractor to remove the stump and roots rather than providing for stump grinding related to the removed tree.

_____ (Initial here, if applicable), We, as Owner, hereby elect to remove the subject tree(s) identified above at our own cost and within forty-five (45) days of the date above, and agree to be fully responsible for any and all damages to the District's perimeter wall that arise out of or are in any way connected to the removal of the tree(s) by Owner or Owner's agents. If we, as Owner, do not remove the tree(s) within said 45-day period, we hereby consent to the removal of the tree(s) by the Coral Bay Community Development District and its agents, in their discretion and in accordance with the terms above.

OWNER:

 Property Owner

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT:

 Julio Padilla, District Manager

Telephone No. _____

Dated: _____, 2023

Dated: _____, 2023



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone

954-445-8033

Fax

954-382-9267

www.allpeopleschoice.com

E-mail

h2opressure@bellsouth.net

Date

7/31/2023

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	786-352-1110 JULIO P

Project
CORAL BAY COMMUNITY 3101 S BAY DR, MARGATE, FL 33063

Description	Qty	Cost	Total
PRESSURE WASH CLUBHOUSE ROOF AND WASH DOWN WALLS	1	325.00	325.00
PRESSURE WASH PAVERS AROUND CLUBHOUSE & POOL DECK	1	250.00	250.00
PRESSURE WASH FAY'S COVE POOL DECK PRESSURE WASH FAY'S COVE BUILDING AND ROOF (KNOCK DOWN CONCRETE)	1	350.00	350.00
PRESSURE WASH PENINSULA POOL DECK AND BUILDING	1	500.00	500.00
PRESSURE WASH 2 COMMON AREA SIDEWALKS ON EMPTY LOTS: 1@INDIAN KEY AND 1@ LAS BRISAS	1	125.00	125.00
PRESSURE WASH CLUBHOUSE PARKING LOT AREA CURBS, INCLUDING BOAT RAMP.	1	125.00	125.00
PRESSURE WASH ROUNDABOUT IN FRONT OF PENINSULA PARK	1	125.00	125.00
PRESSURE WASH FAY'S COVE CURBS & SIDEWALKS	1	225.00	225.00

Total

Signature

Steve Landis, President

Customer Signature _____



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone

954-445-8033

Fax

954-382-9267

www.allpeopleschoice.com

E-mail

h2opressure@bellsouth.net

Date
7/31/2023

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	786-352-1110 JULIO P

Project
CORAL BAY COMMUNITY 3101 S BAY DR, MARGATE, FL 33063

Description	Qty	Cost	Total
PRESSURE WASH PENINSULA PARK CURBS & SIDEWALKS & AROUND SLABS OF CEMENT	1	425.00	425.00
PRESSURE WASH SIDEWALKS, WALKWAYS, CURBS, SWALES & WASH DOWN WALLS OF PERIMETER ROAD THAT SURROUND THE COMMUNITY.	1	9,900.00	9,900.00
PRESSURE WASH BOULDERS IN THE FOLLOWING AREAS: AROUND PERIMETER ROADS IN ALL ROAD ISLANDS IN TOT LOT AREA IN NORTH BAY PARK AREA IN ALL COMMON AREAS IN ALL POOL AREAS (PENINSULA PARK, FAY'S COVE, CLUBHOUSE) IN ALL ENTRANCES (MAIN & SUB-DIVISIONS)	1	475.00	475.00
INDIAN KEY-PRESSURE WASH SIDEWALKS BETWEEN HOUSES BY LAKE PER MAP	1	650.00	650.00
PORT ANTIGUA-PRESSURE WASH CIRCLE ON BUENA VISTA			
Total			

Signature

Steve Landis, President

Customer Signature _____



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone

954-445-8033

Fax

954-382-9267

www.allpeopleschoice.com

E-mail

h2opressure@bellsouth.net

Date
7/31/2023

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	786-352-1110 JULIO P

Project
CORAL BAY COMMUNITY 3101 S BAY DR, MARGATE, FL 33063

Description	Qty	Cost	Total
DRIVE PER MAP			
ISLAMORADA-PRESSURE WASH ENTRANCE, CEMENT ROAD & PAINTED WALKWAYS AND CIRCLE PER MAP			
CAPE & MALLORY HARBOUR- PRESSURE WASH ENTRANCE SIDEWALKS & (3) CORAL STREETS, CULDESAC ON HARBOUR BEND & THE CIRCLE PER MAP			
CAPE- PRESSURE WASH THE CIRCLE ON OCEAN DRIVE AND THE SIDEWALK ACROSS THE STREET FROM 3068 CAPE DR. PER MAP			
LAS BRISAS- PRESSURE WASH SMALL CIRCLE ACROSS FROM 6369 SEA GRAPE CIRCLE PRESSURE WASH ISLAND ACROSS FROM 6320 SEAGRAPE CIRCLE. PRESSURE WASH CIRCLE BY 3130 SUNSET LANE PER MAP PRESSURE WASH SIDEWALK (OPEN LOT), BETWEEN 3106 SUNSET LANE & 3112 SUNSET LANE PER MAP			
Total			

Signature

Steve Landis, President

Customer Signature _____



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

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7/31/2023

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	786-352-1110 JULIO P

Project
CORAL BAY COMMUNITY 3101 S BAY DR, MARGATE, FL 33063

Description	Qty	Cost	Total
SUBDIVISIONS BELOW:			
FAY'S COVE- 119 HOMES PRESSURE WASH SIDEWALKS		1,500.00	1,500.00
INDIAN KEY- 215 HOMES PRESSURE WASH SIDEWALKS		2,800.00	2,800.00
ISLAMORADA- 64 HOMES PRESSURE WASH SIDEWALKS		900.00	900.00
LAS BRISAS- 122 HOMES PRESSURE WASH SIDEWALKS		1,700.00	1,700.00
LAS BRISAS DEL MAR- 34 HOMES PRESSURE WASH SIDEWALKS		650.00	650.00
MALLORY HARBOR- 101 HOMES PRESSURE WASH SIDEWALKS		1,500.00	1,500.00
		Total	

Signature

Steve Landis, President

Customer Signature _____



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

Estimate

4341 SW 73RD TERRACE
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Date

7/31/2023

Name / Address	
CORAL BAY CDD ATTN: JULIO 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	786-352-1110 JULIO P

Project
CORAL BAY COMMUNITY 3101 S BAY DR, MARGATE, FL 33063

Description	Qty	Cost	Total
PORT ANTIGUA- 147 HOMES PRESSURE WASH SIDEWALKS		1,900.00	1,900.00
THE CAPE- 195 HOMES PRESSURE WASH SIDEWALK		2,500.00	2,500.00
PRESSURE WASH 2 TENNIS COURTS AND 1 BASKETBALL COURT		800.00	800.00
WATER PROVIDED BY PEOPLE'S CHOICE PRESSURE CLEANING			
DEPOSIT INFORMATION: A 30% DEPOSIT IS REQUIRED TO START THE WORK. THE BALANCE IS DUE UPON COMPLETION			
Total			\$27,725.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted. Note that credit card payment fee is 3.32%

Signature

Steve Landis, President

Customer Signature _____

INVOICE

Anzco Inc.

9671 Carousel Circle South
Boca Raton, Fl. 33434
Office: 561-488-0822
Fax 561-807-7224
1009 NW 31st Ave
Pompano Beach, Fl. 33069
Fax: 1-954-532-2624
Mobil: 561-699-3602
Email: jzak@anzcoinc.com
CGC 1518065



Date: 7/20/23

Coral Bay Community District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Fl. 33351

Invoice # 2214

Attention: Julio Padilla, District Manager

Peninsula Tower lightning protection and painting

Dear Julio,
Invoice for lightning protection, structural repairs and painting.

Total Cost \$27,615.00

Sincerely yours,

John B. Zak

INVOICE

Anzco Inc.

9671 Carousel Circle South
Boca Raton, Fl. 33434
Office: 561-488-0822
Fax 561-807-7224
1009 NW 31st Ave
Pompano Beach, Fl. 33069
Fax: 1-954-532-2624
Mobil: 561-699-3602
Email: jzak@anzcoinc.com
CGC 1518065



Date: 7/20/23

Coral Bay Community District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Fl. 33351

Invoice # 23-031

Attention: Julio Padilla, District Manager

Peninsula Tower additional welding and scaffold rental

Dear Julio,
Additional welding required on plates and tubing.
Includes one additional month of scaffold rental.

Total Cost \$7286.40 (see attachment)

Sincerely yours,


John B. Zak



9671 Carousel Circle South
Boca Raton, FL 33434
Phone:561-488-0822
Fax: 954-532-2426
Cell:561-699-3602
Proposal

Date: 7/6/23
Proposal No.: 7623A

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

Reference : Peninsula Tower
3135 Cape Drive
Margate, FL 33063
Attention: Julio Padilla

Dear Julio,

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

Additional welding required on all connections.
8 Hours were included in the base bid

Additional – 32 hours @ 65.00/ Hr. = 2080.00
Extended Scaffold rental –
4247.14 + tax = 4247.14 x 1.07 = 4544.00
Subtotal = 6624.00
10% OH & Profit = 662.40
Total Cost: \$7286.40

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

Sincerely yours
John B Zak

INVOICE

Anzco Inc.

9671 Carousel Circle South
Boca Raton, Fl. 33434
Office: 561-488-0822
Fax 561-807-7224
1009 NW 31st Ave
Pompano Beach, Fl. 33069
Fax: 1-954-532-2624
Mobil: 561-699-3602
Email: jzak@anzcoinc.com
CGC 1518065



Date: 7/20/23

Coral Bay Community District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Fl. 33351

Invoice # 23-032

Attention: Julio Padilla, District Manager

Peninsula Tower Electrical and lighting install

Dear Julio,
Electrical and Lighting changes

Total Cost \$1507.00 (see attachment)

Sincerely yours,


John B. Zak



9671 Carousel Circle South
Boca Raton, FL 33434
Phone: 561-488-0822
Fax: 954-532-2426
Cell: 561-699-3602
Proposal

Date: 7/6/23
Proposal No.: 7623B

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

Reference : Peninsula Tower
3135 Cape Drive
Margate, FL 33063
Attention: Julio Padilla

Dear Julio,

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

Furnish and install system to be able to lower light and replace bulb.

1. Correct electrical at tower.
2. Furnish and install waterproof fixture and up light.
3. Install pulley system to be able to lower and raise light.
4. Place cable in lockable box.

Labor - 12 hours @ 65.00/Hr. = 780.00
Materials = 295.00
Subtotal= 1370.00
10% OH & Profit= 137.00
Total Cost: \$1,507.00

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

Sincerely yours
John B Zak

INVOICE

Anzco Inc.

9671 Carousel Circle South
Boca Raton, Fl. 33434
Office: 561-488-0822
Fax 561-807-7224
1009 NW 31st Ave
Pompano Beach, Fl. 33069
Fax: 1-954-532-2624
Mobil: 561-699-3602
Email: jzak@anzcoinc.com
CGC 1518065



Date: 7/20/23

Coral Bay Community District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Fl. 33351

Invoice # 23-033

Attention: Julio Padilla, District Manager

Peninsula Tower stucco repairs

Dear Julio,
Stucco repairs

Total Cost \$858.00 (see attachment)

Sincerely yours,


John B. Zak



9671 Carousel Circle South
Boca Raton, FL 33434
Phone: 561-488-0822
Fax: 954-532-2426
Cell: 561-699-3602
Proposal

Date: 7/6/23
Proposal No.: 7623C

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

Reference : Peninsula Tower-Stucco repair
3135 Cape Drive
Margate, FL 33063
Attention: Julio Padilla

Dear Julio,

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

Remove existing delaminated stucco and install new stucco material
12 hours @65.00/hr = \$780.00
10% OH & Profit = \$78.00
Total Cost: \$858.00

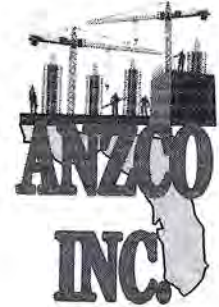
If there are any questions, please do not hesitate to call.

Sincerely yours
John B Zak

INVOICE

Anzco Inc.

9671 Carousel Circle South
Boca Raton, Fl. 33434
Office: 561-488-0822
Fax 561-807-7224
1009 NW 31st Ave
Pompano Beach, Fl. 33069
Fax: 1-954-532-2624
Mobil: 561-699-3602
Email: jzak@anzcoinc.com
CGC 1518065



Date: 7/20/23

Coral Bay Community District
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Fl. 33351

Invoice # 23-030

Attention: Julio Padilla, District Manager

Peninsula Tower permit

Dear Julio,

Permit fees	
Final permit fee	\$150.00
Certificate of completion	\$100.00
Total Cost	\$250.00(see attachments)

Sincerely yours,


John B. Zak



John Zak <jzak@anzcoinc.com>

Your payment receipt

1 message

donotreply@bridgepaynetwork.com <donotreply@bridgepaynetwork.com>
To: jzak@anzcoinc.com

Tue, Jul 18, 2023 at 10:33 AM



Permits WEB

Your payment was successfully processed. Please print this receipt for your records.

Payment Details

Total Amount: 150.00

Description: Payment Amount

Invoice No.: 23-00000739

Auth code: 00096D



John Zak <jzak@anzcoinc.com>

Your payment receipt

1 message

donotreply@bridgepaynetwork.com <donotreply@bridgepaynetwork.com>
To: jzak@anzcoinc.com

Thu, Jul 20, 2023 at 10:23 AM



Permits WEB

Your payment was successfully processed. Please print this receipt for your records.

Payment Details

Total Amount: 100.00

Description: Payment Amount

Invoice No.: 23-00000739

Auth code: 00531D



CERTIFICATE OF COMPLETION CHECKLIST



Approved

Building Department

Permit #: 23-00000739

Date: 07/20/23

PERMIT NUMBER 23-0739

FBC _____

EDITION _____

AREA _____

OCCUPANCY GROUP _____

OCCUPANCY LOAD _____

TYPE OF CONSTRUCTION _____

FLOOR LOAD _____

DESCRIPTION OF IMPROVEMENTS REPAIR STRUCTURAL MEMBERS/LIGHTNING PROTECTION

OWNER COMMUNITY DEV DIST/CABANA % RHONDA ARCHER

ADDRESS 3135 CAPE CIRCLE

CONTRACTOR ANZCO, INC

PHONE# 239.850.9708 AMANDA / AZAL@ANZCOINC.COM

FINAL SURVEY & ELEVATION CERTIFICATE ARE REQUIRED TO BE SUBMITTED FOR APPROVAL 48 HOURS PRIOR TO SCHEDULING FINAL STRUCTURAL INSPECTION.

Please upload the CC checklist and required documents if applicable as a revision in projectdox.

Each document should be uploaded seperatly and named as per checklist

ZONING		FLOODPLAIN	
<input type="checkbox"/> Final Landscape Inspection ZONING APPROVED _____ DATE _____	<input type="checkbox"/> Final Survey (SEE ATTACHED CHECKLIST) FLOOD PLAIN APPROVED _____ DATE _____	<input type="checkbox"/> Parking Lot Lighting Certificate ZONING APPROVED _____ DATE _____	<input type="checkbox"/> Final Elevation Certificate (SEE ATTACHED CHECKLIST) FLOOD PLAIN APPROVED _____ DATE _____
<input type="checkbox"/> Final Survey (SEE ATTACHED CHECKLIST) ZONING APPROVED _____ DATE _____			
MECHANICAL		PLUMBING	
<input type="checkbox"/> Test and Balance reports-Mechanical MECHANICAL APPROVED _____ DATE _____	<input type="checkbox"/> Backflow Certification PLUMBING APPROVED _____ DATE _____	<input type="checkbox"/> Blower Door Test – Mechanical MECHANICAL APPROVED _____ DATE _____	
STRUCTURAL			
<input type="checkbox"/> Electronic copy of all plans used in the construction in PDF form. (USB or Disc)			DATE RECEIVED _____
<input type="checkbox"/> Approval from Department of Planning and Environmental Planning – DPEP			DATE RECEIVED _____
<input type="checkbox"/> Broward County Surface Water Management			DATE RECEIVED _____
<input type="checkbox"/> Broward County Elevator Inspection Report			DATE RECEIVED _____
<input type="checkbox"/> Certificate of Insulation	STRUCTURAL APPROVED _____		DATE _____
<input type="checkbox"/> Certificate of Termite Treatment & Soil Compaction	STRUCTURAL APPROVED _____		DATE _____
<input type="checkbox"/> Final Elevation Certificate Final (SEE ATTACHED CHEKLIST)	STRUCTURAL APPROVED _____		DATE _____
<input type="checkbox"/> Final Special Inspector Certification (Including All Inspection Reports)	STRUCTURAL APPROVED _____		DATE _____
<input type="checkbox"/> Roof Truss Installation Affidavit	STRUCTURAL APPROVED _____		DATE _____
<input type="checkbox"/> Roof Tile Pull Test	STRUCTURAL APPROVED _____		DATE _____
FINAL INSPECTIONS			
<input type="checkbox"/> Final Fire Inspection	APPROVED BY _____		DATE _____
<input type="checkbox"/> Final Mechanical Inspection	APPROVED BY _____		DATE _____
<input checked="" type="checkbox"/> Final Electrical Inspection	APPROVED BY <u>BROWARD COUNTY - CRIS MEDICHINI</u>		DATE <u>7/17/2023</u>
<input type="checkbox"/> Final Plumbing Inspection	APPROVED BY _____		DATE _____
<input checked="" type="checkbox"/> Final Structural Inspection	APPROVED BY <u>TODD HEINO</u>		DATE <u>7/17/2023</u>

This structure has been inspected for compliance with the requirements of this code for this occupancy and division of occupancy and use for which the proposed occupancy is classified.

Special Conditions of the permit _____

BUILDING OFFICIAL SIGNATURE R. Noji

DATE 7/19/23



Approved
Building Department
Permit #: 23-00000739
Date: 07/20/23

INSPECTION HISTORY REPORT
0/00/00 THRU 0/00/00

4841-24-18-0010
 BL31 0001 STRUC/IN PROGRESS
 6/27/23 APPROVED
 CABANA COR BAY
 Lot, Block, Subdivision
 RESULT DATE/STATUS
 INSPECTOR

4841-24-18-0010
 BL31 0001 STRUC/IN PROGRESS
 6/27/23 APPROVED
 CABANA COR BAY
 INSPECTOR

REQ COMM: PICKED UP THE WELDING INSPECTION CMT REPORT AND THE
 RES COMM: ENGINEERING WELDED CONNECTION REPORT

000 000 CAS1 00 BD-COMMERCIAL ADD/ALTER-STRUC BL99 0001 STRUC/FINAL INSPECTION 7/17/23 APPROVED TXH
 REQ COMM: CONTACT: JOHN 561.699.3602

000 000 ECL3 00 BD-LOW VOLTAGE LIGHT PROT/COM EL52 0001 ELEC/LV LIGHTENING PROT R 7/06/23 DISAPPROVED WITH PEN BC
 RES COMM: BC-CRIS
 RES COMM: 1) FBC 107.4 NO PER PLAN
 RES COMM: 2) LOOSE GROUND LUG
 RES COMM: 3) 250.12 GROUND CONNECTION TO BE CLEAN SURFACE
 RES COMM: 4) STRAP PVC CONDUIT PER 344.34

000 000 ECL3 00 BD-LOW VOLTAGE LIGHT PROT/COM EL52 0002 ELEC/LV LIGHTENING PROT R 7/17/23 APPROVED BC
 RES COMM: BC-CRIS
 CONTACT: JOHN 561.699.3602

000 000 ECL3 00 BD-LOW VOLTAGE LIGHT PROT/COM EL60 0001 ELEC/LV LIGHTENING PROT F 7/17/23 APPROVED BC
 RES COMM: BC-CRIS

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, LIMITED TIME OVERNIGHT STREET PARKING IN SPECIFIED CIRCUMSTANCES, AND FOR CERTAIN OTHER MODIFICATIONS TO PARKING AND TOWING RULES; 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, provide for limited time overnight street parking in certain specified situations, and to provide for certain clarifications and modifications to the parking and towing provisions of the District Rules; 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 or trailer 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; On-Street Parking.

2.2.1 Except as otherwise provided in Section ~~2.2.2~~ 2.2.5 and Section 2.2.6 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., provided that such marked law enforcement vehicles are parked on the paved roadway.

2.2.2 Vehicles and trailers shall not be parked 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~~ by vehicles (excludes trailers) 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.

2.2.6 As an exception to the parking restrictions set forth in this Section 2.2, overnight on-street parking under a temporary overnight parking permit is authorized under the following conditions:

- A. The owner of the vehicle and trailer, if applicable, has requested, at least two business days in advance, a temporary overnight parking permit from the District Manager of the District by making such request via email to the email address(es) listed on the District's website at www.coralbaycdd.com for making such requests.
- B. The vehicle and trailer, if applicable, shall have a current license tag and registration sticker; and

- B. The vehicle and trailer, if applicable, 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. The vehicle and trailer is registered with the State of Florida to an address located within the boundaries of the District; and
- E. The District Manager has the authority to grant a temporary overnight parking permit for one night (no more than two nights per calendar month, which nights may not be consecutive) for on-street parking for vehicles with trailered boats, thereby allowing owners to prepare for boating the following morning; and
- F. The District Manager has the authority to grant up to two temporary overnight parking permits for no more than four consecutive nights (once per calendar year) for on-street parking for vehicles owned by a resident who has painted, blacktopped, asphalted, or coated their driveway; and
- G. The District Manager has the authority to grant up to two temporary overnight parking permits for no more than two (2) consecutive nights (no more than two nights per calendar month, which nights may not be consecutive) for on-street parking for vehicles owned by a resident that is having building or landscape materials delivered to his or her driveway in connection with improvements being made at the resident's address. The District Manager may request copies of all applicable permits, if required in connection with the subject building, construction or improvement(s); and
- H. Pursuant to this section 2.2.6 of the Rues, the District Manager, or his or her designee, shall have discretion to grant or deny temporary overnight parking permits with conditions he or she deems appropriate depending on the time of year, day of the week, roadway conditions, and the request of the applicant.

2.3 Parking is prohibited upon or within all non-paved District property including but not limited to, District-owned greenspace areas and landscaped areas within or adjacent to any District right-of-way. This prohibition is applicable to all vehicles and trailers and shall remain in effect twenty-four (24) hours per day, seven (7) days per week. Any vehicle or trailer parked in violation of this section shall be subject to towing without notice or warning.

~~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: _____

Print Name: _____

Secretary/Assistant Secretary

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

ATTACHMENTS



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
----------	-------------	------

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.

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 6/30/2023 _____

**IGM - Innovative Grounds
Management**

By _____

Date _____

**Governmental Management
Services**

Proposal for Extra Work at Tree removal along walls

Property Name	Tree removal along walls	Contact	Julio Padilla
Property Address	3101 South Bay Drive Margate , FL 33063	To Billing Address	Coral Bay CDD 3101 South Bay Drive Margate , FL 33063
Project Name	Tree removal along walls		
Project Description	Remove trees, stump grind, remove debris and sod yards.		

Scope of Work

Job Summary:

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

The proposal needs to include cost for stump grinding and leveling of chips and provide the cost of whole root ball removal as an option per tree.

QTY	UoM/Size	Material/Description	Total
Tree Removal and Stump grinding			\$22,857.14
1.00	LUMP SUM	Tree Removal and Stump Grinding	
Sod			\$4,781.67
6.00	PALLET	St. Augustine Sod-Installed	
3.00	CUBIC YARD	Soil-Installed	

For internal use only

SO# 8176543
JOB# 353300000
Service Line 130

Total Price \$27,638.81

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11600 S Military Trail Bldg J4, Boynton Beach, FL 33436 ph. (561) 495-6330 fax (561) 495-6340

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Field Manager
Signature	Title
Julio Padilla	July 19, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"
Account Manager

	July 19, 2023
Signature	Title
William Braxton	July 19, 2023
Printed Name	Date

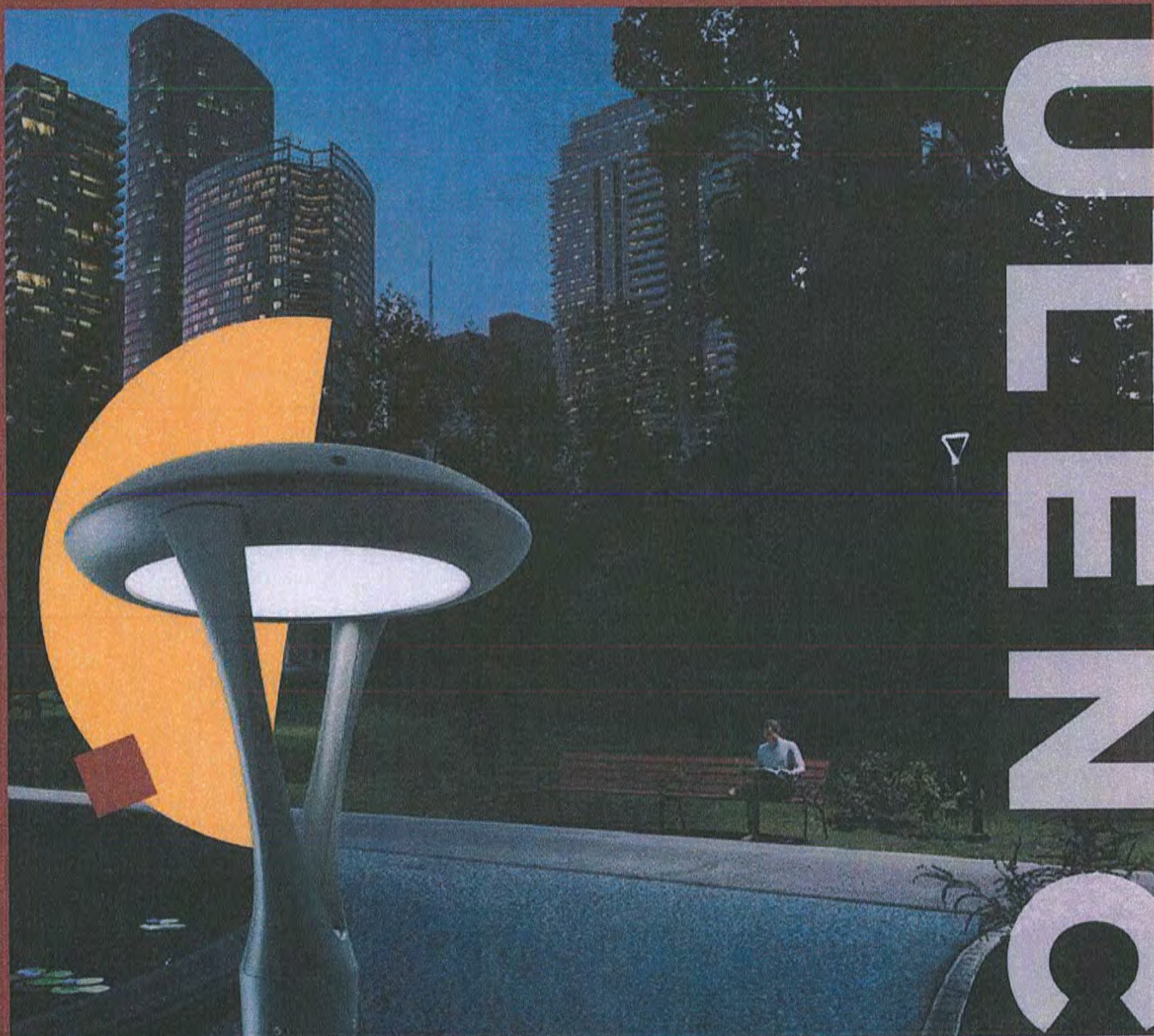
Job #: 353300000

SO #: 8176543

Proposed Price: \$27,638.81

MAKE ORDINARY
OUTDOOR SPACES
EXTRAORDINARY

O
P
U
L
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Q






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
-

OPULENCE SERIES OF ARCHITECTURAL LUMINAIRES

OP PU

Z S N

EAGLE GROUP, INC.

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



Proposal

State of Florida
Certification EC0000842

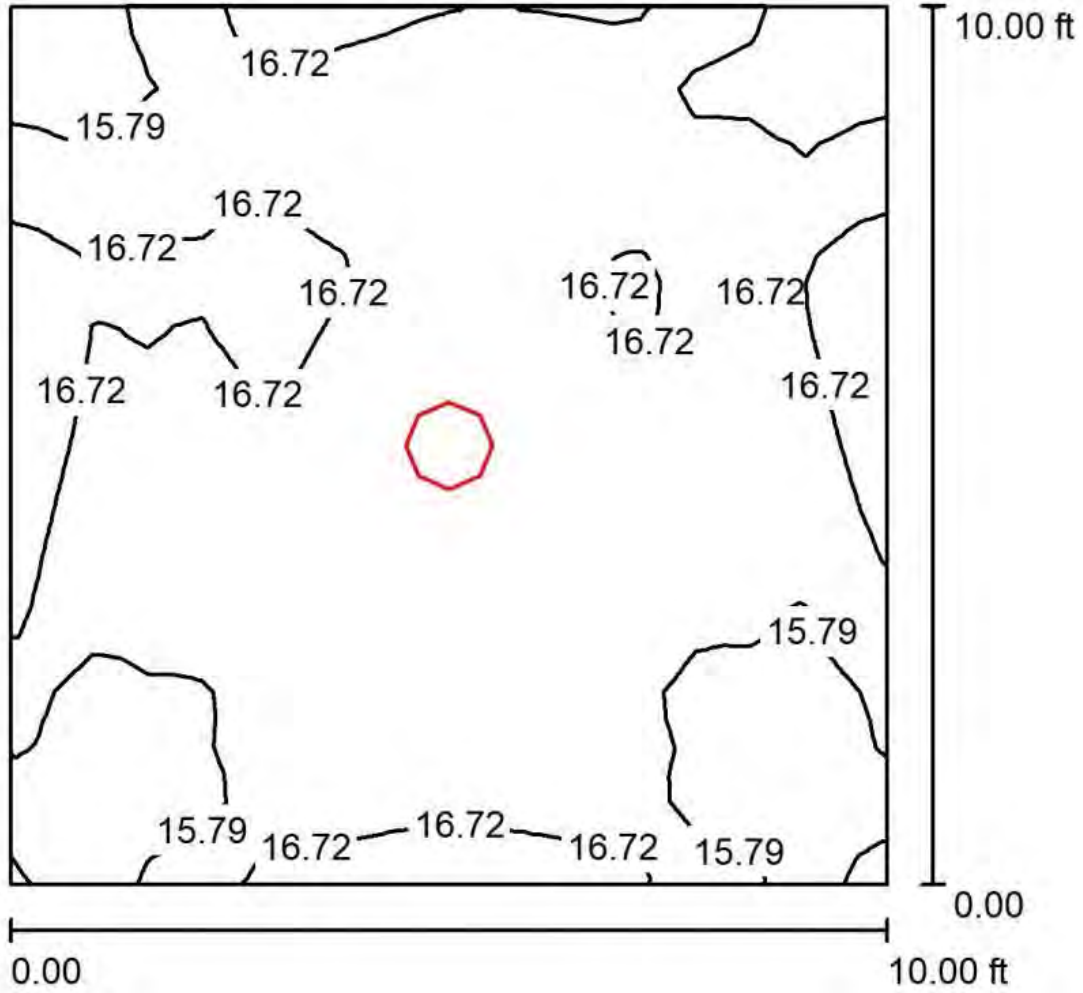
Name / Address		Job Information			
Coral Bay CDD 5385 North Nob Hill Road Sunrise, FL 33351 Attn: Julio Padilla		Upgrade pole lights at clubhouse pool area.			
Date	7/4/2023	Proposal #	2023-751	Terms	Net 30
Description					Total
Furnish labor and material to replace (9) nine Clubhouse pool area post top fixtures with correct luminaire Bronze post top fixtures, (required by local jurisdiction) to extend night time use of pool . Plans, cost of permits and shipping charges by others. Proposal expires July 29, 2023.					11,350.00
Authorized Signature <i>Julio Padilla</i>					
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

Quote

Page 1 of 1



9840 NW 77th Ave
Hialeah Gardens, FL 33016
(305) 823-2803
Fax: (305) 823-1106

Quote # **10-Q124386**
Date: **07/17/2023**
PO #
Salesperson: **JORGE IRIZARRY**
Ship Via: **Installation**
Terms: **Due Upon Receipt**

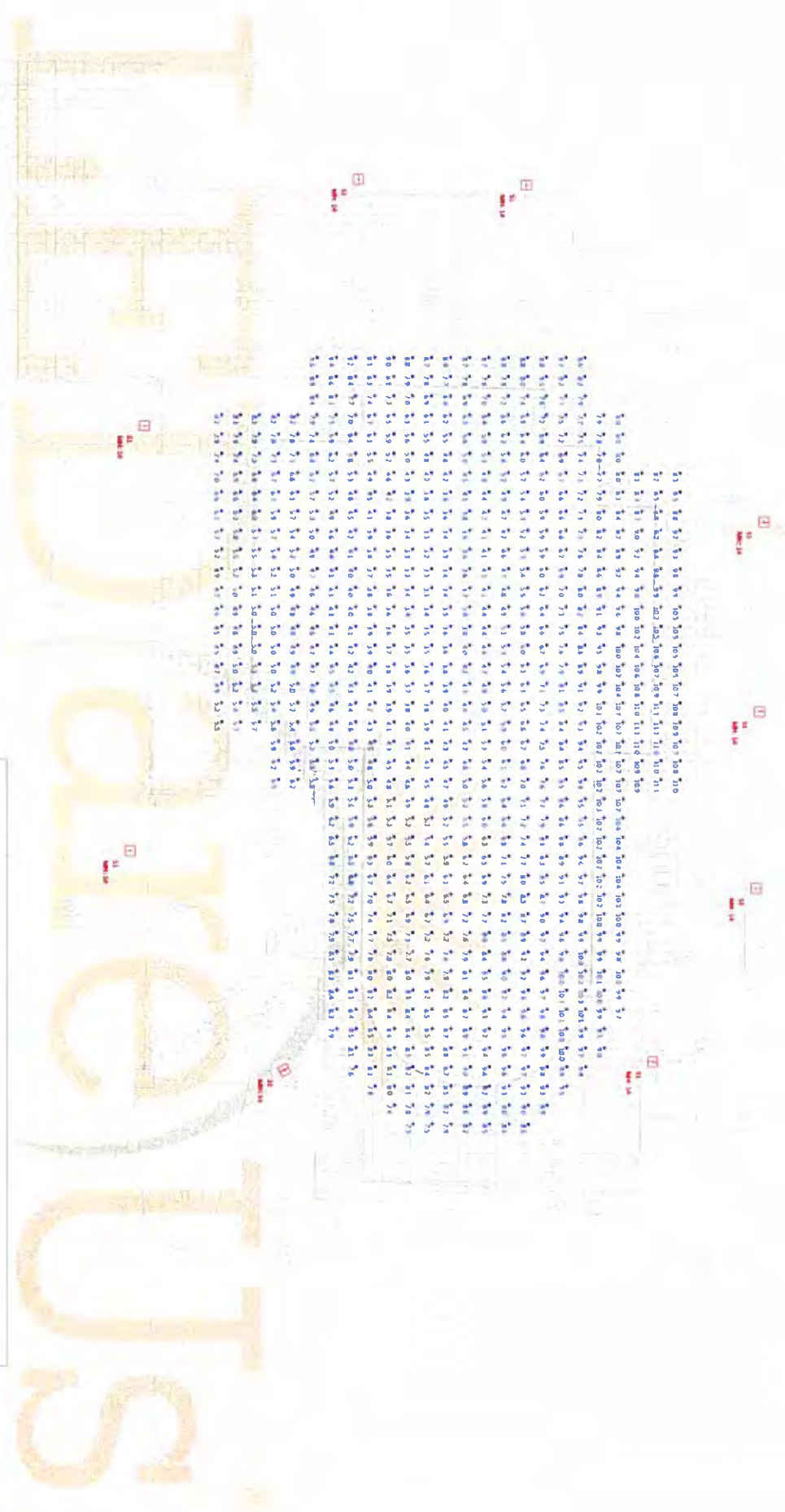
Sold To: 10-C115024 Phone: 954 721 8681
CORAL BAY CDD
3101 S BAY DR
MARGATE, FL 33063

Ship To: CORAL BAY - CLUB HOUSE Phone: 954 721 8681
3101 S BAY DR
MARGATE, FL 33063

Item # / Type	Description	QTY
913LED	MPP LED 10L SIL FT UNV DIM 30 70CRI BZ	9
906LED	LABOR Remove & Dispose existing pole mounted area lights Install new LED Post Tops on existing area light poles Includes all new mounting hardware Bucket truck or Lift included Exclusions Permits and fees Troubleshooting existing wiring Fuses or fuse holders Troubleshooting existing electric panel Out of Sequence work; nights holidays or weekends	9
921	Sealed Engineer Photometric Sealed Letter of Illumination	1

Total Cube: 0.00	Users: PACO	Total line items: 3	Subtotal: 12,970.00
			Tax: 0.00
			Total: 12,970.00

WWW.LEDAREUS.COM
NO REFUNDS
3 DAY EXCHANGE ONLY
WITH RECEIPT
10-Q124386



Quote

Page 1 of 1



9840 NW 77th Ave
Hialeah Gardens, FL 33016
(305) 823-2803
Fax: (305) 823-1106

Quote # **10-Q124393**
Date: **07/17/2023**
PO #
Salesperson: **JORGE IRIZARRY**
Ship Via: **Installation**
Terms: **Due Upon Receipt**

Sold To: 10-C115024 Phone: 954 721 8681
CORAL BAY CDD
3101 S BAY DR
MARGATE, FL 33063

Ship To: CORAL BAY - PENINSULA PARK
3101 S BAY DR
MARGATE, FL 33063

Item # / Type	Description	QTY
913LED	MPP LED 10L SIL FT UNV DIM 30 70CRI BZ	9
906LED	LABOR Remove & Dispose existing pole mounted area lights Install new LED Post Tops on existing area light poles Includes all new mounting hardware Bucket truck or Lift included Exclusions Permits and fees Troubleshooting existing wiring Fuses or fuse holders Troubleshooting existing electric panel Out of Sequence work; nights holidays or weekends	9
921	Sealed Engineer Photometric Sealed Letter of Illumination	1

Total Cube: 0.00	Users: PACO	Total line items: 3	Subtotal: 12,970.00
			Tax: 0.00
			Total: 12,970.00

WWW.LEDAREUS.COM
NO REFUNDS
3 DAY EXCHANGE ONLY
WITH RECEIPT
10-Q124393



Symbol	Qty	Model	Manufacturer	LED	Beam Spread	Mounting Height	Foot Candles	Foot Candles
1	1	1	1	1	1	1	1	1

Location	Footage	Beam Spread	Mounting Height	Foot Candles	Foot Candles
1	1	1	1	1	1

Notes:
 1. Lighting shall provide a minimum of three foot candles of illumination at the point under surface and the point over the surface.
 2. Footcandle readings shall be taken at a minimum of 10' from the surface.
 3. Footcandle readings shall be taken at a minimum of 10' from the surface.

REVISIONS / COMMENTS

Quote

Page 1 of 1



9840 NW 77th Ave
Hialeah Gardens, FL 33016
(305) 823-2803
Fax: (305) 823-1106

Quote # **10-Q124394**
Date: **07/17/2023**
PO #
Salesperson: **JORGE IRIZARRY**
Ship Via: **Installation**
Terms: **Due Upon Receipt**

Sold To: 10-C115024 Phone: 954 721 8681
CORAL BAY CDD
3101 S BAY DR
MARGATE, FL 33063

Ship To: CORAL BAY - FAYS COVE
3101 S BAY DR
MARGATE, FL 33063

Item # / Type	Description	QTY
913LED	MPP LED 10L SIL FT UNV DIM 30 70CRI BZ	6
906LED	LABOR Remove & Dispose existing pole mounted area lights Install new LED Post Tops on existing area light poles Includes all new mounting hardware Bucket truck or Lift included Exclusions Permits and fees Troubleshooting existing wiring Fuses or fuse holders Troubleshooting existing electric panel Out of Sequence work; nights holidays or weekends	6
921	Sealed Engineer Photometric Sealed Letter of Illumination	1

Total Cube: 0.00	Users: PACO	Total line items: 3	Subtotal: 12,085.00
			Tax: 0.00
			Total: 12,085.00

WWW.LEDAREUS.COM
NO REFUNDS
3 DAY EXCHANGE ONLY
WITH RECEIPT
10-Q124394

LED areDS

W. P. L. 000.000
CORAL BAY FAYS COVE - (PART LINE PARCEL D)



Symbol	Qty	Label	Arrangement	LU	Occupancy	Lum. Hours	Total Hours	Lum. Lumens
11	6	11	Single	0.950	LED BK. 6x7.50 (2000K)	57	481	7680

Label	Calculation Type	Units	Avg	Min	Max	Avg/Min	Max/Min
Foot-candle	Average	fc	6.64	0.2	4.3	4.54	2.18
Foot-candle	Minimum	ft	0.28	0.0	0.8	1.56	2.26

Notes:
 - Lighting shall provide a minimum of three foot candles of illumination at the pool water surface and the pool wet deck surface.
 - Underwater lighting shall be a minimum of one-half watt per square foot of pool water surface area.
 - Underwater lighting not in scope of LED areDS.

Outdoor LED Post Top



OVERVIEW	
Lumen Package (lm)	10,000 - 25,000
Wattage Range (W)	67 - 191
Efficacy Range (LPW)	131 - 164
CCT (K)	3000, 4000, 5000
Weight lbs (kg)	55 (25)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum optical housing, cage, and fitter. Fitter contains factory pre-wired drivers and optional controls.
- Complete die-cast aluminum construction for maximum quality and surface finish.
- 1-PC die-cast aluminum cage with wire passages allows for IP66 full luminaire rating to protect integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 7 for more details.

- Minimal uplight with less than 5% of the total lumen output going above 90°.

Electrical

- High-performance programmable driver features over-voltage, undervoltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L92 Calculated Life: >100K Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 72L Package is limited to 40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Internal power supplies and controls can be serviced via (2) integral fitter removable power trays.

Installation

- Designed to mount to 2-3/8"-3" OD x 3" to 4-1/2" tall tenon.
- Secures to tenon with 8 stainless steel set screws.
- 6' wire leads with strain relief zip-ties are provided in fitter for ease of wiring.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

(MPP) Outdoor LED Post Top

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: MPP LED 10L SIL 5W UNV DIM 40 70CRI ALSC BLK						
Prefix	Light Source	Lumen Package	Light Output	Distribution	Voltage	Driver
MPP - Mirada Post Top Pedestrian Scale	LED	10L - 10,000 lm 15L - 15,000 lm 20L - 20,000 lm 25L - 25,000 lm Consult factory for programmable wattages and lumen packages ⁴	SIL - Silicone	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw SW - Type 5 Wide	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)
Color Temp	Color Rendering	Controls (Choose One)		Finish	Options	
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT 27 - 2,700 CCT ¹	70CRI - 70 CRI 80CRI - 80 CRI ²	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System Host/Satellite Stand-Alone Controls EXT - 0-10v Dimming (from external signal) CR7P - 7 Pin Control Receptacle ANSI C136.41 ³		BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Sat in Verde Green WHT - White	(Blank) - None IH - Integral House Side Shield ² IL - Integral Louver (Sharp Spill Light Cutoff) ⁴	

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION³

Controls Accessories

Part Number	Description
122514	PC120 Photocell for use with CR7P option (120V) ⁴
122515	PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁴
122516	Twist Lock Photocell (347V) for use with CR7P ⁴
1225180	Twist Lock Photocell (480V) for use with CR7P ⁴
663284CLR	PMOS24 -24V Pole-Mount Occupancy Sensor ^{5,6}
61409	AirLink 5 Pin Twist Lock Controller ⁴
661410	AirLink 7 Pin Twist Lock Controller ⁴
149328	Shorting Cap for use with CR7P ⁴

Fusing Information⁷

Part Number	Description
FX120	Single Fusing (120V)
FX277	Single Fusing (277V)
DFK240	Double Fusing (208V,240V)
DFK347	Double Fusing (347V)
DFK480	Double Fusing (480V)

Mounting Accessories

Part Number	Description
693664CLR	WM Wall Mount Bracket ⁵
693665CLR	BK MPT BO Mount ⁵
694638CLR	Internal Tenon Adapter For 4" Square Pole ⁵
694641CLR	Internal Tenon Adapter 5" Square Pole ⁵
694642CLR	Internal Tenon Adapter 6" Square Pole ⁵
694643CLR	External Tenon Adapter 3" Round Pole ⁵
694644CLR	External Tenon Adapter 3-1/2" Round/Tapered Pole ⁵
694645CLR	External Tenon Adapter 4" Round/Tapered Pole ⁵

Shielding Accessories²

Part Number	Description
743417	IH - Integral House Side Shield
743423	IL - Integral Louver (Sharp Spill Light Cutoff)

1 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

2 - Not available with 5W distribution

3 - Accessories are shipped separately and field installed.

4 - Factory installed CR7P option required. See Options.

5 - "CLR" denotes finish. See Finish options.

6 - Only available with ALSCH/ALSC control options.

7 - Fusing must be located in hand hole of pole.

8 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

9 - Consult factory for lead time and availability.



(MPP) Outdoor LED Post Top

Type: _____

PERFORMANCE

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Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
10L	2	70	10259	153	B2-U3-G2	10685	159	B2-U3-G2	10513	157	B2-U3-G2	67
	3		10535	157	B2-U3-G2	10973	164	B2-U3-G2	10796	161	B2-U3-G2	
	SW		10136	151	B3-U3-G2	10557	158	B3-U3-G2	10387	155	B3-U3-G2	
	FT		10385	155	B3-U3-G2	10817	161	B3-U3-G2	10643	159	B3-U3-G2	
15L	2	70	14783	145	B3-U4-G3	15397	151	B3-U4-G3	15149	149	B3-U4-G3	102
	3		15181	149	B3-U3-G3	15812	155	B3-U3-G3	15557	153	B3-U3-G3	
	SW		14605	143	B4-U3-G2	15212	149	B4-U3-G2	14967	147	B4-U3-G2	
	FT		14964	147	B3-U3-G3	15586	153	B3-U3-G3	15335	150	B3-U3-G3	
20L	2	70	20226	136	B3-U4-G3	21067	141	B3-U4-G3	20728	139	B3-U4-G3	149
	3		20771	139	B3-U4-G3	21634	145	B3-U4-G3	21285	143	B3-U4-G3	
	SW		19983	134	B4-U4-G3	20814	140	B4-U4-G3	20479	137	B4-U4-G3	
	FT		20475	137	B3-U4-G3	21326	143	B3-U4-G3	20983	141	B3-U4-G3	
25L	2	70	25250	132	B4-U4-G3	26299	137	B4-U4-G3	25876	135	B4-U4-G3	191
	3		25929	136	B3-U4-G4	27007	141	B3-U4-G4	26572	139	B3-U4-G4	
	SW		24947	131	B5-U4-G3	25983	136	B5-U4-G3	25565	134	B5-U4-G3	
	FT		25560	134	B3-U4-G4	26622	139	B3-U4-G4	26193	137	B3-U4-G4	

*LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*						
Lumens	120V	208V	240V	277V	347V	480V
10L	0.56	0.32	0.28	0.24	0.19	0.14
15L	0.85	0.49	0.43	0.37	0.29	0.21
20L	1.24	0.72	0.62	0.54	0.43	0.31
25L	1.59	0.92	0.80	0.69	0.55	0.40

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

Recommended Lumen Maintenance ¹					
Ambient	Lumen Multiplier				
	0hrs. ²	25h ³	50h ³	75h ³	100h ³
0°C - 40°C	100%	98%	95%	93%	90%

- 1 - Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- 2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
- 3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

(MPP) Outdoor LED Post Top

Type: _____

PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

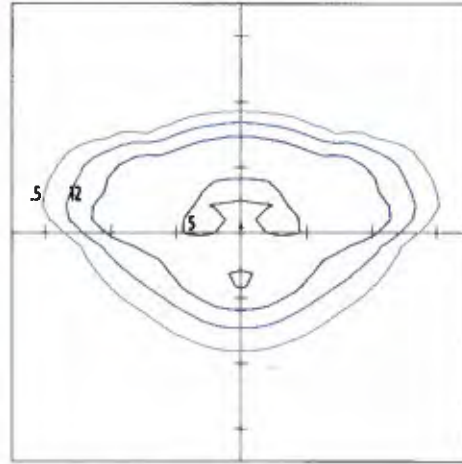
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

MPP-LED-10L-SIL-2-40-70CRI

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	10,159
Watts	73
Efficacy	159
IES Type	Type II - Short
BUG Rating	B2-U3-G2

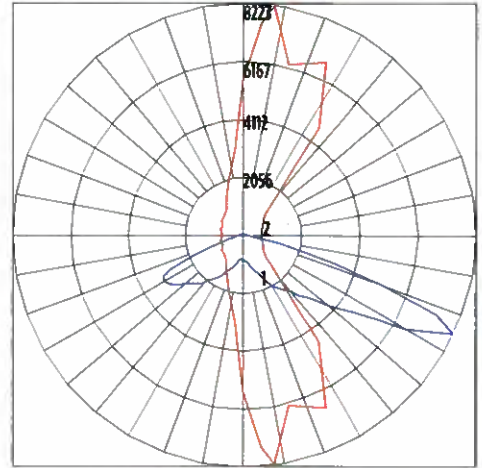
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1014	10%
Medium (30-60°)	5631	55%
High (60-80°)	2860	28%
Very High (80-90°)	223	2%
Uplight (90-180°)	432	4%
Total Flux	10159	100%

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

MPP-LED-10L-SIL-3-40-70CRI

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	10,335
Watts	73
Efficacy	142
IES Type	Type III - Medium
BUG Rating	B2-U3-G2

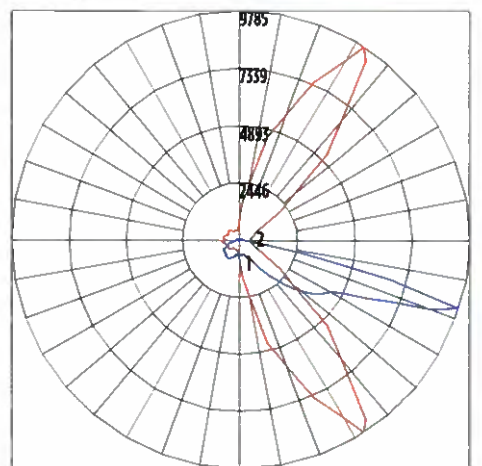
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	667	6%
Medium (30-60°)	4607	45%
High (60-80°)	4461	43%
Very High (80-90°)	246	2%
Uplight (90-180°)	355	3%
Total Flux	10335	100%

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

(MPP) Outdoor LED Post Top

Type: _____

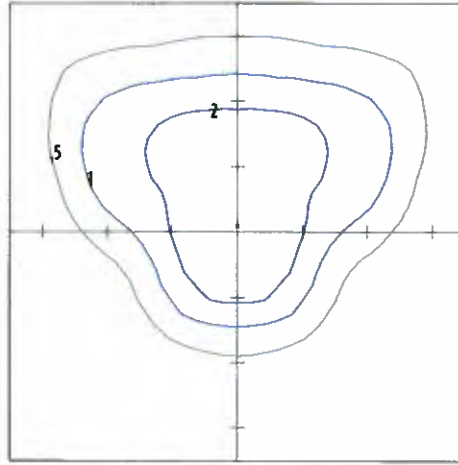
PHOTOMETRICS

MPP-LED-10L-SIL-2-40-70CRI

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	10,197
Watts	73
Efficacy	140
IES Type	Type IV - Medium
BUG Rating	B2-U3-G3

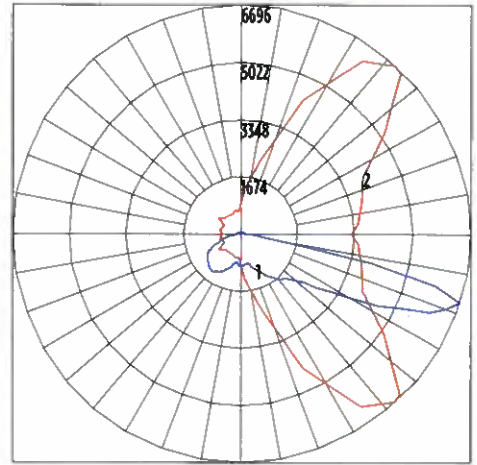
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	936	9%
Medium (30-60°)	3938	39%
High (60-80°)	4544	45%
Very High (80-90°)	375	4%
Uplight (90-180°)	404	4%
Total Flux	10197	100%

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



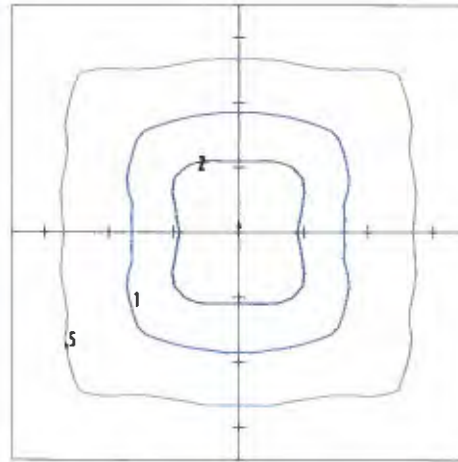
Vertical Plane Horizontal Cone

MPP-LED-10L-SIL-5W-40-70CRI

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	9,619
Watts	73
Efficacy	132
IES Type	Type VS - Short
BUG Rating	B3-U3-G2

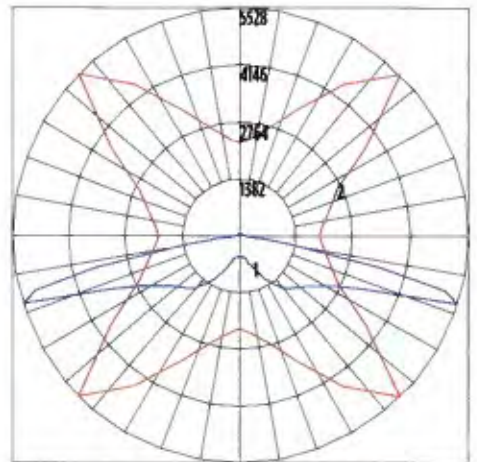
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	645	7%
Medium (30-60°)	3566	37%
High (60-80°)	4819	50%
Very High (80-90°)	257	3%
Uplight (90-180°)	332	3%
Total Flux	9619	100%

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



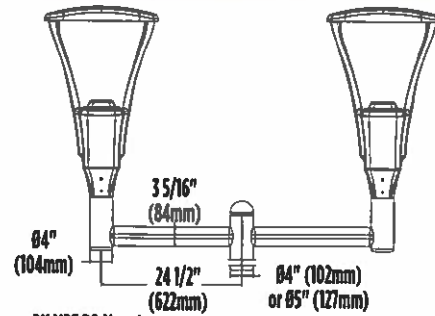
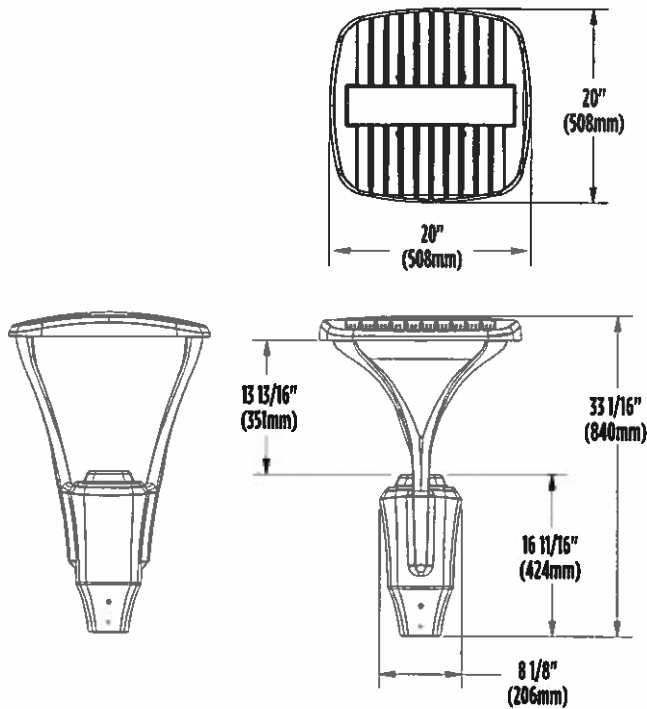
Vertical Plane Horizontal Cone

(MPP) Outdoor LED Post Top

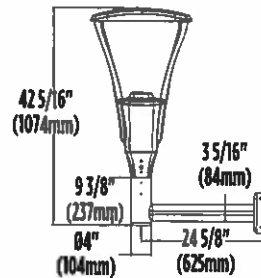
Type: _____

PRODUCT DIMENSIONS

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BK MPT 80 Mount
Optional D180 1.5G rated Arm Assembly
Mounts to 4" or 5" Dia. D180 Bolt-on Pole
Consult factory for alternate configurations



WM Wall Mount Bracket
1.5G rated Wall Mount Arm mounts to standard 4" steel J-Box (Supplied by others) and is provided with masonry anchors for extra support.

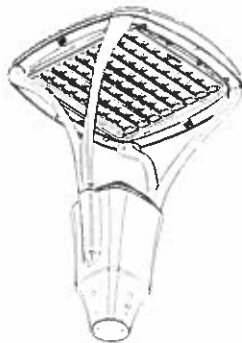
LUMINAIRE EPA CHART - MPH		
	Mounting	EPA
■ PT Single	PT	1.0
■ PT D180* with BK MPT 80 (2)	PT	2.0

ACCESSORIES & OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

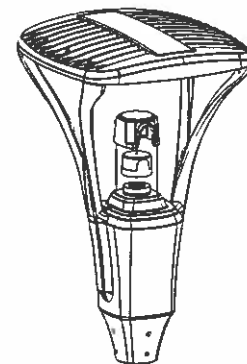
Luminaire Shown with Integral Louver (IL)



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols with standard cast aluminum dog-house to shield the photocell from the luminaire's emitted light. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



(MPP) Outdoor LED Post Top

Type: _____

CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBT1, IMSBT2)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more details about AirLink](#)

AirLink Blue (ALBC, ALBCS1, ALBCS2)

Wireless Bluetooth Mesh Lighting Control System that provides energy savings, code compliance and enhanced safety/security. Three key components: Bluetooth wireless radio/sensor controller, Time Keeper and an App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into luminaires.

[Click here to learn more details about AirLink Blue](#)

RETROFIT KITS

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LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

[Click here to learn more details on all our Retrofit Kits](#)

POLES & BRACKETS

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LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets](#)



BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole
14'-39'



Round Pole
10'-30'



Tapered Pole
20'-39'



**STATE OF FLORIDA
DEPARTMENT OF HEALTH
ENVIRONMENTAL ENGINEERING
LIGHTING CERTIFICATION
SWIMMING POOLS AND BATHING PLACES**

Permit Number: _____-60-_____ County: _____

Pool/Spa Name: _____

Street Address: _____ City: _____ Zip: _____

Owner's Name: _____

Owner's Mailing Address, if different: _____

Owner's Phone Number: _____ Owner's Email: _____

Section 454.1.4.2 of the Florida Building Code (FBC) Lighting Requirements: Artificial lighting shall be provided at all swimming pools which are to be used at night or which do not have adequate natural lighting so that all portions of the pool, including the bottom, may be readily seen without glare.

Outdoor Pool/Spa Night Use:

454.1.4.2.1 FBC: Outdoor pool/spa lighting shall provide a minimum of 3 foot-candles of illumination at the pool water surface and the pool wet deck surface. Underwater lighting shall be a minimum of 1/2 watt per square foot of pool water surface area. *

Pool with a Zero-Depth Entry Portion:

454.1.9.6.7 FBC: Those portions of the zero-depth entry pool, where the water depth will not allow for the proper installation of underwater lighting, shall be provided with 6 foot-candles of lighting on the deck and the water surface.

Wading Pool:

454.1.7.8 FBC: Wading pools are exempt from underwater lighting requirements but shall have lighting installed for night use of 10-foot candles if indoors or 6 foot-candles for outdoor night use. Such illumination shall be provided over the pool water surface and the pool deck surface.

WAP/IWF:

WAP 454.1.9.3.4 FBC: Those portions of the activity pool where the water depth will not allow for the proper installation of underwater lighting shall be provided with 6 foot-candles of lighting on the deck and water surface.

IWF 454.1.9.8.4 FBC: If night operation is proposed, 6 foot-candles of light shall be provided on the pool deck and the water feature area.

Indoor Pool Lighting:

454.1.4.2.2 FBC: Indoor pool lighting shall provide a minimum of 10-foot candles of illumination at the pool water surface and the pool wet deck surface. Underwater lighting shall be a minimum of 8/10 watt per square foot of pool surface area. *

**The location of the underwater luminaires shall be such that the underwater illumination is as uniform as possible. Underwater lighting requirements can be waived when the overhead lighting provides at least 15 foot-candles of illumination at the pool water surface and pool wet deck surface.*

Submit this form and a signed photometric survey, performed by a licensed professional, documenting the light levels of the pool surface at every 100-sq. ft. of and every 10 linear feet of the pool wet deck. The photometric survey shall be sealed if performed by a licensed Professional Engineer.

Signature of Licensed Professional ** Date
(Engineer, Building Official, Lighting, or Commercial Pool Contractor)

Printed Name Title & License #

****By Signing this document, I hereby certify that the water surface, wet deck surface, and underwater lighting requirements have been met per the applicable sections of chapter 454.1. Florida Building Code.**

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C MIAMI-DADE COUNTY

SAMPLE ONLY

Building Official:

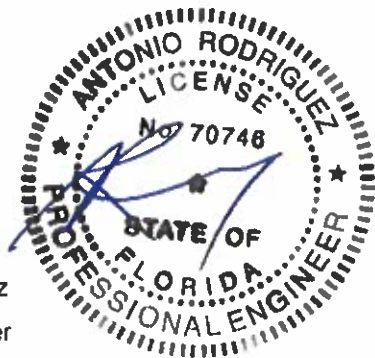
- 1- I am a Florida registered professional engineer with an active license.
- 2- On January 16th, 2020 at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
- 3- Maximum 13.3 foot candle per SF, Minimum 2.1 foot candle per SF, Minimum to Maximum ratio 6.3 : 1, foot candle 4.1 average per SF.
- 4- The level of illumination provided in the parking lot meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade Country.

Sincerely

Antonio Rodriguez
Electrical Engineer
PE. Lic 70746

Tel 786-344-6712

email: electricaltony@yahoo.com





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

Additional Business Qualification

IGLESIAS, THOMAS JOSE

LED ARE US LLC

9840 NW 77TH AVE

HIALEAH GARDENS FL 33016

LICENSE NUMBER: EC13008298

EXPIRATION DATE: AUGUST 31, 2024

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