



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

October 12, 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
October 12, 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
 - A. Envera Timeline Update by Dan Nowik, Vice President of Systems Integration and Phil Allen, Director of Systems Integration
 - 1) Timeline/Schedule
 - B. Apex Precision Engineering – Yordani Rodriguez, Founder & CEO
 - 1) Dock Structural Inspection/Report Request for Repairs at Clubhouse and Peninsula Park
 - a. Apex Precision Engineering Proposal for (Phase 1 and Phase 2)
 - C. Shinto Landscape Services – Grant Guthrie, Account Manager
 - 1) Plan of Action – **this item will be provided under separate cover as soon as it becomes available**
 - 2) Proposal for Landscape
 - a. Fays Cove Landscape Enhancements
 - b. Port Antigua Landscape Enhancements
 - 3) Updates on:
 - a. Annual and Monthly Schedule
 - b. Annuals/Flowers and Mulch Installation
 - c. Fall Schedule
 - d. Tot Lot Preserve Cleanup
 - e. Sign for Pool Hours
 - f. Playground Chippy Chip
 - D. Dennis Baldis Memorial Park
 - 1) Firebush Installation
 - 2) Removal and Placement of Two (2) Gumbo Limbo Trees
 - 3) Upgrade of Mulch Path to Asphalt or Concrete with ADA Path Connection to Sidewalk
 - a. Current Path Design Template

- b. Current Path Pictures
 - 1) Anzco Construction Proposal for Concrete Path

3. Audience Comments/ Supervisors Comments

4. Staff Reports

A. Attorney

- 1) Discussion of Amending the Shinto Landscaping Agreement
 - a. Exhibit A – Porter Service Duties

 - b. Exhibit B – Additional Maintenance Duties

B. Engineer

- 1) Discussion on Indian Key and N. Bay Dr. Traffic Calming Exhibits

- 2) Discussion of Condition on Headwall Structure at 6474 Buena Vista Dr.

C. Treasurer

- 1) Approval of Check Run Summary and Invoices

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

D. Field Manager

- 1) Monthly Report

- 2) Update on Playground

- 3) Consideration of Proposals for Clubhouse Re-Flooring
 - a. MacDonald's Flooring
 - 1) Luxury Vinyl Plank Proposal

 - 2) Carpet Proposal

 - b. Empire Today
 - 1) Luxury Vinyl Plank Proposal

 - 2) Carpet Proposal

E. CDD Manager – Approval of the Minutes of the September 14, 2023 and September 20, 2023 Meetings

5. New Business

A. Public Hearing to Adopt the Rules

- 1) Motion to Open the Public Hearing

- 2) Public Comment and Discussion

- 3) Consideration of **Resolution #2024-01** Revising Amended and Restated Rules Governing the Use of Recreational and Other Facilities

- 4) Motion to Close the Public Hearing

B. Consideration of Proposals from FCC Carpentry & General Painting LLC

- 1) North Bay Drive – Entrance Median Curb Repairs

2) South Bay Drive – Entrance Median Curb Repairs

3) 30th Street Gate – 14 Bollard Repairs

4) 6 Stop Sign and Street Signpost Repairs

5) Clubhouse – Impact Door Installation

C. East River Pools and Spas, Inc. Pools Maintenance Increase Request Peninsula Park Building Painting

1) Estimate with All Counties Painting, LLC

2) Proposal No.: 7623 with Anzco

6. Old Business

A. Update on Facility Pool Lights for Night Swimming

1) Proposal from Eagle Group

a. Proposal

b. Fixture

2) Prior Proposal from LED Are Us

a. Clubhouse

b. Fay's Cove

c. Peninsula Park

d. Light Fixture Specification

B. Update on Shoreline Drainage Pipe on Lake Behind 6474 Buena Vista Drive

1) Industrial Divers Corporation Inspection Proposal

a. Culvert is 30" Wide with Manholes in Street about 150' from Outfall

C. Discussion of:

1) Homeowner Shahanna Karim Response from Conversation Regarding Wall Vine at 6522 Buena Vista Dr.

2) Fay's Cove Pool Wall with Vine

3) Resident Leasing at 6582 Buena Vista Dr.

a. Parking on District Property Indian Key Empty Lot

4) Landscape Placed on District Property Indian Key Empty Lot

D. Update on Residence at 6727 Saltaire Terrace / Port Antigua of Apron Extension Removal for Not obtaining a Permit Driveway Apron Extension

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>

CORAL BAY CDD

ENVERA SYSTEMS TIMELINE/SCHEDULE UPDATED SEPTEMBER 29, 2023

Project Phase	Starting	Ending
Phase 1 - Underground Conduit Infrastructure	7/24/23	9/12/23
Phase 2 - Vertical Infrastructure and Cabling	8/7/23	9/15/23
Phase 3 - Trim out Systems Equipment and Begin Local Testing	9/11/23	10/6/23
Phase 4 - Finish Local Testing, Optimize and Remotely Test Systems (Amenity) * <i>The technical team will be split up and working on the Amenities and Gates simultaneously from 10/16 – 10/20</i>	10/9/23	10/20/23
Phase 4 - Finish Local Testing, Optimize and Remotely Test Systems (Gates) * <i>The technical team will be split up and working on the Amenities and Gates simultaneously from 10/16 – 10/20</i>	10/16/23	10/27/23
Phase 5 - Site Dress Rehearsals and Go Lives * <i>This phase involves our Management and Onboarding Teams onsite while the technicians continue to work on any remaining tasks</i>	10/23/23Amenities 10/30/23Gates	10/26/23Amenities 11/1/23Gates
Phase 6 - Quality Assurance Checks	10/30/23Amenities 11/2/23Gates	10/31/23Amenities 11/3/23Gates



Proposal for Engineering Services

To: Coral Bay Community
3101 S Bay Dr
Margate, FL 33063

RE: Coral Bay Community | Dock Repair Engineering Consulting Services Agreement

Dear Client,

Please consider this letter as a proposal to provide Engineering Services, which we understand you are seeking in connection with the above-referenced project. Based on our conversations, we understand that it is the Owner's intention, and this project's mission, to accomplish the following:

To provide repair drawings for two (2) docks located on the property and construction administration services to ensure proper repairs are completed by the contractor.

The Scope of Services outlined below has been developed to achieve the stated mission in the most professional, expeditious, effective, and cost-conscious manner while achieving lasting quality solutions.

A. Scope of Services

1. PHASE 1: PREPARATION OF CONSTRUCTION DOCUMENTS

\$3,500.00 – LUMP SUM

To meet the stated objectives of this project, it will be necessary for an experienced engineers to do the following:

- 1) Based on the information gathered and the scope of work defined, Apex Precision Engineering will prepare design documents to address the repair of two (2) docks.

- 2) Apex Precision Engineering will provide project documents to the Client or Client's representative for the submission to the local Authority Having Jurisdiction ("AHJ") to obtain a permit.
- 3) Apex Precision Engineering will respond to up to two (2) rounds of the Building Department's permit review comments and resubmit drawings within five (5) days.

2. PHASE 2: CONSTRUCTION ADMINISTRATION & INSPECTION SERVICES

\$3,500 – MONTHLY, NOT-TO-EXCEED (NTE)

These fees are charged hourly based on the Engineer's rates up to the Monthly, Not-To-Exceed (NTE) amount. **Client will only be billed for actual work performed in the month, if no work is performed for the month, then Client will not be billed.** Client shall not construe this fee threshold as a lump sum fee, or an estimate of the total fees anticipated for this project. If Apex Precision Engineering anticipates that it will exceed this amount, Apex Precision Engineering will seek authorization in writing from the Client before proceeding. A 50% retainer will be required to begin phase 2 of the project.

TASK 1: CONSTRUCTION ADMINISTRATION SERVICES

- 1) Apex Precision Engineering will attend a pre-construction meeting (not to exceed two (2) hours) on-site with the General Contractor & General Manager.
- 2) Apex Precision Engineering will review shop drawings, Change Orders ("CO"), product submittals submitted by the contractor for materials and design intent.
- 3) Apex Precision Engineering provide ("RFI") responses submitted by the contractor.
- 4) Apex Precision Engineering will provide a project manager and site engineer to attend a weekly meeting with the Client and Contractor, if required.
- 5) Apex Precision Engineering will perform up to one (1) site visit per week (if required) as requested by the contractor to review the actual work in progress, address any questions, and assure conformance with the project specifications and details. The site visits will include inspection (and measuring) of all repair areas after any demolition is completed, if necessary.

- 6) Apex Precision Engineering will assure that the performed work is done in accordance with the applicable codes, permitted construction documents, manufacturer's installation instructions, and industry standards.
- 7) Apex Precision Engineering will document work progress and maintain records thereof of work performed by the contractor.
- 8) Apex Precision Engineering will provide a document depicting the progress of performed work.
- 9) Apex Precision Engineering will review requests for payments to confirm that the performed work matches the amount being invoiced by the contractor, if required.

TASK 2: CLOSEOUT SERVICES

- a) Apex Precision Engineering will provide a Project Certification Letter.
- b) At the conclusion of the Project, the following closeout documents, where applicable, will be compiled and submitted to the Client:
 1. Record drawings
 2. Shop Drawings, submittals
 3. Warranties
- c) Apex Precision Engineering will verify with the Building Department if all permits pertaining to Apex Precision Engineering's scope of services are closed.

B. Payment Schedule

Phase 1: Preparation of Construction Documents

Upon approval of the proposal - \$1,350

Upon delivery of Draft Documents - \$1,080

Upon delivery of Final Documents - \$270

Phase 2: Construction Administration & Inspection Services

Upon completion of Phase 1 - \$1,750

Remainder balance due within five (5) days of date of invoice

C. Additional Services

The following shall be considered excluded from the Scope of Services, Timeframe and Payment Schedule and can be provided as additional services to this proposal according to an hourly rate.

- 1) Any items not included in the Scope of Services above.
- 2) Forensic expert and trial attendance services.
- 3) MEP services.
- 4) Additional meetings not included in the scope of services with the Client or Client's representative(s), building officials, or contractor as requested and approved by the Client.
- 5) Any destructive investigations or testing.
- 6) Any inspection that requires specialty consultants.

D. Acceptance of Agreement & Authorization to Proceed

The Client is the sole beneficiary of the services performed by Apex Precision Engineering LLC. No third-party may be deemed a third-party beneficiary as that term is used in the law. The Client shall indemnify and hold harmless Apex Precision Engineering LLC and all its personnel, from and against any claims, damages, losses, and expenses, including those brought by third parties arising out of or resulting from the performance of the services.

Sometimes, the legal entity, which is committing to pay for the Consultant's services and the legal entity for which the quality assurance services are being performed are not the same. Client agrees that in addition to the entity listed above, any other entity on whose behalf the Client is acting and for whom these engineering consulting services are being provided is also responsible for the payment of fees and costs under this Services Agreement and accompanying Terms and Conditions statement.

This Services Agreement, the accompanying Terms and Conditions Statement, and Exhibits set forth the terms, conditions, and policies upon which we propose to provide services to you and the basis upon which our services will be compensated.

Please review the contents of this proposal and the accompanying Terms and Conditions statement carefully, and if the terms and conditions set forth are acceptable, please execute this Services Agreement in the space provided below and return it to us with the



initial fee amount. Receipt of the executed agreement, along with the initial fee, will serve as our authorization to proceed with the Project.

Please note that this proposal shall become null and void if not accepted within 30 days of the date thereof. We are looking forward to our involvement with you on this project and will be more than happy to go over any questions and concerns you may have and discuss how we can best meet your projects objectives and anticipated budget.

Once again, we thank you for choosing Apex Precision Engineering LLC for your engineering consulting needs. We appreciate your confidence in us and will do our best to justify it.

Yordani Rodriguez, BSME
Founder & CEO
Yordani@apexengineering.com

The terms and conditions of the above proposal and the accompanying general provisions statement are acceptable and are acknowledged, accepted, and agreed to on

This _____ day of _____, 2023

Signature: _____

Print Name: _____

Title: _____



Consulting Services Agreement Terms and Conditions

1) Authorization to Proceed: Execution of this Services Agreement by Client will be authorization for Apex Precision Engineering to proceed with the services, unless otherwise provided for in this Services Agreement.

2) Payment to Apex Precision Engineering:

All payments are to be made to:

Apex Precision Engineering LLC
3177 SW 129th Way
Miramar, FL 33027

Apex Precision Engineering Taxpayer ID# is 93-2077984.

Client shall pay each invoice within 30 days. Client agrees to carefully review all statements for services rendered and costs advanced or incurred by this office and to promptly notify Apex Precision Engineering, in writing, of any claimed errors or discrepancies in each billing statement within twenty-one (21) days from the date each billing statement is sent, plus five (5) additional business days for each billing statement to have reached Client by mail. In the event Client fails to notify Apex Precision Engineering, it will be presumed that Client agrees with the correctness, accuracy, and fairness of any and all billing statements for which Apex Precision Engineering is not timely notified.

Apex Precision Engineering reserves the right to withdraw from providing services and withhold work product to Client at any time that any statements tendered to Client for payment of our fees or costs are not timely paid. Should we deem it necessary to withdraw from providing services due to a lack of timely payments of fees or costs, then we shall have a right to a retaining lien against documents until all sums due us are paid in full. If we must resort to the collection of amounts due us through legal process, you agree that we may garnish your wages, salary, and commissions for any judgment we obtain.

3) Termination: This Agreement and the accompanying general provisions statement attached hereto may be terminated by the Client or Apex Precision Engineering ten (10) days after receipt by certified mail by the other party of written notice of intent to terminate.

4) Limitation of Liability: Apex Precision Engineering's liability for Client's damages will, in the aggregate, not exceed its professional fees for the subject Project. This

provision takes precedence over any conflicting provision of this Services Agreement, or any document incorporated into it or referenced by it.

PURSUANT TO FLORIDA STATUTE 558.0035 (1-C), NO INDIVIDUAL DESIGN PROFESSIONAL, EMPLOYEE, OR AGENT OF ENGINEER MAY BE HELD PERSONALLY LIABLE FOR NEGLIGENCE OR A BREACH OF THIS Services Agreement (the Proposal and these Terms and Conditions).

All limitations of liability set forth in this provision shall survive the termination of this Agreement for any reason whatsoever. Client expressly agrees that, except as otherwise provided in this Agreement, Apex Precision Engineering, shall not be liable for any direct, special, indirect, incidental, consequential, exemplary, extra-contractual, or punitive damages of any kind or nature whatsoever, including, reapplication, or damage to any substrate in the performance of the services, whether or not any party hereto had or has been advised of the possibility or probability thereof, and even if the remedies otherwise available fail of their essential purpose, such being expressly waived by Client. Client hereby acknowledges and expressly agrees that the liability of Apex Precision Engineering, its officers, directors, employees, and agents is limited in all respects as indicated above pursuant to this Agreement, and Client hereby expressly waives and relinquishes all other claims, demands, actions suit, and damages (including, without limitation consequential damages),

- (i) arising from on in connection with Apex Precision Engineering, the performance of services pursuant to this Agreement, or
- (ii) arising from or in connection with any negligence (including, without limitation, gross negligence) or acts or omissions of Apex Precision Engineering, its officers, directors, shareholders, employees, agents, or subconsultants, or
- (iii) arising from any entry by Apex Precision Engineering, its officers, directors, shareholders, employees, agents, or subconsultants into the Property, or
- (iv) made by third parties other than beneficiaries outlined in the Proposal against Client or Apex Precision Engineering, in connection with this Agreement.

5) Severability and Survival: If any of the provisions contained in this Services Agreement are held illegal, invalid, or unenforceable, the other provisions shall remain in full effect. Limitations of liability shall survive termination of this Services Agreement for any cause.

- 6) **No Third-Party Beneficiaries:** This Services Agreement gives no rights or benefits to anyone other than Client, Apex Precision Engineering, and parties outlined as beneficiaries in the Proposal.



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: September 14, 2023

Home Phone:

Opportunity #: 17342

Business Phone:

Job Summary:

Install landscaping along east & west side of wall at corner of Southwind & N Bay Drive

Port Antigua Side

Quantity	Description	Unit
2	Labor - Planting	Hr
34	Podocarpus - Installed	3 gal
32	Blue daze - Installed	1 gal
1	Coconut Palm - Installed	14-16' OA
12	Gold mulch - Installed	bag

Fays Cove Side

Quantity	Description	Unit
34	Podocarpus - Installed	3 gal
32	Blue daze - Installed	1 gal
12	Gold mulch - Installed	bag

Irrigation System Improvements

Provide improvements to the existing irrigation system.

Quantity	Description	Unit
2	002 - Labor - Irrigation Service Tech	Hr
1	Replace / Install Bubbler	Each

Quote Total: \$2,595.47

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 _____

Paola Perez

Date 9/14/2023 _____

**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: September 14, 2023

Home Phone:

Opportunity #: 17340

Business Phone:

Job Summary:

Install new plant material along east and west side of wall at corner of North Bay Drive and going up El Captain Dr

Port Antigua Entrance Enhancement - East Side

Quantity	Description	Unit
32	Podocarpus - Installed	3 gal
36	Blue daze - Installed	1 gal
1	Roebelenii Palm - Installed	5-7' dbl
12	Gold mulch - Installed	bag
2	Labor - Planting	Hr

Port Antigua Entrance Enhancement - West Side

Quantity	Description	Unit
32	Podocarpus - Installed	3 gal
32	Blue daze - Installed	1 gal
12	Gold mulch - Installed	bag

Irrigation System Improvements

Provide improvements to the existing irrigation system.

Quantity	Description	Unit
2	002 - Labor - Irrigation Service Tech	Hr
1	Replace / Install Bubbler	Each

Quote Total: \$2,460.48

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.

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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 _____

Paola Perez

Date _____

9/14/2023

**IGM - Innovative Grounds
Management**

By _____

Date _____

**Governmental Management
Services**

CORAL BAY CDD - FALL HOLIDAY SCHEDULE - 2023

KEY: | LEU = Light Er Up | EGE = Eagle Group Electric | IGM = Innovative Grounds Management | PCPC = People's Choice Pressure Cleaning |

VENDOR NAME	START DATE	TASK	COMPLETION DATE	REMOVE BY	Comments
ALL	Monday, August 28, 2023	Confirm Mock Fall Schedule from all Parties	Friday, September 1, 2023	n/a	Completed on time
PCPC	Monday, August 28, 2023	PCPC-Pressure Cleaning: Enter into Contract	Friday, September 1, 2023	n/a	Completed on time
EGE	Monday, September 25, 2023	EGE-Electric & GFI Inspection and Repairs	Friday, September 29, 2023	n/a	Completed on time
LEU	Monday, October 2, 2023	LEU-Location Inspection	Friday, October 6, 2023	n/a	In Progress
LEU	Monday, October 9, 2023	LEU-Confirmation of working Electricity	Friday, October 13, 2023		
EGE	Monday, October 9, 2023	EGE-Electric Inspection with LEU *if Necessary	Friday, October 13, 2023	n/a	
EGE	Monday, October 16, 2023	EGE-Any Additional Repairs	Friday, October 20, 2023	n/a	
IGM	Monday, September 25, 2023	IGM-Prune Trees in Entrances & Medians (LEU Areas)	Friday, September 29, 2023	n/a	Completed on 10/3
IGM	Monday, September 25, 2023	IGM-Clean & Trim Medjool Palms (LEU AREAS)	Friday, September 29, 2023	n/a	Completed on 10/3
IGM	Monday, September 25, 2023	IGM-Trim hedges in Entrances and Median (LEU AREAS)	Friday, September 29, 2023	n/a	Completed on 10/3
IGM	Monday, October 2, 2023	IGM-Remaining Tree Pruning/Trimming etc. (NOT LEU)	Friday, October 27, 2023	n/a	In Progress
PCPC	Monday, October 16, 2023	PCPC-Pressure Cleaning (All Community Monuments)	Friday, October 20, 2023	n/a	
PCPC	Friday, November 1, 2019	PCPC-Pressure Cleaning (Continue with Facilities and Parks)	Friday, November 17, 2023	n/a	
LEU	Monday, October 23, 2023	LEU-Install Lights in all areas	Friday, October 27, 2023	Monday, January 15, 2024	
IGM	Monday, October 2, 2023	Trim hedges in Entrances and Medians (NOT LEU)	Friday, October 27, 2023	n/a	
LEU	Wednesday, November 1, 2023	LEU-Lights On - (Except DECORATIONS)	Wednesday, November 1, 2023	Monday, January 15, 2024	
IGM	Monday, October 2, 2023	IGM-Mulch - (First Rotation FY2024)	Friday, October 6, 2023	n/a	Inprogress
IGM	Monday, October 2, 2023	IGM-Annuals - from FY2023 as authorized by Board	Friday, October 6, 2023	n/a	Inprogress
LEU	Friday, December 1, 2023	LEU-Light UP DECORATIONS	Friday, December 1, 2023	Monday, January 15, 2024	
LEU	Monday, January 8, 2024	LEU-Turn "OFF" ALL LIGHTS & DECORATIONS	Monday, January 8, 2024	Monday, January 15, 2024	
EGE	Tuesday, January 16, 2024	EGE-Electric & GFI Inspection and Repairs	Friday, January 19, 2024	n/a	
<p>IGM NOTE: *Mow Mon. Nov 20th **Mow Thus. DEC. 21ST & 28TH *** All Trimming to be done by Monday October 28TH ****Add Porter Schedule for the Holidays ***** Add growth regulator to Landscape with Holiday Lighting</p>					
<p>VETERANS DAY - SATURDAY NOVEMBER 11TH</p>					
<p>THANKSGIVING - THURSDAY NOVEMBER 23RD</p>					
<p>CHRISTMAS EVE - SUNDAY DECEMBER 24TH</p>					
<p>NEW YEARS EVE - SUNDAY DECEMBER 31ST</p>					

Template



ADA ACCESS
PATH 35'ark

PATHWAY = ~ 6'-6"

Not to scale

Entire Pathway - Entrance



Entire Pathway - Reverse



Pathway – Section 1



Pathway – Section 2



Pathway – Section 3



Pathway – Section 4



Pathway – Section 5



Pathway – Section 6





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

Date: 10/2/23
Proposal No.: 10223

Coral Bay Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Attention: Julio Padilla
Reference: Tot Lot concrete path

Dear Julio,

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

Form and pour 4" thick concrete sidewalk pathway per pictures furnished.

1. Remove and haul off existing mulch.
2. Compact existing subgrade
3. Form and pour 4" thick 3000 PSI concrete using a pump.
4. Place a circular concrete opening around the existing tree.
5. Restore site.

Total \$19,900.00

Schedule approx. 5 days
Excludes permit fees.

If you have any questions, please do not hesitate to call.

Sincerely yours,

John B Zak



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

Proposal

Date: 10/2/23 revised 10/4/23

Proposal No.: 10223

Coral Bay Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Attention: Julio Padilla

Reference: Tot Lot concrete path

Dear Julio,

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

Form and pour 4" thick concrete sidewalk pathway per pictures furnished.

1. Remove and haul off existing mulch and sod.
2. Compact existing subgrade
3. Form and pour 4" thick 3000 PSI concrete using a pump.
4. Place a circular concrete opening around the existing tree.
5. ADA pathway approx.. 5'-0" X 35'-0"
6. Restore site.

Total \$22,500.00

Schedule approx. 5 days

Excludes permit fees.

If you have any questions, please do not hesitate to call.

Sincerely yours,

John B Zak

CORAL BAY CDD

PORTER SERVICE DUTIES

The Porter Services to be provided by Contractor to the District include, but are not limited to, the following:

- A. Trach pick-up and disposal along roadways, common areas, parks, pools, facilities, turf, sidewalks, swales, and lake banks that are accessible near roadway (includes coconuts, palm fronds, branches, garbage, and other debris);
- B. Empty all trash receptacles and clean at (pool, parks, facilities, dog stations, office and conference room);
- C. Spray and inspect all pavers, concrete, decks, and sidewalks at pools decks, facilities, common areas, for weed control and report any trip hazards to the District Manager of the District;
- D. Clean all District light fixtures (including coach lighting, monument, and monument sign lighting fixtures, facilities, clubhouse and office);
- E. Clean all District roadway and other signage throughout the District, including lake signs, no trespassing signs, etc where accessible.;
- F. Remove any unauthorized signage along roadways (includes for sale, political signage, offers for services, etc.);
- G. Remove graffiti from District improvements or improvements the District is responsible for maintaining, including walls, signs, etc.;
- H. Clean pool furniture and organize it at each pool facility and remove and replace with store furniture any broken furniture and report it to management);
- I. Remove seed pods, dead and hanging fronds from palm trees, low-lying tree branches along sidewalks (to protect bicyclists and pedestrians), and branches blocking signage;
- J. Keep and maintain Florida Power & Light poles, equipment, and the area in the vicinity of such poles weed free;
- K. Inspect all in-ground boxes throughout the District-owned property or property the District is responsible for maintaining for lids and trip hazards and report findings to the management;
- L. Remove leaves or anything blocking drains on perimeter road and District property;

- M. Report any safety hazards to management;
- N. Remove hanging palm fronds from common areas, parks, pools, and facilities;
- O. Blow off common areas facilities at Clubhouse Pool, Faye's Cove Pool, and Peninsula Park & Pool;
- P. Visit bathrooms daily to clean, remove trash, wipe down surfaces, clean floors, restock supplies and check for broken and worn equipment, including cleaning of mirrors, and glass will be cleaned three times per week or as needed;
- Q. Lighting will be checked and reported as needed;
- R. Once a week cobwebs will be removed from all bathrooms and structures including outdoor structures, gates, parks, pools, and all facilities;
- S. Trash collection and removal throughout interior sub-division streets of community, swales, and sidewalks once a week;
- T. Report broken gate arms or gate issues to Envera and management and place back the gate arm after new gate arm system is in place before end of 2023, and;
- U. Any other reasonable task assigned by the District Manager of the District that is not inconsistent with services typically provided by contractors providing Porter Services.

(Porter Service 23 Hours Per Week and Interior Street Cleaning 6 Hours Per Week – Total of 29 Hours)

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CORAL BAY CDD

ADDITIONAL MAINTENANCE DUTIES

The additional maintenance duties are for the Clubhouse, Faye's Cove, Peninsula Park, and Common Areas, but are not limited to, the following:

- A. Check all fences, gates, doors, and locks. Repair as needed;
- B. Check all exterior lighting, including street lights, monument lights, facility lights once a week and interior sub-division pole lights once a month. Repair as needed;
- C. Check all traffic signs, entry marquis, and bollards. Repair as needed;
- D. Check for graffiti in all common areas. Clean and treat as needed;
- E. Check all pool furniture. Repair, clean, or remove as needed;
- F. Check for other minor damage to electrical, plumbing, and mechanical. Repair as needed.
- G. Any other major repairs that are needed will be reported on a daily basis to CBCDD management, and;
- H. A work order will be generated for approval prior to any repairs that require addition costs

(SIX DAYS PER WEEK – SEVEN {7} HOURS PER WEEK)

NOTE:

Any additional maintenance/property repairs as needed billed as per sub-contractor with a proposal and approval from management.

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CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices
October 12, 2023

Fund	Date	Check No.'s	Amount
<i>Payroll</i>	9/14/23	50814-50818	\$ 923.50
<i>General</i>	9/19/23	20057-20058	\$ 33,086.00
<i>General</i>	9/22/23	20059	\$ 246.82
<i>General</i>	10/2/23	20060-20061	\$ 34,163.71
<i>General</i>	10/12/23	20062-20075	\$ 40,386.39
Total Invoices for Approval			\$ 108,806.42

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/23	00003	8/15/23	INV-3899 INSTALL	202309 300-15500-10000 1 FY24 INSURANCE		FLORIDA MUNICIPAL INSURANCE TRUST	*	24,768.50	24,768.50	020057
9/19/23	00085	9/13/23	18204 DEPOSIT	202309 300-15500-10000 TO START WORK		PEOPLE'S CHOICE PRESSURE CLEANING	*	8,317.50	8,317.50	020058
9/22/23	00192	8/19/23	7508774- 08/23	202308 320-53800-41000 SVCS		AT&T	*	246.82	246.82	020059
10/02/23	00017	2/01/23	724173R SERVICE & MAINTENANCE	202303 320-53800-46508		ENVERA SYSTEMS	*	1,600.52		
		2/01/23	724173R ENVERA KIOSK SYSTEM	202303 320-53800-34500			*	4.50		
		2/01/23	724173R VIRTUAL GATE GUARD MON	202303 320-53800-34500			*	10,468.50		
		2/01/23	724173R CREDIT APPLIED	202303 320-53800-34500			*	909.81-		
									11,163.71	020060
10/02/23	00237	7/10/23	2467 DEPOSIT	202310 320-53800-46506 FOR LIGHTS		LIGHT ER UP	*	23,000.00	23,000.00	020061
10/12/23	00216	9/05/23	I0000674 LEGAL ADS	202309 310-51300-48000			*	108.21		
		9/12/23	I0000680 LEGAL ADS	202309 310-51300-48000			*	189.55		
		9/13/23	I0000680 LEGAL ADS	202309 310-51300-48000			*	196.59		
									494.35	020062
10/12/23	00009	8/31/23	182775 SVCS-08/23	202308 310-51300-31500		BILLING, COCHRAN, LYLES, MAURO &	*	5,857.50	5,857.50	020063
10/12/23	00012	9/10/23	23091805 SVCS THRU 09/08/23	202309 320-53800-34502			*	1,265.00		
		9/22/23	23093017 SVCS THRU 09/22/23	202309 320-53800-34502			*	1,815.00		
									3,080.00	020064
10/12/23	00013	9/12/23	230058-0 SVCS-09/23	202309 320-53800-43100			*	159.26		

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/21/23	230060-0	202309	320-53800	43100			*	374.51		
			SVCS-09/23									
		9/21/23	230064-0	202309	320-53800	43100			*	196.01		
			SVCS-09/23									
		9/21/23	239260-0	202309	320-53800	43100			*	12.58		
			SVCS-09/23									
CITY OF MARGATE-UTILITIES											742.36	020065
10/12/23	00197	9/27/23	9979	202308	320-53800	46507			*	1,400.12		
			SVCS-08/31/2									
		9/27/23	9981	202309	320-53800	46507			*	587.92		
			SVCS-09/05/23									
		9/29/23	9988	202309	320-53800	46507			*	141.00		
			SVCS-09/15/23									
EAGLE GROUP, INC											2,129.04	020066
10/12/23	00191	9/01/23	4777	202309	320-53800	46417			*	150.00		
			MAINT-09/23									
ECO BLUE AQUATIC SERVICES, INC.											150.00	020067
10/12/23	00020	9/22/23	092023	202309	320-53800	43000			*	8,744.92		
			SVCS-09/23									
FPL											8,744.92	020068
10/12/23	00001	10/01/23	352	202310	310-51300	34000			*	6,113.75		
			MGMT FEES-10/23									
		10/01/23	352	202310	310-51300	35100			*	83.33		
			COMPUTER TIME									
		10/01/23	352	202310	310-51300	51000			*	20.90		
			OFFICE SUPPLIES									
		10/01/23	352	202310	310-51300	42000			*	15.72		
			POSTAGE AND DELIVERY									
		10/01/23	352	202310	310-51300	42500			*	112.20		
			COPIES									
		10/01/23	353	202310	320-53800	34000			*	2,015.92		
			FIELD SVCS-10/23									
GMS-SO FLORIDA, LLC											8,361.82	020069
10/12/23	00195	9/07/23	981620	202308	310-51300	31100			*	1,660.00		
			SVCS-08/23									
		9/07/23	981620	202308	320-53800	46611			*	1,100.00		
			SVCS-08/23									
		10/02/23	985206	202309	310-51300	31100			*	410.00		
			SVCS-09/23									
		10/02/23	985206	202309	320-53800	46611			*	1,005.00		
			SVCS-09/23									
KCI TECHNOLOGIES, INC.											4,175.00	020070
CBAY **CORAL BAY** JWASSERMAN												

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
10/12/23	00046	9/07/23 29458099	202309 320-53800-46000			*	207.00		
		SVCS-09/23			M&S AIR CONDITIONING SERVICE			207.00 020071	
10/12/23	00209	10/04/23 112-0623	202306 320-53800-34503			*	700.00		
		SVCS-06/23							
		10/04/23 112-0723	202307 320-53800-34503			*	700.00		
		SVCS-07/23							
		10/04/23 112-0823	202308 320-53800-34503			*	700.00		
		SVCS-08/23			PARKING ENFORCEMENT			2,100.00 020072	
10/12/23	00185	9/01/23 1337714	202309 320-53800-34501			*	422.00		
		SVCS-09/23			SECURITY & FIRE SYSTEMS, INC.			422.00 020073	
10/12/23	00196	10/01/23 PSI01889	202310 320-53800-46407			*	2,717.40		
		MAINT-10/23			SOLITUDE LAKE MANAGEMENT			2,717.40 020074	
10/12/23	00198	2/22/23 0222023C	202302 320-53800-46401			*	85.00		
		SVCS-02/23							
		8/28/23 08282023	202308 320-53800-46401			*	85.00		
		SVCS-08/23							
		9/18/23 09182023	202309 320-53800-46401			*	385.00		
		SVCS-09/23							
		9/19/23 09192023	202309 320-53800-46401			*	100.00		
		SVCS-09/23							
		9/21/23 09212023	202309 320-53800-46401			*	550.00		
		SVCS-09/23			SOUTHERN PLANT AND PEST SERVICES			1,205.00 020075	
							TOTAL FOR BANK C	107,882.92	
							TOTAL FOR REGISTER	107,882.92	

CBAY **CORAL BAY** JWASSERMAN

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

	Major Funds		Total Governmental Funds
	General Fund	Debt Service Fund	
ASSETS:			
Cash	\$383,113	\$0	\$383,113
Investments:			
Investment - BOA Savings	\$82,556	---	\$82,556
Investment - State Board	\$207,336	---	\$207,336
SERIES 2012 BONDS			
Investment - 2012 Reserve	---	\$46,737	\$46,737
Investment - 2012 Revenue	---	\$41,832	\$41,832
Investment - 2012 Interest	---	\$6	\$6
Investment - 2012 Principal	---	\$1,233	\$1,233
Electric Deposits	\$218	---	\$218
Prepaid Expenses	\$40,138	---	\$40,138
Total Assets	\$713,361	\$89,808	\$803,169
LIABILITIES:			
Accounts Payable	\$40,471	---	\$40,471
Deposits - Dock	\$460	---	\$460
Total Liabilities	\$40,931	\$0	\$40,931
FUND BALANCES:			
Nonspendable:			
Deposits and prepaid items	\$40,356	---	\$40,356
Restricted for:			
Debt Service	---	\$89,808	\$89,808
Assigned to:			
Capital Reserve ⁽¹⁾	\$20,500	---	\$20,500
Unassigned	\$611,574	---	\$611,574
Total Fund Balances	\$672,430	\$89,808	\$762,238
TOTAL LIABILITIES & FUND BALANCES	\$713,361	\$89,808	\$803,169

⁽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 September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	ACTUAL VARIANCE	PROJECTED NEXT 1 MONTH	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	\$250	\$12,147	\$11,897	\$0	\$12,147	\$11,897
Gate Damage Proceeds	\$0	\$0	\$6,846	\$6,846	\$0	\$6,846	\$6,846
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	\$2,000	\$8,171	\$6,171	\$0	\$8,171	\$0
TOTAL REVENUES	\$1,406,875	\$1,406,875	\$1,437,467	\$30,592	\$0	\$1,437,467	\$24,421
EXPENDITURES:							
ADMINISTRATIVE:							
Supervisors Fees	\$12,000	\$12,000	\$11,800	\$200	\$0	\$11,800	\$200
FICA Expense	\$918	\$918	\$903	\$15	\$0	\$903	\$15
Attorney's Fees	\$30,000	\$30,000	\$51,193	(\$21,193)	\$5,000	\$56,193	(\$26,193)
Engineering Fees	\$30,000	\$30,000	\$24,495	\$5,505	\$0	\$24,495	\$5,505
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	\$71,228	\$71,228	\$0	\$0	\$71,228	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0	\$0	\$1,000	\$0
Commissions/Tax Collector	\$16,927	\$16,927	\$16,036	\$891	\$0	\$16,036	\$891
Postage and Delivery	\$1,200	\$1,200	\$2,239	(\$1,039)	\$0	\$2,239	(\$1,039)
Printing and Binding	\$2,000	\$2,000	\$2,709	(\$709)	\$0	\$2,709	(\$709)
Insurance	\$62,387	\$62,387	\$65,362	(\$2,975)	\$0	\$65,362	(\$2,975)
Legal Advertising & Other	\$2,000	\$2,000	\$4,741	(\$2,741)	\$0	\$4,741	(\$2,741)
Office Supplies	\$500	\$500	\$983	(\$483)	\$0	\$983	(\$483)
Dues, Licenses, Subscriptions	\$1,200	\$1,200	\$175	\$1,025	\$0	\$175	\$1,025
TOTAL ADMINISTRATIVE	\$238,560	\$238,560	\$260,064	(\$21,504)	\$5,000	\$265,064	(\$26,504)
FIELD:							
Field Management Fees	\$23,486	\$23,486	\$23,486	\$0	\$0	\$23,486	\$0
Contractual-Security	\$158,929	\$158,929	\$133,215	\$25,714	\$16,213	\$149,428	\$9,501
Security Patrols	\$37,000	\$37,000	\$29,381	\$7,619	\$1,815	\$31,196	\$5,804
Parking Enforcement	\$8,000	\$8,000	\$7,000	\$1,000	\$700	\$7,700	\$300
Fire and Security System Monitoring	\$500	\$500	\$942	(\$442)	\$0	\$942	(\$442)
Telephone	\$25,000	\$25,000	\$21,955	\$3,045	\$0	\$21,955	\$3,045
Water & Sewer	\$13,000	\$13,000	\$12,768	\$232	\$1,083	\$13,851	(\$851)
Electric	\$83,000	\$83,000	\$100,942	(\$17,942)	\$0	\$100,942	(\$17,942)
Pest Control	\$3,500	\$3,500	\$3,670	(\$170)	\$0	\$3,670	(\$170)
Community Maintenance	\$285,504	\$285,504	\$285,504	\$0	\$0	\$285,504	\$0
Other Maintenance	\$10,000	\$10,000	\$11,003	(\$1,003)	\$0	\$11,003	(\$1,003)
Irrigation Pumps Maintenance & Repair	\$10,000	\$10,000	\$27,855	(\$17,855)	\$1,195	\$29,050	(\$19,050)
Wall Maintenance & Repair	\$3,000	\$3,000	\$405	\$2,595	\$0	\$405	\$2,595
Park & Pool Maintenance/Repair	\$52,675	\$52,675	\$35,006	\$17,669	\$0	\$35,006	\$17,669
Pool Maintenance - Contract	\$29,325	\$29,325	\$29,280	\$45	\$0	\$29,280	\$45
Landscape Repairs & Improvements:	\$35,000	\$35,000	\$58,542	(\$23,542)	\$2,440	\$60,982	(\$25,982)
Pruning/Trimming/Clean Up/Tree Removals	---	---	\$40,214	---	---	---	---
Storm Cleanup	---	---	\$3,000	---	---	---	---
Mulch	---	---	\$5,770	---	---	---	---
Landscape Installation	---	---	\$9,558	---	---	---	---
Lake Maintenance/Repair	\$33,000	\$33,000	\$33,179	(\$179)	\$0	\$33,179	(\$179)
Fountain Maintenance/Repair	\$1,000	\$1,000	\$150	\$850	\$0	\$150	\$850
Drainage Maintenance	\$26,000	\$26,000	\$10,585	\$15,415	\$0	\$10,585	\$15,415
Road Maintenance/Repair	\$20,000	\$20,000	\$2,480	\$17,520	\$0	\$2,480	\$17,520
Sidewalk Maintenance/Repair	\$20,000	\$20,000	\$5,320	\$14,680	\$0	\$5,320	\$14,680
Sign Maintenance/Repair	\$3,000	\$3,000	\$9,724	(\$6,724)	\$0	\$9,724	(\$6,724)
Pressure Cleaning	\$36,000	\$36,000	\$31,350	\$4,650	\$0	\$31,350	\$4,650
Electrical Repair & Replacement	\$22,000	\$22,000	\$22,769	(\$769)	\$0	\$22,769	(\$769)
Holiday Decorations	\$38,880	\$38,880	\$18,717	\$20,163	\$0	\$18,717	\$20,163
Gate Repairs & Replacements:	\$35,000	\$35,000	\$23,094	\$11,906	\$3,201	\$26,295	\$8,705
Gate Repairs	---	---	\$4,900	---	---	---	---
Transponders	---	---	\$6,300	---	---	---	---
Envera - Contractual	---	---	\$11,894	---	---	---	---
Major Projects	\$120,000	\$120,000	\$92,098	\$27,902	\$5,649	\$97,747	\$22,253
Peninsula Park Lighthouse	---	---	\$39,975	---	---	---	---
Restoration from Car Incident in 2021	---	---	\$5,500	---	---	---	---
Healing Garden	---	---	\$13,538	---	---	---	---
Entrance Signs/Marquis	---	---	\$14,400	---	---	---	---
Clubhouse - Dock Extension	---	---	\$2,785	---	---	---	---
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	\$1,132,799	\$1,035,809	\$96,989	\$32,297	\$1,068,106	\$64,693
TOTAL EXPENDITURES	\$1,371,359	\$1,371,359	\$1,295,873	\$75,485	\$37,297	\$1,333,170	\$38,189
Excess (deficiency) of revenues over (under) expenditures	\$35,516	\$35,516	\$141,594	(\$44,893)	(\$37,297)	\$104,297	(\$13,768)
FUND BALANCE - Beginning	\$485,465		\$530,836			\$530,836	
FUND BALANCE - Ending	\$520,981		\$672,430			\$635,133	

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	\$2,785	\$2,785	\$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	\$39,975	\$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	\$92,098	\$97,747	\$917,111
Additional projects reported separately:			
Sidewalk Maintenance/Repair	\$5,320	\$5,320	\$20,320
Total Major Projects FY 2022-FY2023	\$97,418	\$103,067	\$937,431

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

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

ADMINISTRATIVE:

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for September hasn't 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 (\$55/Hour @ 40 Hours per month)
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoice for September hasn't been received.
Security System Lease	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Includes current Comcast DSL.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for September 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	Eco Blue Aquatic Services \$150 monthly
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 September 30, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 09/30/23</u>	<u>ACTUAL THRU 09/30/23</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments - A Bonds	\$91,163	\$91,163	\$93,432	\$2,270
Interest Income	\$0	\$0	\$4,361	\$4,361
TOTAL REVENUES	<u>\$91,163</u>	<u>\$91,163</u>	<u>\$97,793</u>	<u>\$6,631</u>
<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	<u>\$92,600</u>	<u>\$92,600</u>	<u>\$92,600</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$1,438)</u>	<u>(\$1,438)</u>	<u>\$5,193</u>	<u>\$6,631</u>
Net change in fund balance	<u>(\$1,438)</u>	<u>(\$1,438)</u>	<u>\$5,193</u>	<u>\$6,631</u>
FUND BALANCE - Beginning	\$37,545		\$84,615	
FUND BALANCE - Ending	<u>\$36,108</u>		<u>\$89,808</u>	

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	\$808	\$1,857	\$6,846
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	\$1,119	\$8,171
Interest Income	\$164	\$128	\$153	\$188	\$3,146	\$2,655	\$960	\$977	\$902	\$942	\$978	\$954	\$12,147

Total Revenues

	\$1,902	\$119,734	\$1,177,749	\$16,548	\$19,783	\$13,077	\$38,076	\$7,612	\$11,968	\$25,302	\$1,786	\$3,930	\$1,437,467
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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	\$1,000	\$1,000	\$11,800
FICA Expense	\$77	\$76	\$77	\$76	\$77	\$76	\$77	\$61	\$76	\$77	\$76	\$77	\$903
Attorney's Fees	\$3,375	\$2,925	\$2,790	\$2,970	\$3,780	\$6,710	\$5,940	\$5,913	\$5,767	\$5,165	\$5,858	\$0	\$51,193
Engineering Fees	\$2,035	\$1,995	\$1,075	\$2,450	\$2,310	\$2,000	\$4,240	\$3,080	\$1,035	\$2,205	\$1,660	\$410	\$24,495
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	\$5,935	\$5,936	\$71,228
Computer Time	\$84	\$84	\$83	\$83	\$84	\$83	\$83	\$84	\$83	\$83	\$84	\$83	\$1,000
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	\$66	\$334	\$2,239
Printing and Binding	\$121	\$322	\$104	\$283	\$185	\$156	\$67	\$656	\$170	\$155	\$263	\$227	\$2,709
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	\$270	\$2,623	\$4,741
Office Supplies	\$20	\$651	\$23	\$23	\$23	\$24	\$23	\$103	\$23	\$24	\$25	\$21	\$983
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	\$15,065	\$15,237	\$10,711	\$260,064
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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	\$1,957	\$1,957	\$23,486
Contractual-Security	\$18,786	\$10,473	\$10,473	\$18,567	\$9,564	\$9,563	\$18,786	\$9,563	\$9,563	\$17,877	\$0	\$0	\$133,215
Security Patrols	\$3,628	\$2,409	\$2,923	\$2,201	\$2,340	\$1,560	\$1,248	\$1,941	\$2,657	\$2,140	\$3,254	\$3,080	\$29,381
Parking Enforcement	\$700	\$700	\$0	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$0	\$7,000
Fire and Security System Monitoring	\$0	\$105	\$0	\$0	\$105	\$0	\$0	\$105	\$0	\$105	\$100	\$422	\$942
Telephone	\$2,015	\$2,016	\$2,031	\$2,029	\$2,052	\$2,038	\$2,038	\$2,037	\$2,399	\$1,656	\$750	\$894	\$21,955
Water & Sewer	\$1,511	\$1,363	\$1,047	\$967	\$929	\$1,011	\$898	\$993	\$1,395	\$1,911	\$743	\$0	\$12,768
Electric	\$7,591	\$7,252	\$7,284	\$8,427	\$8,214	\$8,224	\$8,739	\$9,713	\$8,575	\$9,452	\$8,726	\$8,745	\$100,942
Pest Control	\$85	\$385	\$85	\$385	\$170	\$385	\$0	\$385	\$185	\$485	\$85	\$1,035	\$3,670
Community Maintenance	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$23,792	\$285,504
Other Maintenance	\$2,374	\$1,255	\$2,128	\$338	\$200	\$0	\$1,011	\$457	\$1,208	\$1,825	\$0	\$207	\$11,003
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	\$2,500	\$0	\$58,542
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	\$3,935	\$485	\$35,006
Pool Maintenance - Contract	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$2,440	\$29,280
Lake Maintenance/Repair	\$2,717	\$2,717	\$2,718	\$2,717	\$2,718	\$2,717	\$2,988	\$2,717	\$2,718	\$3,017	\$2,717	\$2,718	\$33,179
Fountain Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150
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	\$3,295	\$0	\$400	\$0	\$0	\$9,724
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	\$774	\$0	\$1,730	\$4,715	\$729	\$22,769
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	\$38,617	\$1,005	\$92,098
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	\$78,772	\$94,944	\$80,319	\$105,215	\$68,790	\$88,026	\$95,031	\$47,659	\$1,035,809
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)	(\$72,924)	(\$116,399)	(\$60,233)	(\$118,909)	(\$85,879)	(\$77,789)	(\$108,482)	(\$54,440)	\$141,594

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
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)	(\$93,431.97)	\$0.00
TOTAL	\$1,555,509.43	100.00%	\$1,485,023.46	(\$1,485,023.46)	(\$1,485,023.46)	\$0.00

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
1/12/23	14833	\$84,902.19
3/9/23	14884	\$2,886.37
8/16/23	20035	\$5,643.41
TOTAL		\$93,431.97
Amount due:		\$0.00

100.00% Gross Collected
\$0 Gross Balance



CORAL BAY CDD
FIELD MANAGER REPORT
October 12, 2023 Board Meeting

COMMUNITY INSPECTION PUNCH LIST

- Report provided as **Attachment A**

LAKE AND CANALS

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

BOARD REQUESTS

1. Street Name Sign Brackets and Old Brackets Replacement
 - a. Update will be provided at the meeting
2. Order New Equipment for Board Room Zoom Conferences
 - a. Completed
3. Management to Review Shoreline Video for Encroachment Violations within the 20' Easement
 - a. Completed review
 - b. Report in progress – to be sent to the Board once completed
4. Peninsula Park Pool Remodeling – Shamrock Pools
 - a. Agreement in review process by Contractor
5. Peninsula Park Rodents
 - a. Completed removal
6. Raccoon Cages at South Bay Drive
 - a. Caught one raccoon and several possums

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	Add additional 7 Gallon Trinnette Hedge to fill bare spot in empty lot	TBD
2	07/31/23	P	IGM	North Bay Park	Mulch around fitness equipment (Will be done during community mulching)	Contractual
3	10/05/23	I	MGT	Clubhouse	Obtaining proposals for Clubhouse Paver Repairs (1/3 Proposals Obtained)	TBD
4	10/04/23	I	MGT	Lake	Replacing all damaged 'No Swimming' signs (New sign order was placed)	TBD
5	10/05/23	I	MGT	Peninsula Park	Obtaining proposals for Pen Park Paver Repairs (1/3 Proposal Obtained)	TBD
6	10/05/23	I	MGT	Parks	Playground warning stickers being added to playground equipment	\$25
7	10/05/23	I	MGT	North Bay Park	New rims to be installed on hoops to help prevent constant net damage (FCC Carpentry to get measurements during week of 10/9)	TBD
8	10/05/23	P	MGT	North Bay Park	Obtaining proposals for Tennis Court fence repairs	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	09/28/23	C	IGM	The Cape	Irrigation Repairs outside of Victors fence	\$975.50
2	09/06/23	C	MGT	Tot Lot	Connected passive park walkway to playground	N/A

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

ATTACHMENT B

LAKE MAINTENANCE REPORTS

OCTOBER 12, 2023

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



Work Order
 Work Order Number 00378553
 Created Date 9/14/2023

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

Work Details

Specialist Treated the lake and canal #2 for submerged
 Comments to vegetation. Overall everything looked good. D.O.
 Customer 7.89 ppm. Temp. 82.7°F
 Prepared By David Frazier

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up trash
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Inspected the lake and canals for nuisance shoreline species.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake and canal #2 for submerged vegetation
Coral Bay CDD - Lakes all	ALGAE CONTROL	Inspected the lake and canals for algae.
Coral Bay CDD - Lakes all		

Service Report



Work Order
 Work Order Number 00378554
 Created Date 9/25/2023

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

Work Details

Specialist Comments to Customer Treated the lake and canal segment 2 for algae and submerged vegetation. Water levels were high. Temp- 77.2° F, D.O.- 6.90 ppm
 Prepared By David Frazier

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up trash.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Inspected the shorelines for nuisance species but high water levels and wind prevented treatment.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake and canal segment 2 for submerged vegetation.
Coral Bay CDD - Lakes all	ALGAE CONTROL	Treated the lake and canal segment 2 for algae.
Coral Bay CDD - Lakes all		

Service Report



Work Order
Work Order Number 00378637
Created Date 9/25/2023

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

Work Details

Specialist Treated. Prepared By David Frazier
Comments to Customer

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	WATER TEST - GENERAL	
Coral Bay CDD - Lakes all		

(954) 463-0361

(954) 566-0698

(954) 566-6406 Fax

MacDONALD'S FLOORING

9296

3184 NORTHEAST 12TH AVENUE
FORT LAUDERDALE, FLORIDA 33334

www.macdonaldsflooring.com macfloor22@aol.com

DATE 10/4 2033

SOLD TO: G.M.S.
3101 South Bay Drive
Margate, FL.

A SERVICE CHARGE OF 1½% PER MONTH (18% ANNUALLY) WILL BE ADDED TO ALL PAST DUE INVOICES

SALESMAN	SHIP HOW	TERMS	DESCRIPTION	UNIT PRICE	TOTAL
<i>Ave Cull</i>		<i>1/2 Down Bal. C.O.D.</i>			
			<i>Two Rooms with closets - Tear out existing carpet and dispose of all off site. (Small prep.)</i>	<i>123 sqyds \$5.00</i>	<i>\$615.00</i>
			<i>Supply and install light Gray Woodgrain L.V.T.</i>		
			<i>L.V.T. Materials 1,100 sqft</i>	<i>\$2.89</i>	<i>\$3,179.00</i>
			<i>L.V.T. Labor 1,100 sqft</i>	<i>\$3.50</i>	<i>\$3,850.00</i>
			<i>Total</i>		<i>\$7,644.00</i>
			<i>tax # on file</i>		
			<i>Deposit required</i>		<i>- \$3,822.00</i>
			<i>Balance on Completion</i>		<i>\$3,822.00</i>

*Thank you,
Ave Cull*

Carpet installation does not include the cutting and refitting of doors, therefore we are not liable and do not cut and refit doors. Prior arrangement should be made.

THIS IS YOUR INVOICE

TOTAL

Customer's signature _____



EMPIRE TODAY - WEST PALM BEACH

354 HILLSBORO TECHNOLOGY DRIVE DEERFIELD BEACH FL 33441
866-588-2314 commercialbusiness@empire-today.com

Quote Number: FL003505

Date: Sep 26, 2023 3:59 PM

Job information: 1-7206473483

Bill To: Coral Bay Community Developmen
PATRICK BURGESS
5385 NORTH NOB HILL ROAD
SUNRISE FL 33351
5403039619

eburgess@gmssf.com

Ship To: Coral Bay Community
Development District
PATRICK BURGESS
3101 SOUTH BAY DRIVE
MARGATE FL 33063
540-303-9619
pburgess@gmssf.com

Item

ALLIANCE- LVP: TO BE DETERMINED
Rooms: Meeting Room, Office

Take up- Glue Down Carpet
Rooms: Meeting Room, Office

Floor Prep- Skim Coat
Rooms: Meeting Room, Office

Furniture- Major Miscellaneous Furniture
Rooms: Meeting Room, Office

Install - Transitions
Rooms: Meeting Room, Office

INSTALL QUARTER ROUND SHOE MOLDING WITH
CORRESPONDING COLOR
Rooms: Meeting Room, Office

Total: \$6,500.00

Notes:

This quote includes the removal and proper landfill disposal of all used materials

General Terms and Conditions:

I agree that if at, or before the time of installation, Empire Today determines that actual conditions require additional work beyond the scope of this Proposal, I will be presented with a Proposal for the additional work required and either (1) I will be responsible for the repair or replacement and all charges related thereto, or (2) if able, Empire Today will perform the additional work approved and I agree to pay Empire Today an additional amount for this work.

Quote Number: FL003505
Date: Sep 26, 2023

Customer: Coral Bay Community Develop...
Proposal Page 1

General Terms and Conditions (continued):

It is agreed and understood by and between the parties listed below, that this Agreement and any Quotes, Terms, Diagrams, and Addendum(s), constitutes the entire understanding between the parties, and there are no written or spoken understandings changing or modifying any of the terms of this agreement. This Agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both the Buyer(s) and Empire.



EMPIRE TODAY - WEST PALM BEACH

354 HILLSBORO TECHNOLOGY DRIVE DEERFIELD BEACH FL 33441
866-588-2314 commercialbusiness@empire-today.com

Order Number:

Date: Sep 26, 2023 4:07 PM

Job information: 1-7206473483

Bill To: Coral Bay Community Developmen
PATRICK BURGESS
5385 NORTH NOB HILL ROAD
SUNRISE FL 33351
5403039619

Ship To: Coral Bay Community
Development District
PATRICK BURGESS
3101 SOUTH BAY DRIVE
MARGATE FL 33063
540-303-9619
pburgess@gmssf.com

eburgess@gmssf.com

Item

Take up- Glue Down Carpet
Rooms: Meeting Room, Office

Floor Prep- Skim Coat
Rooms: Meeting Room, Office

Furniture- Major Miscellaneous Furniture
Rooms: Meeting Room, Office

Install - Transitions
Rooms: Meeting Room, Office

CONGRUITY: TO BE DETERMINED
Rooms: Meeting Room, Office

Total: \$4,000.00

Notes:

This quote includes the removal and proper landfill disposal of all used materials

General Terms and Conditions:

I agree that if at, or before the time of installation, Empire Today determines that actual conditions require additional work beyond the scope of this Proposal, I will be presented with a Proposal for the additional work required and either (1) I will be responsible for the repair or replacement and all charges related thereto, or (2) if able, Empire Today will perform the additional work approved and I agree to pay Empire Today an additional amount for this work.

It is agreed and understood by and between the parties listed below, that this Agreement and any Quotes, Terms, Diagrams, and Addendum(s), constitutes the entire understanding between the parties, and there are no written or spoken understandings changing or modifying any of the terms of this agreement. This Agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both the Buyer(s) and Empire.

Date: Sep 26, 2023

Customer: Coral Bay Community Develop...
Proposal Page 1

MINUTES OF THE SEPTEMBER 14, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, September 14, 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, Liza Smoker, Billing, Cochran, Lyles, Mauro & Ramsey, P.A., (by Zoom), Julio Padilla, GMS, Patrick Burgess, GMS, Juliana Duque, GMS, (by Zoom) Rich Hans, GMS (by Zoom) Matt Weinrich, IGM, Grant Guthrie, IGM, and several residents in attendance in any format.

(PLEASE NOTE: Due to audio recording difficulties, these minutes were summarized to the best of our ability)

1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:00:47)

2. Presentations/Reports IGM – Jeacky Charles

- 1) Landscape Quality Assessment
- 2) Community Landscape Subdivision Monuments –
Proposal to Install New Plant Material

- a) **Proposal to be Provided at October Board meeting as Motioned by Board at August Board Meeting**
- 3) **Update on Dennis Baldis Memorial Garden**
- a) **Bench Samples to be Provided at October Board Meeting per August Board Meeting Direction**

Mr. Spavento (Tape Time: 0:02:40) moved on to the IGM presentation and asked Mr. Matt Weinrich from Shinto (IGM) to present his items.

(At this time Mr. Matt Weinrich, Director of Landscape Maintenance for Shinto (Tape Time: 0:02:46) introduced himself and the account manager, Grant Guthrie, and gave some background history on Shinto)

Mr. Weinrich stated (Tape Time: 0:03:54) that he is a resident of Coral Bay and has a vested interest in the community. He continued with his presentation relating to landscape quality assessment, community landscape subdivision monument proposals and also an update on the Dennis Baldis Memorial Garden.

Mr. Guthrie (Tape Time: 0:06:11) also commented on the rotation of flowers in the community and gave a brief explanation of how the process works. He also commented on the tot lot being cleaned in the back area where Memorial Park is being created.

(At this point (Tape Time: 0:11:33) a discussion was held among the Board members, staff, Mr. Weinrich and Mr. Guthrie, and the members of the public relating to their presentation)

3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:31:12)

Mr. Keith Noryager (Tape Time: 0:25:28) made a comment relating to animal feces around the pool area which hadn't been cleaned up for 2 weeks. He also commented about the aggressive ducks and other animals around the pool area.

Mr. Spavento (Tape Time: 0:34:45) stated in the future Mr. Noryager should please send an email, take pictures, and let the Board know or make management aware.

(At this point (Tape Time: 0:35:30) a discussion was held among the Board members, staff, and Mr. Noryager relating to his comments)

DIRECTON: The Board directed staff to have the pool decks cleaned of animal feces by the porter on a daily basis.

Mr. Spavento (Tape Time: 0:42:57) asked if there were any other audience comments or Supervisor's comments.

Mr. Mizusawa (Tape Time: 0:43:49) made a comment relating to two homeowners who were issued tickets for their cars being parked on the swale over Labor Day weekend.

Mr. Gallucci (Tape Time: 0:45:19) stated he was told by the security detail that they were now ticketing residents \$35 for parking on or blocking the sidewalk, not the swales and anybody that was issued a ticket was warned previously not to park on the sidewalk.

(At this point (Tape Time: 0:45:38) a discussion was held among the Board members relating to Mr. Mizusawa's comments)

Mr. Mizusawa (Tape Time: 0:49:49) also gave a brief update on the internet access service.

4. Staff Reports

Mr. Spavento asked for Mr. Pawelczyk's staff report. (Tape Time: 0:51:41)

A. Attorney

Mr. Pawelczyk (Tape Time: 0:51:42) stated he had nothing specific to report other than what was listed on the agenda.

B. Engineer

1) Engineer's Report

2) Consideration of Proposal for Coral Bay Docks

Evaluation with Lakdas/Yohalem Engineering, Inc.

Mr. Spavento stated (Tape Time: 0:51:46) the engineer said he would not be able to attend today's meeting.

Mr. Burgess (Tape Time: 0:51:61) stated the engineer submitted a report, and if the Board had any questions, he could reach out to him by phone.

(At this point (Tape Time: 0:52:13) a discussion was held among the Board members, Mr. Burgess, and staff relating to the engineer’s submitted report, the proposal and evaluation report from Lakdas/Yohalem and the dock project)

DIRECTION: The Board directed staff to ask the District Engineer if he could use the current District plans for firetruck radius. Mr. Burgess was directed to obtain proposals for the Coral Bay docks project.

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: 1:08:00)

ACTION:	Approve Check Run Summary and Invoices
RESULT:	Check Run Summary and invoices were approved that excluded the Board of Supervisors attendance checks
MOVER:	Tina Hagen
SECONDER:	Goerge Mizusawa
AYES:	All in favor
Tape time: 1:08:07	

Ms. Hagen (Tape Time: 1:08:54) then made a second motion to approve the Board of Supervisors checks to be mailed out when available. *(Tape Time: 1:08:45)*

ACTION:	Approve the Board of Supervisors attendance checks to be mailed out for the August, 2023 Coral Bay CDD meeting
RESULT:	The Board of Supervisors attendance checks to be mailed out for the August, 2023 Coral Bay CDD Meeting were approved

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 1:09:14

2) Combined Balance Sheet, Statement of Revenues and Expenditures

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

D. Field Manager

1) Monthly Report

Mr. Spavento asked Mr. Padilla for the monthly report. (Tape Time: 1:14:27)

Mr. Burgess (Tape Time: 1:14:33) gave a brief update on a few items listed on the standard punch list which was included as Attachment A in the agenda package.

(At this point (Tape Time: 1:20:46) a discussion was held among the Board members and staff relating to a few items on the Punch List report)

Mr. Hall (Tape Time: 1:22:17) commented on a safety issue relating to the main light at the tot lot where a particular wire comes down and runs across the ground. Mr. Hall requested staff to have an electrician or FPL look at it and fix it.

(At this point (Tape Time: 1:23:47) a discussion was held among the Board members and staff relating to Mr. Hall's comment)

Ms. Hagen (Tape Time: 1:28:07) stated she had a couple of quick items she wanted to go over. One was that she added the "News" page to the website that she had previously spoken to the Board about and that she was adding the Envera schedule and explanation to the website. She also asked Mr. Padilla to comment on the cable fiber installation project.

Mr. Padilla (Tape Time: 1:29:50) stated that Comcast is updating their services through MasTec and their subcontractors, that he was waiting to find out from Comcast

when they're coming out to do all the connections, and that he also contacted the City of Margate to inform them of the work being done in Coral Bay.

(At this point (Tape Time: 1:30:11) a discussion was held among the Board members and Mr. Padilla relating to this item)

Ms. Hagen (Tape Time: 1:31:41) also stated she did two postings recently to make residents aware of the new "News" page and to make people aware of what is on the "Gate Information" page.

Mr. Spavento (Tape Time: 1:40:15) made a few comments relating to the tot lot and the Dennis Baldis Memorial Park, stating he gave approval to have one of the poinsettia trees moved from the Memorial Park to another location because it was too close to another poinsettia tree. Mr. Spavento (Tape Time: 1:51:43) also made a comment relating to the pool lighting report, stating the person they hired to do the lighting project had decided not to continue due to some of the clauses in the contract relating to getting engineering reports signed, engineering reports meeting Florida State Law, etc. which were not included in the bid. Mr. Padilla (Tape Time: 1:54:27) stated there is no swimming at night and there are signs posted at the pools that the hours are from dawn to dusk.

(At this point (Tape Time: 1:54:28) a discussion was held among the Board members, Mr. Padilla, and staff relating to this item)

Mr. Pawelczyk (Tape Time: 1:57:39) stated he was requested to prepare a draft agreement for the installation of lights so residents could swim at night, and that agreement was prepared and sent to management for their comments. Mr. Pawelczyk stated he never heard back or received any comments that the contractor had any objections to any of the provisions in the draft agreement.

(At this point (Tape Time: 1:59:31) a discussion was held among the Board members and staff relating to the draft agreement)

DIRECTION: The Board directed staff to reach out to the current lighting contractor to clear up any issues relating to the draft agreement.

Mr. Burgess (Tape Time: 2:14:04) gave some additional updates relating to the Board requests listed on the field manager's report.

At this point (Tape Time: 2:16:58) a discussion was held among the Board members, Mr. Burgess, staff, and members of the public relating to a few items of the Board Requests on the Field Manager's report)

ACTION:	Approve authorization to remove apron extension at District's expense at 6727 Saltaire Terrace
RESULT:	Authorizing to remove apron extension at District's expense at 6727 Saltaire Terrace
MOVER:	John Hall
SECONDER:	Ron Gallucci
AYES:	4 in favor, 1 opposed (T. Hagen)
Tape time: 3:02:02	

DIRECTION: The Board directed staff to: (Tape Time: 3:02:37)

- *Inform Pest Control about rats at Peninsula Park*
- *Add pool and facility hours signs if they are missing*
- *R. Gallucci requested to find out from staff if required approval is needed to use \$5K in FY24 for Margate Police Department detail – budget may need to be amended. Staff to check with J. Wasserman regarding the same situation on holiday lights*
- *Ask electrician to wrap wire at tot lot light*
- *Ask GLS (company awarded the proposal to change the light pole light fixtures) to consider District Agreement, and if declined, seek other proposals*
- *Follow up with City of Margate about Comcast fiber optic upgrades*
- *Send letter to house parking on Southwind Lane informing it's District property, and get sign for immediate towing*
- *Have Tropical Pest contact George Mizusawa for access to place a raccoon trap on the shoreline*
- *Change camera from Islamorada to 30th Street*

- Mr. Burgess to check with City of Margate if PVC fence is required at Las Brisas Del Mar
- Request for Management to check draft duties to post on website to address some known misconceptions by residents and owners
- Provide easement violation report at October Meeting

2) Consideration of Proposals for Peninsula Park Pool Remodel

- a. Shamrock Pool Services, Inc.**
- b. Sun Blue Pool Services**
- c. Pool Boy Plastering, Inc.**
- d. Coastline Pool Service**
- e. English Worldwide Pools & Spa, Inc.**

Mr. Burgess (Tape Time: 3:18:59) presented the proposals for the Peninsula Park pool remodel.

At this point (Tape Time: 3:20:03) a discussion was held among the Board members and staff relating to the proposals)

ACTION:	Approving the proposal from Shamrock Pool Services, Inc. for the Peninsula Park pool remodel in the amount of \$65,100 plus permitting fees
RESULT:	Shamrock Pool Services, Inc. proposal for \$65,100 plus permitting fees was approved
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 3:29:00	

E. CDD Manager - Approval of the Minutes of the August 10, 2023 Meeting

Mr. Spavento asked (Tape Time: 3:33:47) for a motion to approve the minutes.

ACTION:	Approve Minutes of the August 10, 2023 Meeting
RESULT:	The August 10, 2023 meeting minutes were approved
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 3:33:54	

DIRECTON: Mr. Spavento requested staff to change the word “audience” to “members of the public” going forward with the September 14th Meeting.

5. New Business

A. Consideration of Resolution #2023-08 Establishing an Electronic Signature Policy

Mr. Spavento (Tape Time: 3:35:39) moved to item No. 5A under new business, resolution #2023-08 establishing an electronic signature policy.

ACTION:	Approve Resolution #2023-08 Establishing an Electronic Signature Policy
RESULT:	Resolution #2023-08 Establishing an Electronic Signature Policy was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:35:42	

B. Consideration of Resolution #2023-09 Adoption of Records Retention Policy

Mr. Spavento (Tape Time: 3:35:56) moved to item No. 5B under new business, resolution #2023-09 adoption of records retention policy.

(At this point (Tape Time: 3:36:10) a discussion was held among the Board members and staff relating to this item)

ACTION:	Approve Resolution #2023-09 Adoption of Records Retention Policy
RESULT:	Resolution #2023-09 Adoption of Records Retention Policy was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 3:42:29	

C. Discussion of Email from Islamorada Resident Regarding Vehicles and Motorcycles Speeding on West Buena Vista Drive – John Hall

Mr. Spavento (Tape Time: 3:42:34) moved to item C and asked Mr. Hall for an update on this item.

Mr. Hall (Tape Time: 3:42:41) stated he referred the resident to Mr. Gallucci. Mr. Gallucci (Tape Time: 3:42:44) stated she never got in touch with him. Mr. Hall stated she would be contacting him today. *(No Board direction was given for this item)*

D. Discussion and Consideration of Proposal for Clubhouse Carpet Replacement with MacDonald’s Flooring

Mr. Spavento (Tape Time: 3:42:46) moved to item D under new business, discussion of proposal clubhouse carpet replacement with MacDonald’s Flooring.

DIRECTION: The Board directed staff to obtain additional proposals.

6. Old Business

A. Discussion of Setting District/Facilities Rules Public Meeting

Mr. Spavento (Tape Time: 3:42:52) moved to item A under old business, setting District facilities rules public meeting stating Mr. Pawelczyk informed him that nobody had come back with any changes, but he did have a few minor changes he would discuss with Mr. Pawelczyk and didn't see any issues for the October 12th meeting.

(At this point (Tape Time: 3:34:27) a discussion was held among the Board members and staff relating to this item)

B. Discussion of Email from John Hall of "Why can't we get things done?"

Mr. Spavento (Tape Time: 3:44:52) moved to item B under old business, discussion of email from John Hall, why can't we get things done.

Mr. Hall (Tape Time: 3:45:12) stated he already mentioned this item earlier at the meeting, but stated it's ridiculous the amount of time it takes to get things done, and things seem to take longer and longer to do, and there's no follow up on certain items.

(At this point (Tape Time: 3:46:19) a discussion was held among the Board members and staff relating to Mr. Hall's comments)

Mr. Spavento (Tape Time: 4:04:47) suggested recessing this meeting to discuss final landscaping plans for the Dennis Baldis memorial project at the tot lot on Wednesday, September 20th to conclude some of the current issues. *(The Board had no objection to recessing the meeting to September 20th at 8:00 a.m.)*

C. Update on Perimeter Wall Tree Removal Project Letter

Mr. Spavento (Tape Time: 4:07:33) moved to item C under old business, update on perimeter wall tree removal project letter, and stated this item had already been discussed.

7. Adjournment

ACTION: Recess to Reconvene this meeting to meet on September 20, 2023 at 8:00 a.m. at the tot lot to discuss final landscape plans for the Dennis Baldis memorial project

RESULT: Meeting was recessed to reconvene on September 20, 2023 at 8:00 a.m. at the tot lot

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 4:09:29

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF THE SEPTEMBER 20, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS CONTINUED MEETING

Wednesday, September 20, 2023
8:00 a.m.

Coral Bay Tot Lot
6800 NW 30th Street, Margate, Florida

Call to Order

The recessed and reconvened meeting from September 14, 2023 was called to order at 8:00 a.m. at the Coral Bay Tot Lot.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
Tony Spavento	Chairman	Present
John Hall	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ron Gallucci	Supervisor	(Arrived later in the Mtg)
George Mizusawa	Supervisor	Present

Attendance in person were; Julio Padilla, GMS, Patrick Burgess, GMS, Juliana Duque, GMS Grant Guthrie, Shinto, and Mr. Gallucci arrived just prior to adjournment.

(PLEASE NOTE: Due to audio recording difficulties, these minutes were summarized to the best of our ability)

1. Roll Call and Pledge of Allegiance

The meeting was called back to order by Mr. Spavento.

2. Discussion of Landscape

Landscape discussion continued. The Board and Ms. Duque gave Shinto direction to finish the park as proposed and quoted with repairs. Future changes to the park to be discussed at future meetings.

(At this point (Tape Time: 0:00:27) a discussion was held among the Board members and staff relating to changing the sidewalk path from mulch to asphalt)

DIRECTON: Mr. Mizusawa and Mr. Padilla will work on sidewalk layout, including new handicap access, and will send an email to the Board for their individual approvals. Once the design is approved, Mr. Padilla and Mr. Burgess will get proposals to install the asphalt. The area will also need to be raised due to it being the lowest point in the community.

ACTION:	Approve to remove the benches from the Shinto (formally IGM) proposal. (Shinto to send a new invoice to the District)
RESULT:	Authorizing to remove the benches from the Shinto proposal. Shinto to send a new invoice to the District
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 0:26:46	

DIRECTION: The Board requested John Hall to meet with Grant Guthrie from Shinto to relocate two gumbo limbo trees at the Dennis Baldis Memorial Garden and install those at North Bay Park. Mr. Guthrie will install two copper leaf trees to replace the gumbo limbo trees and install the missing fire bush as well.

Mr. Hall (Tape Time: 0:29:56) also commented on the green area at 3075 W. Buena Vista Drive and asked if the District owned that area.

3. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 8:52 a.m.
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 0:51:15	

Secretary/Assistant Secretary

Chairman/Vice Chairman

RESOLUTION 2024-01

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 STABLIZATION 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 October 12, 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 October 12, 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 four (4) 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 a~~ 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 (2) 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 on-street parking for vehicles with trailered boats, thereby allowing residents to prepare for boating the following morning; however, no more than _____ (____) such permits may be issued to a residential home in a calendar month; and
- F. The District Manager has the authority to grant up to two temporary overnight parking permits for no more than five (5) 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 five (5) consecutive nights (no more than three (3) such permits may be issued for a particular residential home per calendar year) 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 residential home of the resident. 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 that (a) has been found in violation of the City Code of Ordinances by City Code Enforcement or (b) was constructed prior to the enactment of these provisions without any permit or written approval from the District and, as determined by the District, is or has not been maintained by the upland property owner or is unsafe, 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 has expired, 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 that (a) has been found in violation of the City Code of Ordinances by City Code Enforcement or (b) was performed or constructed prior to the enactment of these provisions without any permit or written approval from the District and, as determined by the District, is or has not been maintained by the upland property owner or is unsafe, 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 October 12, 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 12TH DAY OF OCTOBER, 2023.

ATTEST:

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairman/Vice-Chairman

Exhibit A

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

**Permit Criteria Manual for Certain Projects in the Coral Bay Community Development
District, dated October 12, 2023**

PERMIT CRITERIA MANUAL
FOR PROJECTS WITHIN
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

REVISED OCTOBER 12, 2023

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INTRODUCTION

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

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

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

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

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

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

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

PERMITS

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

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

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

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

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

Modifications or Relocations of Works Under Permit

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

Transfer of a Permit

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

As a Permittee You Agree

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

Requesting an Application for Permit

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

Special Conditions

All permits issued will contain the following special conditions:

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

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

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

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

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

EXHIBIT



Coral Bay Community Development District Permit Application

Instructions:

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

Please return the completed application to the District Offices at:

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

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

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

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

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

Applicant Information:

Name of Property Owner: _____

Street Address of Property: _____

Mailing Address of Owner: _____

Telephone Number(s): _____

Date Application Submitted: _____

District Use Only	
Date Application Received:	By: _____
Engineering Approval/Denial:	By: _____
Board Approval:	_____
Permit Issuance Date:	By: _____



A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

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

B. Project Description:

C. District Property or Easement Affected:

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



Coral Bay Community Development District Permit Application

D. Project Location Sketch:





Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

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

Signature of Property Owner / Applicant

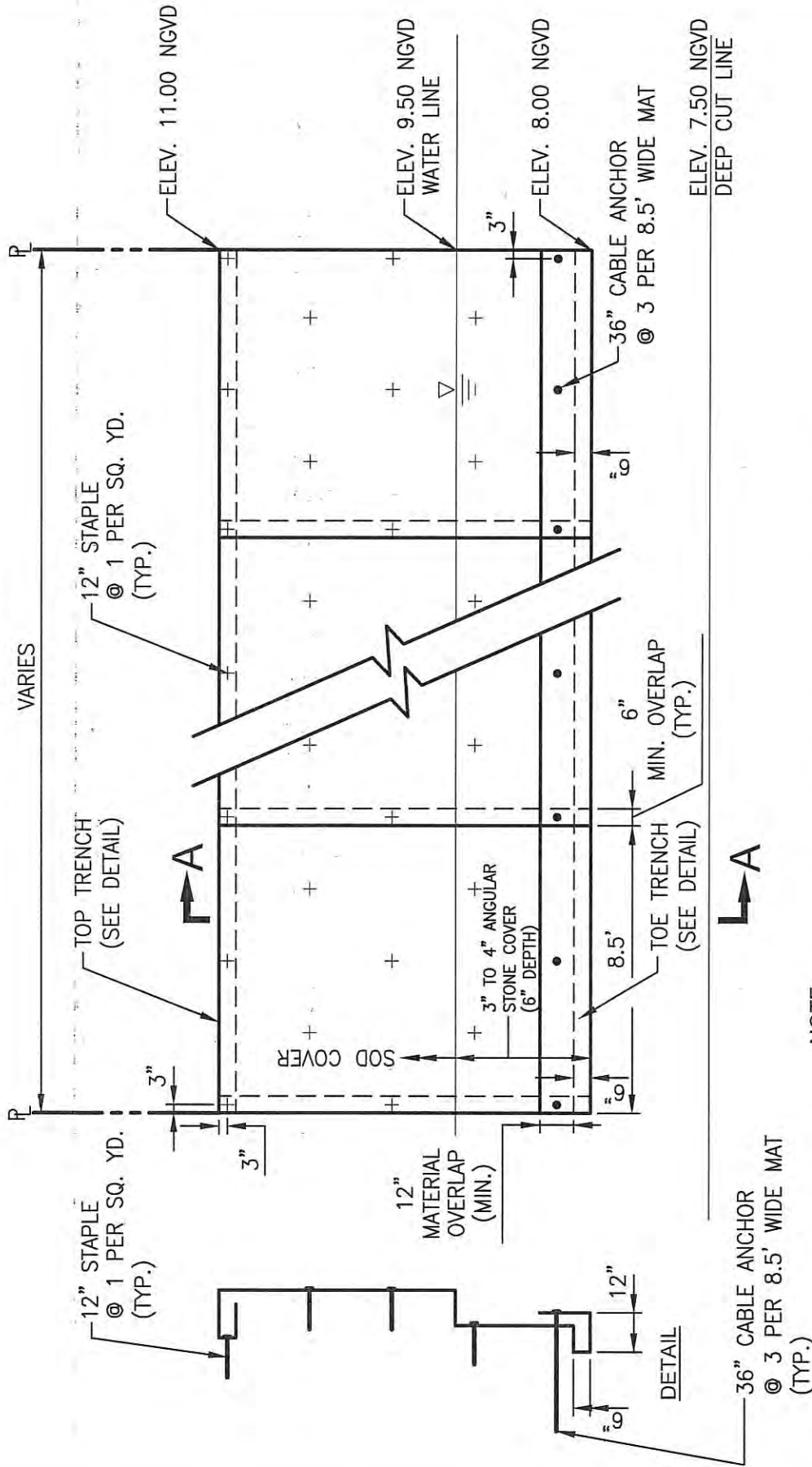
Date

Signature of Co-Property Owner / Applicant

Date

ATTACHMENTS

ATTACHMENT A



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

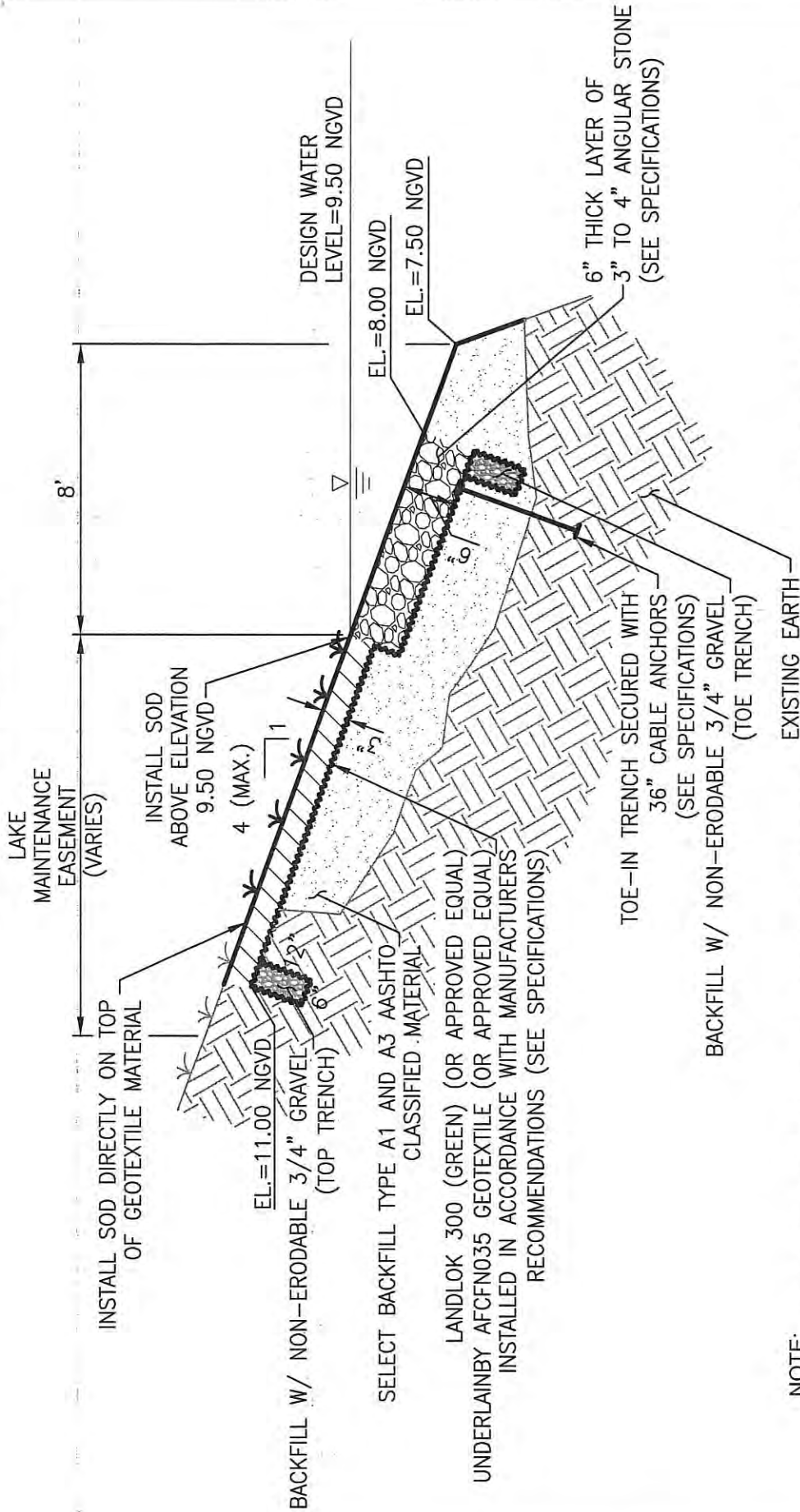
ALL PLAN ELEVATIONS REFERENCED IN NGVD '29
 (NGVD '29 = NAVD '88 + 1.552)



REV	DATE	DESCRIPTION

ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS <small>1425 W Cypress Creek Blvd, Suite 101 Fort Lauderdale, FL 33309 • 954.776.1616 • www.kci.com</small>	CORAL BAY COMMUNITY DEVELOPMENT DISTRICT CITY OF MARGATE BROWARD COUNTY TYPICAL LAKE BANK RESTORATION & STABILIZATION	PROJECT NO. 481900241.00 SHEET NO. 1 of 2
--	---	--

ATTACHMENT A



NOTE:

1. CONTRACTOR SHALL NOTIFY THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT (CBCDD) AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE CBCDD TO SCHEDULE AN INSPECTION AT LEAST 48 HOURS PRIOR TO INSPECTION.
3. THE IMPROVEMENTS SHALL BE INSPECTED:
 - A. AFTER GEOTEXTILE MATERIAL IS INSTALLED AND COVER MATERIAL IS ON SITE (UNINSTALLED)
 - B. UPON COMPLETION OF WORK



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

REV	DATE	DESCRIPTION

DATE: AUGUST 30, 2022	PROJECT NO. 481900241.00
SCALE: N.T.S.	CITY OF VARGATE
DRAWN BY: A.V.G.	CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
DESIGNED BY: B.Z.	BROWARD COUNTY
CHECKED BY: B.Z.	TYPICAL LAKE BANK RESTORATION & STABILIZATION
	SHEET NO. 2 of 2

KCI
ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS
1425 W. Cypress Creek Road, Suite 101
Fort Lauderdale, FL 33309-3947 | kci@kci.com



INVOICE

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 717100052
DATE: SEPTEMBER 27, 2023

17073 SW 94TH WAY MIAMI FL. 33196
Alexander (786) 423 1274 giz01ale@gmail.com fccserves@gmail.com

TO **North Bay Drive c/o GMS South Florida, LLC**
5385 N. NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Patrick Burgess 540 303 9619
pburgess@gmssf.com

Make all Checks Payable to:
**FCC Carpentry & General
Painting, LLC**

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	CONCRETE MEDIA PRIMER/PAINT-LED LIGHTS-DELINEATORS	NORTH COMMUNITY GATE ENTRANCE/EXIT	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to apply stucco re finish smooth as need it, exterior primer/paint with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Flat finish. Prep & Basic labor to install Delineator 36" tall white with reflectors (additional 4 per entrance), solar led lights 3000K Warm white (3 per media entrance/exit) in front of concrete media for visibility. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Color Yellow Traffic.</p>  <p>Clean and Pick up all Debris</p> <p>ALL MATERIALS INCLUDED.</p>		
		TOTAL AMOUNT	\$ 3,800.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



INVOICE

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 717100042
DATE: SEPTEMBER 27, 2023

17073 SW 94TH WAY MIAMI FL. 33196
Alexander (786) 423 1274 giz01ale@gmail.com fccserves@gmail.com

TO **South Bay Drive c/o GMS South Florida, LLC**
5385 N. NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Patrick Burgess 540 303 9619
pburgess@gmssf.com

Make all Checks Payable to:
**FCC Carpentry & General
Painting, LLC**

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	CONCRETE MEDIA PRIMER/PAINT-LED LIGHTS-DELINEATORS	SOUTH COMMUNITY GATE ENTRANCE/EXIT	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	<p>Prep & Basic labor to apply stucco re finish smooth as need it, exterior primer/paint with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Flat finish. Prep & Basic labor to install Delineator 36" tall white with reflectors (additional 5 per entrance), solar led lights 3000K Warm white (3 per media entrance/exit) in front of concrete media for visibility. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Color Yellow Traffic.</p>  <p>Clean and Pick up all Debris</p>		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 3,800.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



INVOICE

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 71710008
DATE: SEPTEMBER 17, 2023

17073 SW 94TH WAY MIAMI FL. 33196
Alexander (786) 423 1274 giz01ale@gmail.com fccserves@gmail.com

TO **Coral Bay c/o GMS South Florida, LLC**
5385 N. NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Patrick Burgess 540 303 9619
pburgess@gmssf.com

Make all Checks Payable to:
**FCC Carpentry & General
Painting, LLC**

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	METAL BOLLARDS PRIMER/PAINT-REFLECTOR STRIPS/TAPE	30 ST MAIN ENTRANCE/EXIT	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to install missing end caps as need it, apply sanding process for rust removal, apply anti rust primer. Prep & Basic labor to apply exterior primer/paint with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Flat finish. Prep & Basic labor to install reflector strips/tape reflectors (1 per post) front of posts for visibility. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Color Yellow Traffic. Approx. 14 Bollards		
002-01	Prep & Basic labor to install (1) 4" bollard with end cap @ assigned area, Dig underground 24", apply concrete mix cement. Prep & Basic labor to apply exterior primer/paint with favorable site conditions. Roll / brush 2 coats of primer-paint. Exterior paint. Latex based, paint and primer in one. Flat finish. Prep & Basic labor to install reflector strips/tape reflectors.		
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 2,435.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



INVOICE

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 717100121
DATE: SEPTEMBER 28, 2023


17073 SW 94TH WAY MIAMI FL. 33196
Alexander (786) 423 1274 giz01ale@gmail.com fccserves@gmail.com

TO **Coral Bay c/o GMS South Florida, LLC**
5385 N. NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Patrick Burgess 540 303 9619
pburgess@gmssf.com

Make all Checks Payable to:
**FCC Carpentry & General
Painting, LLC**

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	ALUMINUM STOP POSTS REPAIRS(4) -RELOCATION (2)	COMMON AREA	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to repair (4) damaged 2x2 aluminum color white post. Prep Basic labor to dig out 24" underground, apply concrete mix cement, align post. LOCATIONS: 3346 Chickee Lane, 6402 Buena Vista Dr, 6551 Fern Street, Harbor Bend		
002-01	Prep & Basic labor to relocate, salvage exiting post with sign, Dig out 24" underground, apply concrete mix cement, center post @ STOP Signs area, (2 POSTS)		
			
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 1,060.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!



INVOICE

FCC Carpentry & General Painting, LLC.

COMPLETE IMPROVEMENTS * RESIDENTIAL-COMMERCIAL*LICENSED & INSURED

PROPOSAL # 71710010
DATE: SEPTEMBER 18, 2023

17073 SW 94TH WAY MIAMI FL. 33196
Alexander (786) 423 1274 giz01ale@gmail.com fccserves@gmail.com

TO **Coral Bay Clubhouse c/o GMS South Florida, LLC**
5385 N. NOB HILL ROAD
SUNRISE, FL. 33351
Contact: Patrick Burgess 540 303 9619
pburgess@gmssf.com

Make all Checks Payable to:
FCC Carpentry & General Painting, LLC

SALESPERSON	JOB	LOCATION	NOTE
Alexander Giz	IMPACT DOORS INSTALLATION COLONIAL DESIGN	CLUBHOUSE AREA	This proposal may be withdrawn by us if not accepted within 10 Days.

We hereby submit specification to perform work as follows:

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
001-01	Prep & Basic labor to remove exiting wood single doors colonial design (3) with favorable site conditions. Detach from adjacent surfaces. Remove from Guardhouse entry and recycle/dispose of legally. Prep & Basic labor to install aluminum Impact colonial design double door with favorable site conditions. Measure; adjust opening to fit new Impact colonial doors. Aluminum fusion welded frame. Single panel, lowE clear glass with Argon insulation layer. 0.35 U factors. White color frame, Colonia design. No Handles or Dead Bolt Included. Approx. 39.5x95.5 (3 single door clear glass, white frame)	\$ 2,176.00 x 3	
	Clean and Pick up all Debris		
ALL MATERIALS INCLUDED.			
		TOTAL AMOUNT	\$ 6,528.00

All work is to be completed in a workman like manner according to standard practices.

APPROVED: _____ DATE: _____

THANK YOU FOR YOUR BUSINESS! GOD BLESSES YOU!

East River Pools and Spas, inc.
 1909 E River Drive
 Margate, FL 33063

Estimate

Date 8/15/2023
 Estimate # 19

Name / Address

Coral Bay C. D. D. c/o GMS-SF, LLC
 5385 North Nob Hill Road
 Sunrise, FL 33351

P.O. #

Terms

Due on receipt

Due Date

8/15/2023

Other

Description	Qty	Rate	Total
To Coral Bay Board Members:		2,625.00	2,625.00
<p>I would like to take this opportunity to say hello and thank you for your patronage. I value you as a customer and serving you is my number one commitment. Striving to make your pools sparkling and bright. I continue to absorb the rising costs of daily business expenses: cleaning supplies, chemicals, labor, insurance, licenses, and other pool industry related items. Even with all these increases, I have tried diligently to keep the cost of service at its current rate. The inflated cost of doing business has caught up to East River Pools & Spas and I have to revisit our service rate structure. Effective October 2023, you will notice an approximate increase of 7.5 % to your service invoice. I must raise my rates to assist East River Pools & Spas in providing you with the highest quality of service needed to maintain and protect your amenities.</p> <p>Thank you and Sincerely,</p> <p>Troy Frase</p>			
		Subtotal	\$2,625.00
		Sales Tax (0.0%)	\$0.00
		Total	\$2,625.00

East River Pools and Spas, inc.

Troyfrase@gmail.com

(954)650-5484
 (954)917-4173



ALL COUNTIES PAINTING, LLC
 dba PEOPLE'S CHOICE PRESSURE CLEANING & PAINTING.

Estimate

4341 SW 73 TERRACE Phone 954-445-8033
 DAVIE, FL 33314 Fax 954-382-9267
 LICENSE CC# 11-P-16356-X E-mail h2opressure@bellsouth.net
 www.allpeopleschoice.com

Date
9/28/2023

Name / Address	
GOVERNMENTAL MANAGEMENT SERVICES, LLC ATTN: JULIO PADILLA 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	954-582-2873

Project	
CORAL BAY CDD 3101 SOUTH BAY DRIVE MARGATE, FL 33063	
PO #	

Description	Qty	Rate	Total
<p>SCOPE OF WORK: PREPARE AND PAINT THE BUILDING AT THE POOL IN THE PENINSULAR AREA TO INCLUDE THE EXTERIOR WALLS & ONE METAL DOOR, RAILINGS, INTERIOR BATHROOM WALLS & CEILINGS AND 2 METAL DOORS, THE PAINTED FLOORING AROUND THE BUILDING, AND SEAL PAVERS ON THE SECOND FLOOR PAVER DECK OF THE BUILDING.</p> <p>PREP: SURFACE PREPARATION- REMOVE SURFACE IRREGULARITIES BY SANDING AND CLEAN SURFACES THOROUGHLY PRIOR TO COATING APPLICATION.</p> <p>COATINGS: SHERWIN WILLIAMS PRODUCTS STUCCO & INTERIOR WALLS AND CEILINGS PRIMER - 1 COAT OF LOXON PRIMER/SEALER CONDITIONER FINISH COAT - 1 TO 2 COATS OF SUPERPAINT ACRYLIC LATEX W/ FLAT/SATIN FINISH FLOORING FINISH COAT - 1 TO 2 COATS OF DURAPLATE 289 METAL SPOT PRIME WITH PRO-BLOCK PRIMER AS NEEDED. SPOT PRIME AND OR 1 COAT OF PRO-INDUSTRIAL UNIVERSAL PRIMER 2 COATS OF PRO-INDUSTRIAL FINISH COLORS TO STAY THE SAME.</p> <p>THIS PRICE INCLUDES LABOR AND MATERIALS \$9,100.00* *25% DEPOSIT REQUEST PRIOR TO START OF JOB</p>		9,100.00	9,100.00

Thank you for your consideration. Prices good for 30 days.
 Signing this Estimate indicates all terms and conditions have been accepted.

Total	\$9,100.00
--------------	------------

Customer Signature _____



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.: 7623

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

Reference : Peninsula Tower – Tower Base Area
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.

1. Pressure cleaning of walls, pavers, and handrails.
2. One coat of primer and two coats of paint.
3. Caulk all required areas.
4. Two coats of paint in bathrooms.
5. Two coats of paint for concrete stairs.
6. Sand and place two coats of paint on handrails.
7. Pressure clean and seal pavers.

Total Cost: \$5,900.00

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

Sincerely yours
John B Zak

EAGLE GROUP, INC.

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



Proposal

State of Florida
Certification EC0000842

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

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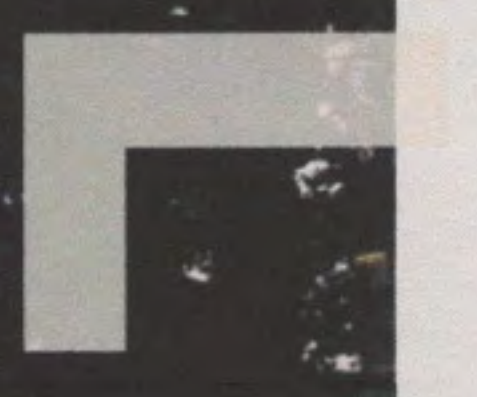
Description	Total
<p>Furnish labor and material to replace (9) nine Clubhouse pool area post top fixtures with correct luminaire Bronze post top fixtures, (required by local jurisdiction) to extend night time use of pool .</p> <p>Plans, cost of permits and shipping charges by others.</p> <p>Proposal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

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

Total \$11,350.00

Signature / Date _____

MAKE ORDINARY
OUTDOOR SPACES
EXTRAORDINARY





POST TOP

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






EXCEPTIONAL **STYLE**

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

POST TOP



VISUAL COMFORT

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

FLOWING FORM

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

UNMATCHED PERFORMANCE

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

OPULENCE SERIES OF ARCHITECTURAL LUMINAIRES

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**

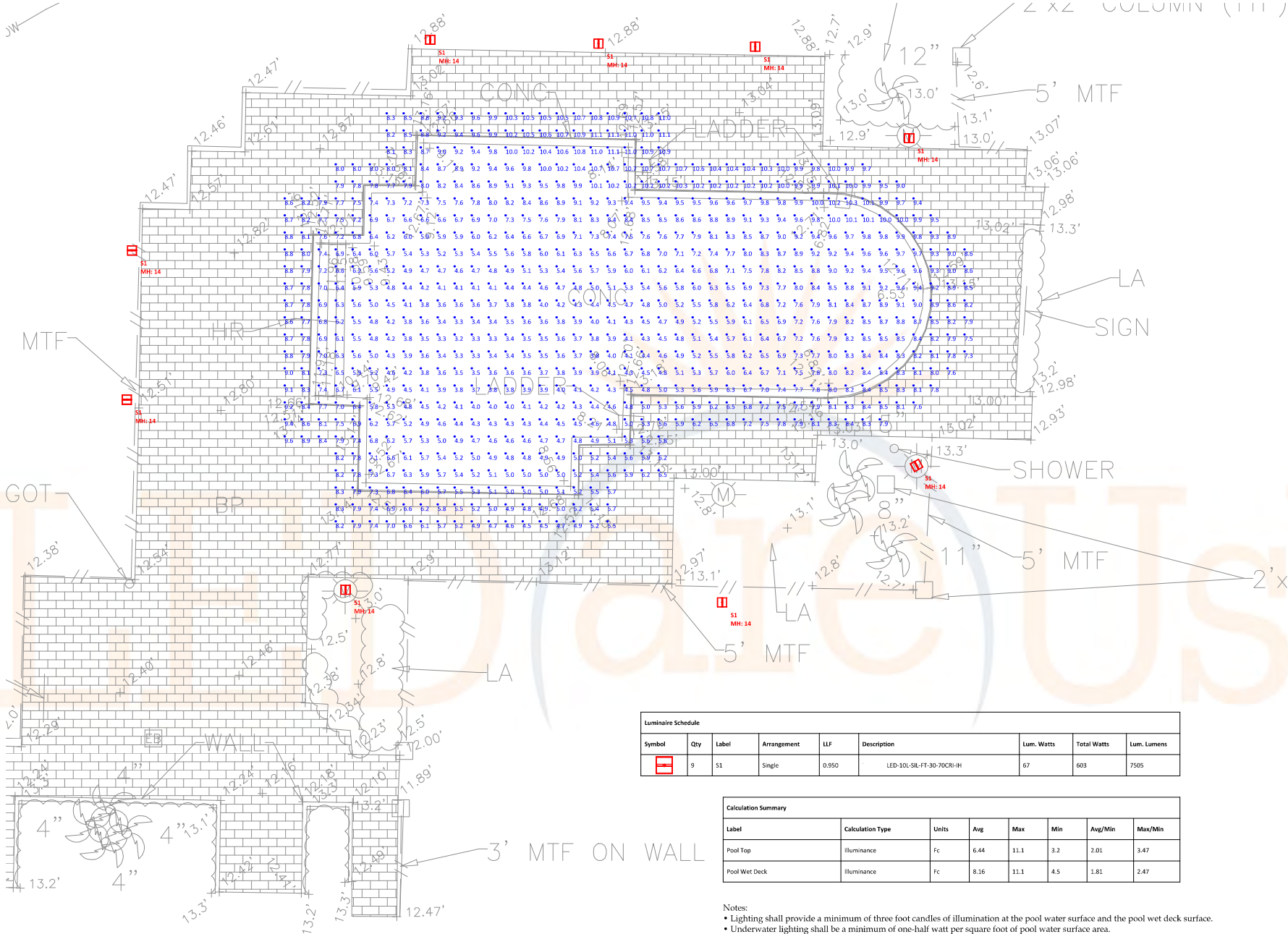
Sold To: 10-C115024 Phone: 954 721 8681
CORAL BAY CDD
3101 S BAY DR
MARGATE, FL 33063

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



Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
[S1 MH-14]	9	S1	Single	0.950	LED-10L-SL-FT-30-70CRI-H	67	603	7505

Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Top	illuminance	Fc	6.44	11.1	3.2	2.01	3.47
Pool Wet Deck	illuminance	Fc	8.16	11.1	4.5	1.81	2.47

- 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 are Us.

SCALE:

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

SEAL:

REVISIONS / COMMENTS

PROJECT NO: **CORAL BAY FAYS COVE**
 3101 S BAY DRIVE
 MARGATE, FL 32083
 SHEET TITLE: **PHOTOMETRIC PLAN**

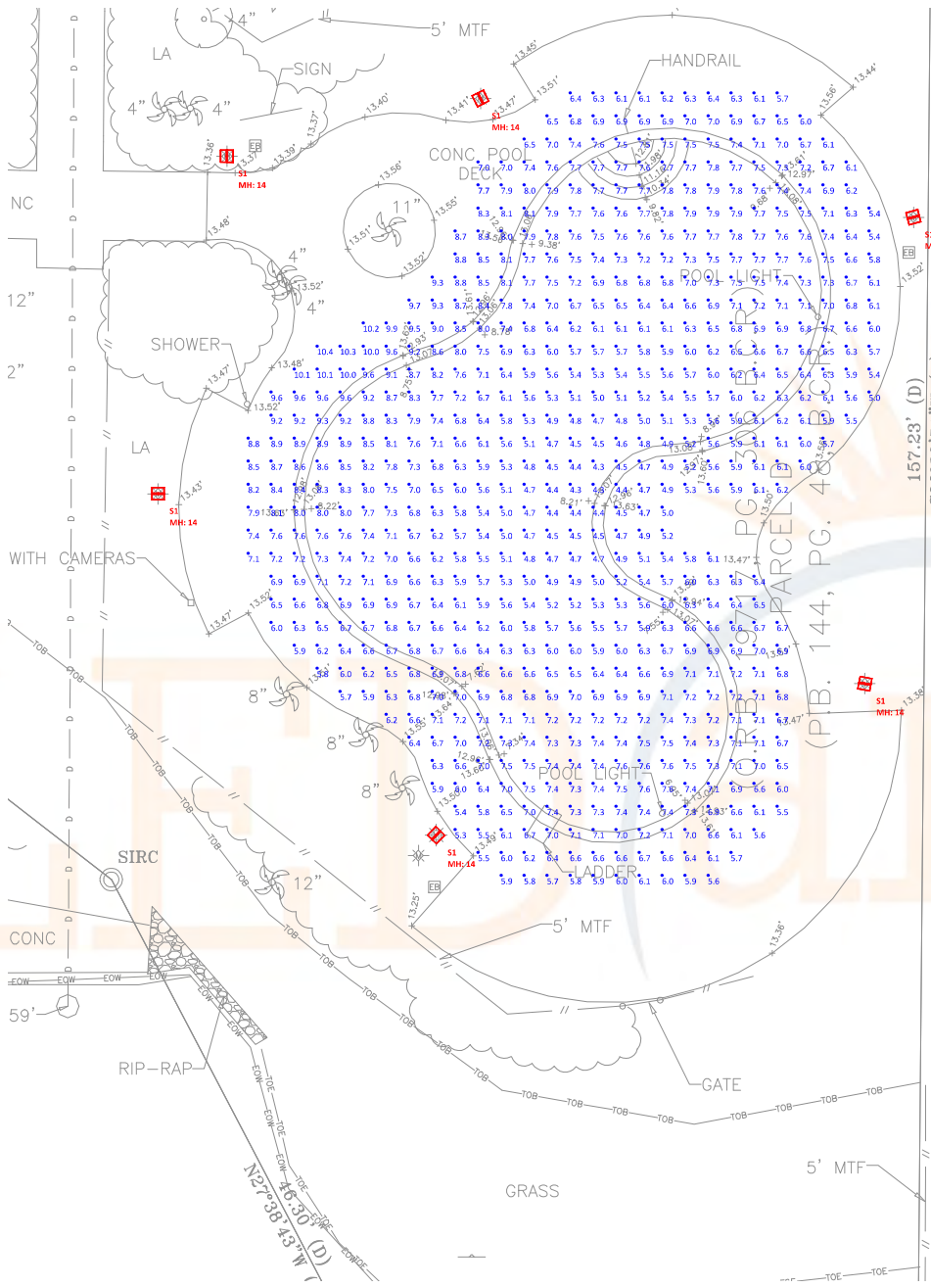
DRAWN BY: VIB

SCALE: 1" = 5'

DATE: 1/11/2023

SHEET

PH-1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	6	S1	Single	0.950	LED-10L-SIL-FT-30-70CRI-HI	67	402	7505

Calculation Summary							
Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Top	Illuminance	Fc	6.64	9.2	4.3	1.54	2.14
Pool Wet Deck	Illuminance	Fc	6.88	10.4	4.4	1.56	2.36

- 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 are Us.

S00°30'51"W
 (REFERENCE BEARING - EAST LINE PARCEL D)

157°23' (D)
 S00°30'51"W (D)

(P.B. 144, PG. 48)
 PARCEL D

147°W (D)

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

REVISIONS / COMMENTS

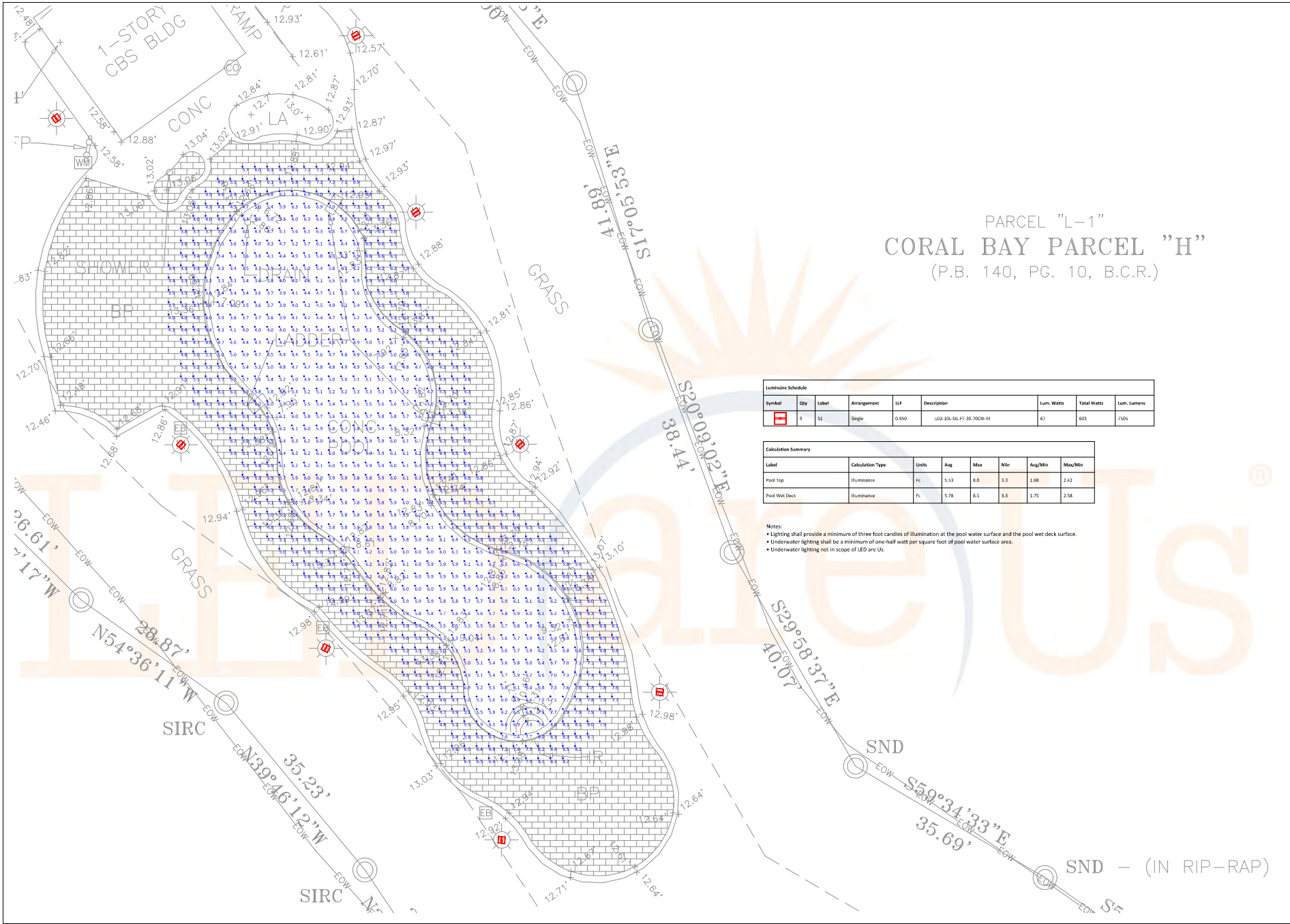
NO.	DATE	REVISIONS / COMMENTS

PROJECT NO:
CORAL BAY PENINSULA PARK
 3310 S BAY DRIVE
 MARGATE, FL 32083

SHEET TITLE:
PHOTOMETRIC PLAN

DRAWN BY: VIB
 SCALE: 1" = 6'-0"
 DATE: 1/11/2023
 SHEET

PH-1



PARCEL "L-1"
CORAL BAY PARCEL "H"
 (P.B. 140, PG. 10, B.C.R.)

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	9	SL	Single	0.950	LED 120-SL-FY-30-70CKH-01	67	603	7505

Calculation Summary

Label	Calculation Type	Units	Avg	Mix	Min	Avg/Min	Mix/Min
Pool Top	Illuminance	Fc	5.33	8.0	3.3	1.68	2.42
Pool Wet Deck	Illuminance	Fc	5.78	8.5	3.3	1.75	2.58

- 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 are Us.

SND - (IN RIP-RAP)

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

[Back to Quick Links](#)

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 ³	<u>(Blank) - None</u> 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 ²	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Sat in Verde Green WHT - White	<u>(Blank) - None</u> 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

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

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)

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/ALSCH 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

[Back to Quick Links](#)

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%.

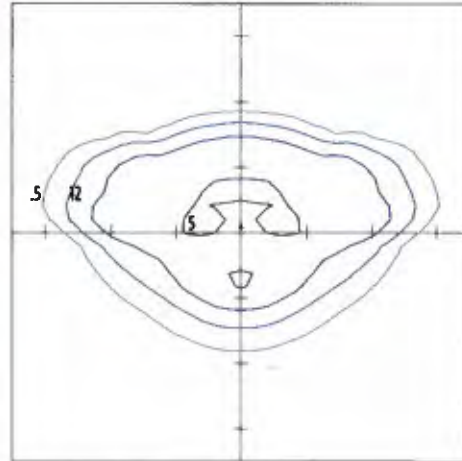
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

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

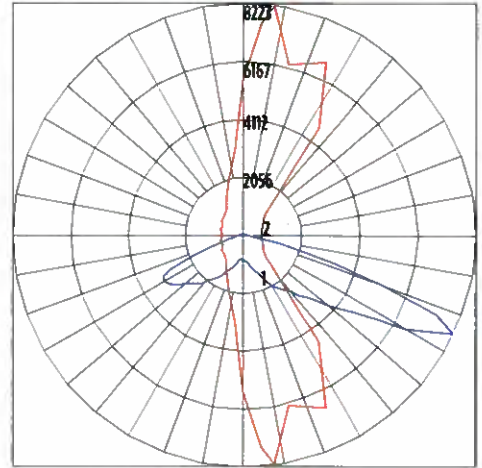
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1014	10%
Medium (30-60°)	5631	55%
High (60-80°)	2860	28%
Very High (80-90°)	223	2%
Uplight (90-180°)	432	4%
Total Flux	10159	100%

ISO Footcandle



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

Polar Curve



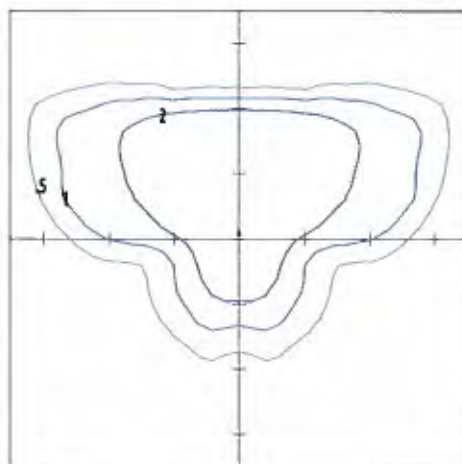
Vertical Plane Horizontal Cone

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

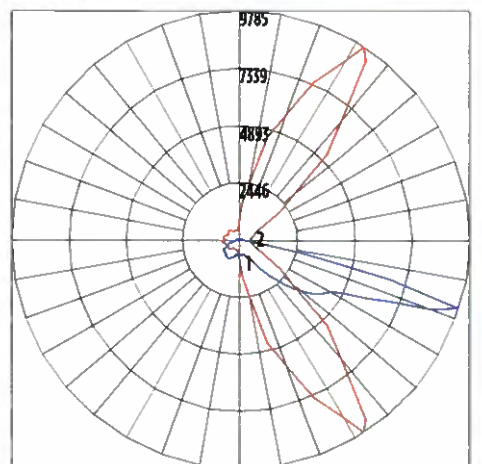
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	667	6%
Medium (30-60°)	4607	45%
High (60-80°)	4461	43%
Very High (80-90°)	246	2%
Uplight (90-180°)	355	3%
Total Flux	10335	100%

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: _____

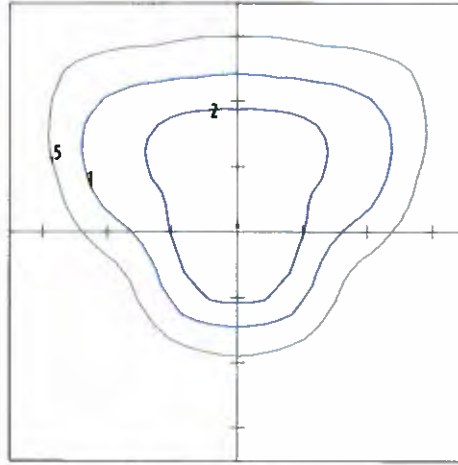
PHOTOMETRICS

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

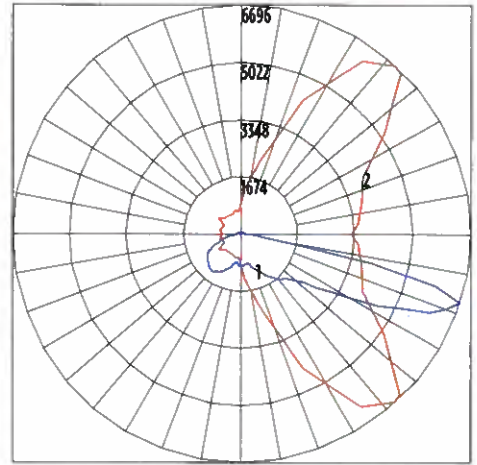
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	936	9%
Medium (30-60°)	3938	39%
High (60-80°)	4544	45%
Very High (80-90°)	375	4%
Uplight (90-180°)	404	4%
Total Flux	10197	100%

ISO Footcandle



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

Polar Curve



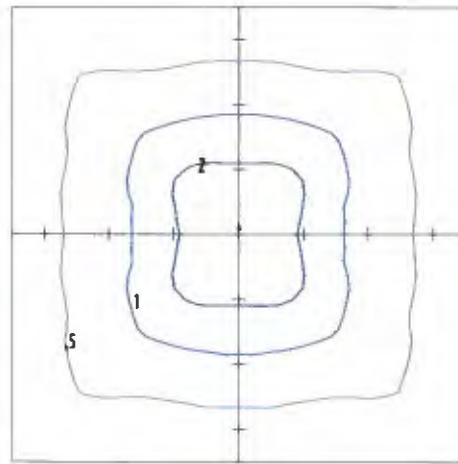
Vertical Plane Horizontal Cone

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

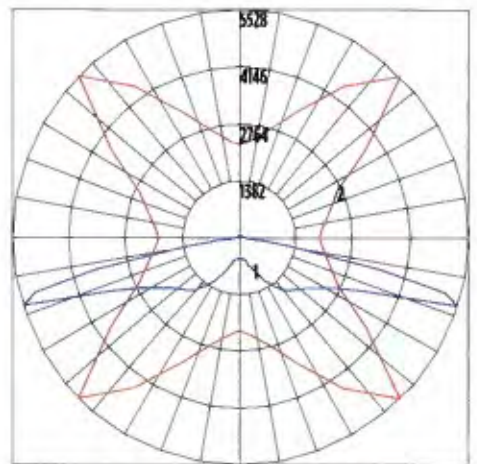
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	645	7%
Medium (30-60°)	3566	37%
High (60-80°)	4819	50%
Very High (80-90°)	257	3%
Uplight (90-180°)	332	3%
Total Flux	9619	100%

ISO Footcandle



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

Polar Curve



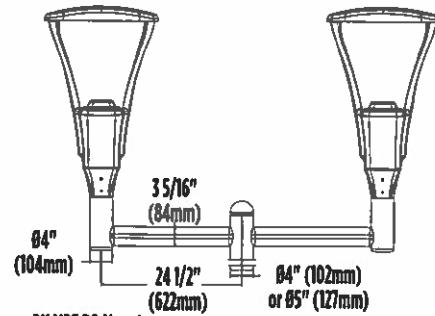
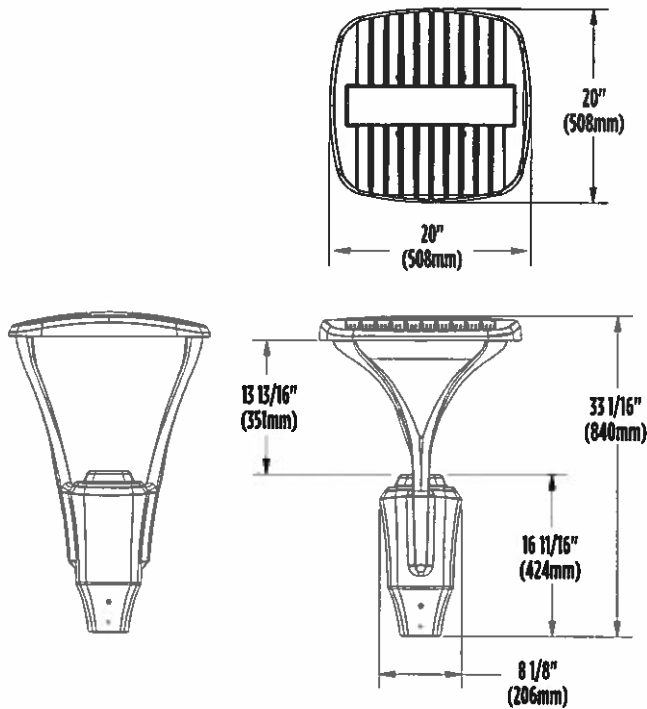
Vertical Plane Horizontal Cone

(MPP) Outdoor LED Post Top

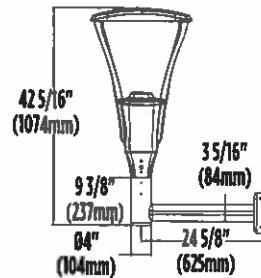
Type: _____

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.

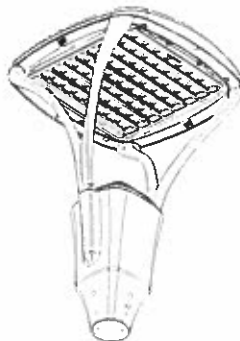
LUMINAIRE EPA CHART - MPH		
	Mounting	EPA
■ PT Single	PT	1.0
■ PT D180* with BK MPT 80 (2)	PT	2.0

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.

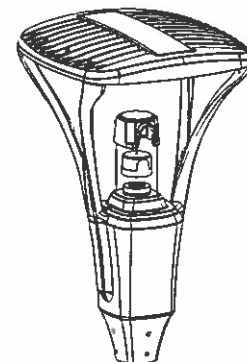
Luminaire Shown with Integral Louver (IL)



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

[Back to Quick Links](#)

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:

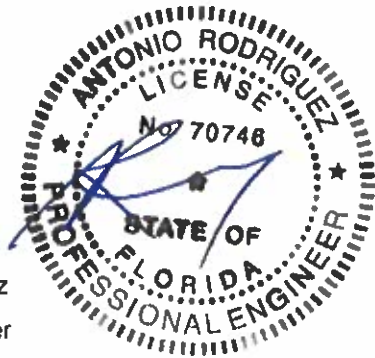
- 1- I am a Florida registered professional engineer with an active license.
- 2- On January 16th, 2020 at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
- 3- Maximum 13.3 foot candle per SF, Minimum 2.1 foot candle per SF, Minimum to Maximum 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

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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 ³	<u>(Blank) - None</u> 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 ²	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	<u>(Blank) - None</u> 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

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

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)

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/ALSCH 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%.

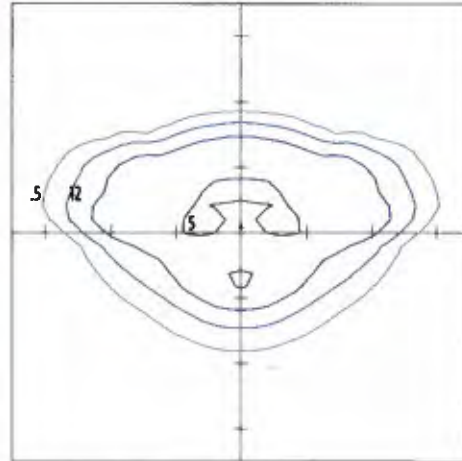
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

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

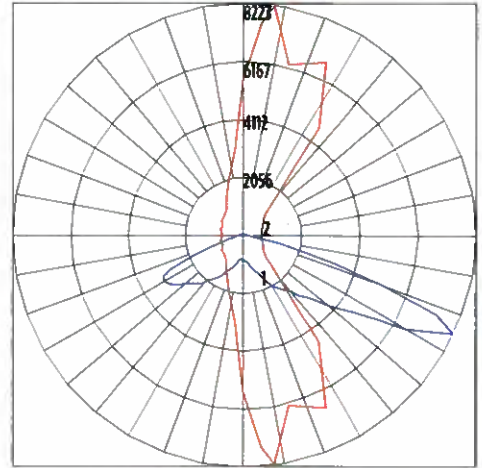
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1014	10%
Medium (30-60°)	5631	55%
High (60-80°)	2860	28%
Very High (80-90°)	223	2%
Uplight (90-180°)	432	4%
Total Flux	10159	100%

ISO Footcandle



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

Polar Curve



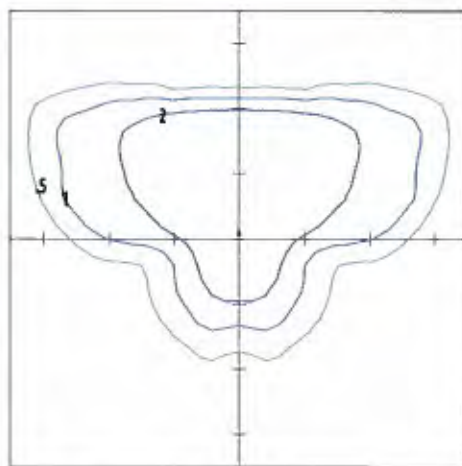
Vertical Plane Horizontal Cone

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

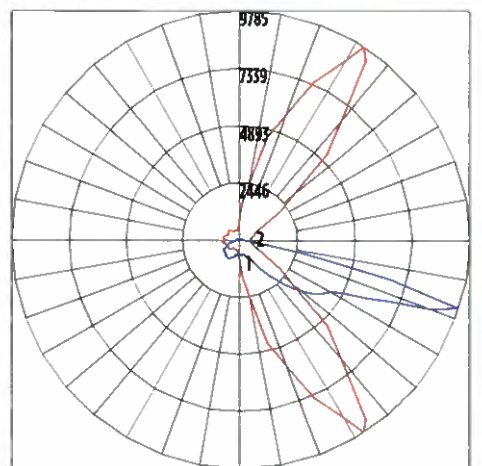
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	667	6%
Medium (30-60°)	4607	45%
High (60-80°)	4461	43%
Very High (80-90°)	246	2%
Uplight (90-180°)	355	3%
Total Flux	10335	100%

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: _____

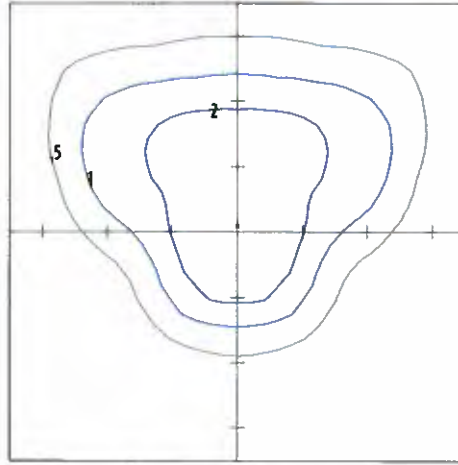
PHOTOMETRICS

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

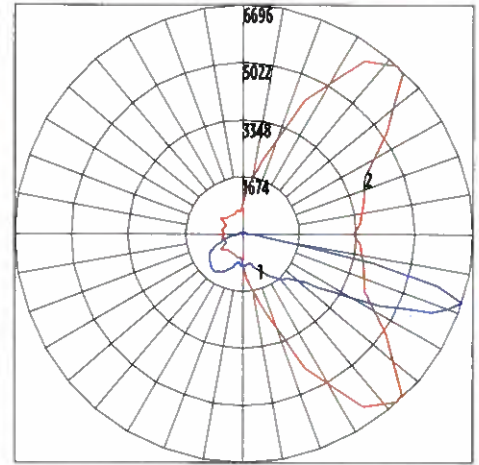
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	936	9%
Medium (30-60°)	3938	39%
High (60-80°)	4544	45%
Very High (80-90°)	375	4%
Uplight (90-180°)	404	4%
Total Flux	10197	100%

ISO Footcandle



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

Polar Curve



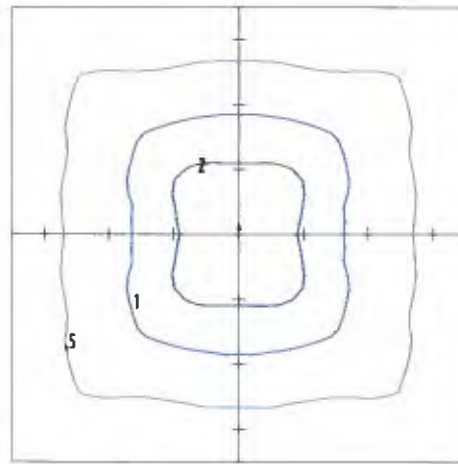
Vertical Plane Horizontal Cone

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

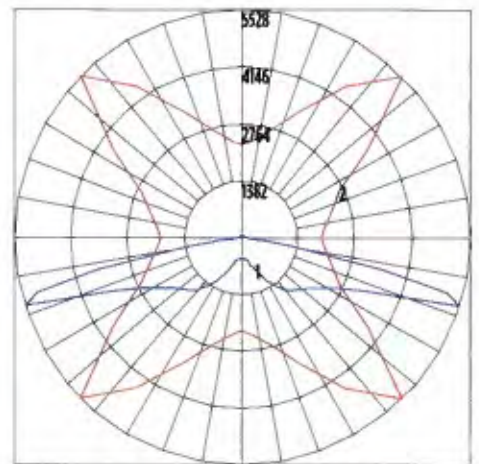
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	645	7%
Medium (30-60°)	3566	37%
High (60-80°)	4819	50%
Very High (80-90°)	257	3%
Uplight (90-180°)	332	3%
Total Flux	9619	100%

ISO Footcandle



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

Polar Curve



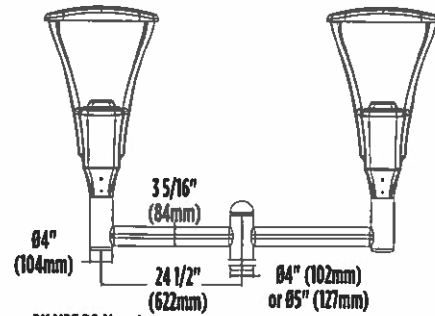
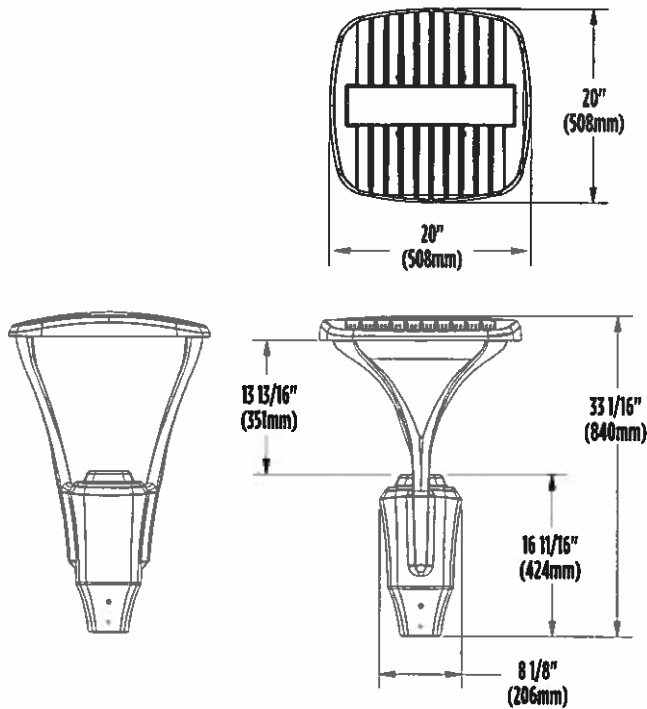
Vertical Plane Horizontal Cone

(MPP) Outdoor LED Post Top

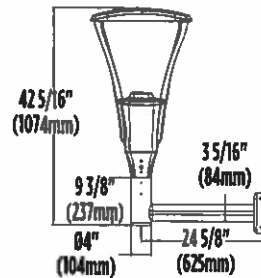
Type: _____

PRODUCT DIMENSIONS

[Back to Quick Links](#)



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.

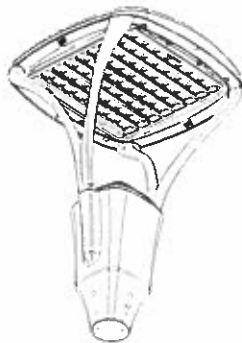
LUMINAIRE EPA CHART - MPH		
	Mounting	EPA
■ PT Single	PT	1.0
■ PT D180* with BK MPT 80 (2)	PT	2.0

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.

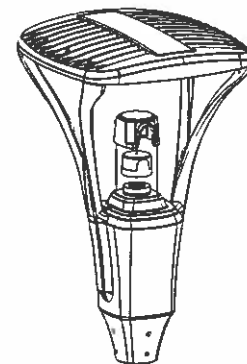
Luminaire Shown with Integral Louver (IL)



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

[Back to Quick Links](#)

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

[Back to Quick Links](#)

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

[Back to Quick Links](#)

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:

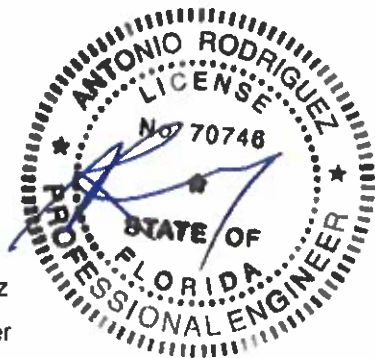
- 1- I am a Florida registered professional engineer with an active license.
- 2- On January 16th, 2020 at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
- 3- Maximum 13.3 foot candle per SF, Minimum 2.1 foot candle per SF, Minimum to Maximum 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

Always verify licenses online at MyFloridaLicense.com



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INDUSTRIAL DIVERS CORP.

**2901 SW 3rd Ave STE #5
Fort Lauderdale, FL 33315
(954) 523-2906 Office (954) 525-6521 Fax
idc-office@att.net**

Proposal

Date	Submitted by
9/28/2023	A. Delgado

Name / Address
Coral Bay CDD 5385 N. Nob Hill Road Sunrise, FL 33351

Project Address
Julio Padilla 786.352.1110 Cell 'jpadilla@gmssf.com' Coral Bay CDD

Project Name / Job No.	Terms
	Net 30

Description	Qty	Rate	Total
<p>Coral Bay CDD Storm Water Drainage District</p> <p>Industrial Divers Corporation (IDC) will provide a four diver team for surface supplied diving with communications equipped diving helmets for a diver and standby diver with confined space entry equipment and safety gear. The dive team will inspect one storm drainage culvert located at 6474 Buena Vista Dr, Margate, FL 33063 for damage or deficiencies. IDC will document inspection with CCTV. Homeowner to provide access to outfall in backyard.</p> <p>Lump sum quote: \$3,000.00</p> <p>Proposal e-mailed to Julio Padilla <jpadilla@gmssf.com></p>	1	3,000.00	3,000.00

Total	\$3,000.00
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The above terms and conditions are hereby accepted. A finance charge of 1 1/2% per month which is an annual percentage rate of 18% is charged. Purchaser shall be liable for all the cost of collection including reasonable attorney's fee.

Signature

Print Name & Title

Date

RESIDENT WALL WITH VINE



Sep 25, 2023 12:39:40 PM
6522 Buena Vista Drive
Margate
Broward County
Florida
uno

FAY'S COVE WALL WITH VINE



6582 Buena Vista Dr

Parking



6582 Buena Vista Dr
Landscape on District Property

