



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

November 9, 2023



Coral Bay

Community Development District

Revised Meeting 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
November 9, 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 Representatives
 - B. Shinto Landscape – Grant Guthrie, Account Manager
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices
 - 2) Acceptance of Unaudited Financials
 - D. Field Manager
 - 1) Monthly Report
 - 2) Consideration of Proposal from South Florida Dock and Seawall for Clubhouse Dock Repair and Peninsula Park Dock Removal
 - 3) Update on Peninsula Park Building Painting
 - 4) Discussion of 30th Street Sign
 - a. Proposed Wording A, B, & C
 - 5) Facility Pool Lights for Night Swimming Proposals
 - a. Empire Lighting Resources – Exhibit 1
 - b. LED Are Us – Exhibit 2
 - c. Eagle Group – Exhibit 3
 - 6) 6727 Saltaire Terrace – Discussion of Apron Extension Removal
 - 7) 6643 Bayfront Drive – Discussion of Dock on Lake Easement
 - 8) Envera Gates – Discussion of New Procedure for Gate Hits on New Detachable Gate Barrier Arms
 - 9) Dennis Baldis Memorial Park
 - a. Current Path Design Template

b. Current Path Pictures

c. Upgrade of Mulch Path to Asphalt or Concrete with ADA Path Connection to Sidewalk

1. Anzco Construction Proposal for Concrete Path
2. DMI Paving & Sealcoating Proposal for Concrete Path

E. CDD Manager

- 1) Approval of the Minutes of the October 12, 2023 Meeting
- 2) Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2023
- 3) Amended and Restated Landscape Agreement with Shinto Landscaping, LLC – In Progress
 - a. Porter Service Duties to Amend Shinto Agreement
 1. Current Porter Service Duties
 2. Additional Maintenance Duties
 3. IGM/Shinto - Landscaping Schedule
 - 4) Consideration and Approval of **Resolution 2024-02 Declaring Surplus Property and Authorizing the District to Dispose of Said Property**

4. Audience Comments/ Supervisors Comments

5. 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
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

| <i>Fund</i> | <i>Date</i> | <i>Check Numbers</i> | | <i>Amount</i> |
|--------------|-------------|----------------------|-----------|-------------------|
| Payroll | 10/12/23 | 50819-50823 | \$ | 923.50 |
| General | 10/16/23 | 20076 | | 19,530.00 |
| General | 10/18/23 | 20077 | | 6,474.50 |
| General | 11/09/23 | 20078-20090 | | 102,241.58 |
| TOTAL | | | \$ | 129,169.58 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|---|----------|---|--------|-----------|-----------------------------|
| 10/16/23 | 00238 | 10/12/23 45103548 | 202310 320-53800-46613 | | 30% DEPOSIT SHAMROCK POOL SERVICES | * | 19,530.00 | 19,530.00 020076 |
| 10/18/23 | 00239 | 10/16/23 7070003- | 202310 320-53800-46000 | | 50%DEPOSIT-BOLLARDS SOUTH | * | 927.00 | |
| | | 10/16/23 7070004- | 202310 320-53800-46504 | | 50%DEPOSIT-STOP POSTS | * | 530.00 | |
| | | 10/16/23 7070005- | 202310 320-53800-46513 | | 50%DEPOSIT-MEDIA SOUTH CO | * | 1,900.00 | |
| | | 10/16/23 7070006- | 202310 320-53800-46513 | | 50%DEPOSIT-MEDIA NORTH CO | * | 1,900.00 | |
| | | 10/16/23 7070007- | 202310 320-53800-46000 | | 50%DEPOSIT-BOLLARDS 30 ST FCC CARPENTRY & GENERAL PAINTING | * | 1,217.50 | 6,474.50 020077 |
| 11/09/23 | 00009 | 9/30/23 183373 | 202309 310-51300-31500 | | SVCS-09/23 BILLING, COCHRAN, LYLES, MAURO & | * | 5,447.50 | 5,447.50 020078 |
| 11/09/23 | 00012 | 10/06/23 23101004 | 202309 320-53800-34502 | | SVCS THRU 09/29/23 | * | 660.00 | |
| | | 10/06/23 23101004 | 202310 320-53800-34502 | | SVCS-10/02/23 | * | 165.00 | |
| | | 10/20/23 23102514 | 202310 320-53800-34502 | | SVCS THRU 10/17/23 CITY OF MARGATE-POLICE DEPARTMENT | * | 1,155.00 | 1,980.00 020079 |
| 11/09/23 | 00013 | 10/20/23 230058-9 | 202309 320-53800-43100 | | SVCS-09/23 | * | 104.94 | |
| | | 10/20/23 230060-9 | 202309 320-53800-43100 | | SVCS-09/23 | * | 146.94 | |
| | | 10/20/23 230064-9 | 202309 320-53800-43100 | | SVCS-09/23 | * | 228.84 | |
| | | 10/20/23 239260-9 | 202309 320-53800-43100 | | SVCS-09/23 CITY OF MARGATE-UTILITIES | * | 12.58 | 493.30 020080 |
| 11/09/23 | 00045 | 10/02/23 87870 | 202310 310-51300-54000 | | ANNUAL FEES FY2024 DEPARTMENT OF ECONOMIC OPPORTUNITY | * | 175.00 | 175.00 020081 |
| 11/09/23 | 00197 | 9/29/23 9994 | 202309 320-53800-46507 | | SVCS-09/29/23 | * | 2,033.93 | |
| | | 10/19/23 9991 | 202309 320-53800-46507 | | SVCS-09/27/23 | * | 1,429.42 | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|-----------------|------------------|-----------------|-------|-----|----------|----------------------------------|--------|-----------|--------------|---------|
| 10/23/23 | 9998 | 202310 | 320-53800-46507 | | | | | | EAGLE GROUP, INC | * | 310.00 | 3,773.35 | 020082 |
| 11/09/23 | 00032 | 9/29/23 | 4214 | 202310 | 320-53800-46418 | | | | | * | 2,625.00 | | |
| | | 9/29/23 | 4214 | 202310 | 320-53800-46408 | | | | | * | 275.00 | | |
| | | 10/30/23 | 4215 | 202311 | 320-53800-46418 | | | | | * | 2,625.00 | | |
| | | | | | | | | | EAST RIVER POOLS AND SPAS, INC. | | | 5,525.00 | 020083 |
| 11/09/23 | 00017 | 7/03/23 | 729610 | 202308 | 320-53800-34500 | | | | | * | 9,561.23 | | |
| | | 7/03/23 | 729610 | 202308 | 320-53800-46508 | | | | | * | 1,600.52 | | |
| | | 7/03/23 | 729610 | 202308 | 320-53800-34500 | | | | | * | 1.96 | | |
| | | 7/03/23 | 729610 | 202308 | 320-53800-34500 | | | | | * | 909.81- | | |
| | | 9/01/23 | 731625 | 202310 | 320-53800-34500 | | | | | * | 3,813.21 | | |
| | | 9/01/23 | 731625 | 202310 | 320-53800-34500 | | | | | * | 4,500.00 | | |
| | | | | | | | | | ENVERA SYSTEMS | | | 18,567.11 | 020084 |
| 11/09/23 | 00239 | 10/23/23 | 7070009 | 202310 | 320-53800-46408 | | | | | * | 353.00 | | |
| | | | | | | | | | FCC CARPENTRY & GENERAL PAINTING | | | 353.00 | 020085 |
| 11/09/23 | 00020 | 10/24/23 | 102023 | 202310 | 320-53800-43000 | | | | | * | 8,988.57 | | |
| | | | | | | | | | FPL | | | 8,988.57 | 020086 |
| 11/09/23 | 00164 | 10/17/23 | 170387 | 202310 | 320-53800-46404 | | | | | * | 479.50 | | |
| | | | | | | | | | HOOVER PUMPING SYSTEMS | | | 479.50 | 020087 |
| 11/09/23 | 00021 | 9/26/23 | 21575 | 202309 | 320-53800-46404 | | | | | * | 975.50 | | |
| | | 9/26/23 | 21665 | 202309 | 320-53800-46404 | | | | | * | 219.75 | | |
| | | 10/01/23 | 21667-10 | 202310 | 320-53800-46202 | | | | | * | 23,792.00 | | |
| | | 10/30/23 | 22131 | 202310 | 320-53800-46409 | | | | | * | 4,375.00 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|------------------------------------|--------|------------|----------------------------|
| 11/01/23 | | 22115 | 202311 320-53800-46202 | | * | 23,792.00 | |
| | | RENEWAL MAINT AGREE 11/23 | | INNOVATIVE GROUNDS MANAGEMENT, LLC | | | 53,154.25 020088 |
| 11/09/23 | 00128 | 10/19/23 13596 | 202310 320-53800-46501 | | * | 3,000.00 | |
| | | SVCS-10/18/23 | | INDUSTRIAL DIVERS CORPORATION | | | 3,000.00 020089 |
| 11/09/23 | 00198 | 10/03/23 10032023 | 202310 320-53800-46401 | | * | 85.00 | |
| | | SVCS-10/23 | | | | | |
| | | 10/10/23 10102023 | 202310 320-53800-46401 | | * | 120.00 | |
| | | SVCS-10/23 | | | | | |
| | | 10/13/23 10132023 | 202310 320-53800-46401 | | * | 100.00 | |
| | | SVCS-10/23 | | SOUTHERN PLANT AND PEST SERVICES | | | 305.00 020090 |
| TOTAL FOR BANK C | | | | | | 128,246.08 | |
| TOTAL FOR REGISTER | | | | | | 128,246.08 | |

Coral Bay
Community Development District

Unaudited Financial Reporting
October 31, 2023



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Coral Bay
Community Development District
Combined Balance Sheet
October 31, 2023

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| Assets: | | | |
| <u>Cash:</u> | | | |
| Operating Account | \$ 281,478 | \$ - | \$ 281,478 |
| Bank Of America - Savings | 82,557 | - | 82,557 |
| <u>Investments:</u> | | | |
| State Board of Administration (SBA) | 208,323 | - | 208,323 |
| <u>Series 2012</u> | | | |
| Reserve | - | 46,738 | 46,738 |
| Revenue | - | 42,011 | 42,011 |
| Interest | - | 6 | 6 |
| Principal | - | 1,438 | 1,438 |
| Electric Deposits | 218 | - | 218 |
| Total Assets | \$ 572,576 | \$ 90,192 | \$ 662,767 |
| Liabilities: | | | |
| Accounts Payable | \$ 75,825 | \$ - | \$ 75,825 |
| Deposits | 460 | - | 460 |
| Total Liabilities | \$ 76,285 | \$ - | \$ 76,285 |
| Fund Balance: | | | |
| Nonspendable: | | | |
| Deposits | \$ 218 | \$ - | \$ 218 |
| Restricted for: | | | |
| Debt Service | - | 90,192 | 90,192 |
| Assigned for: | | | |
| Capital Reserves | 20,500 | - | 20,500 |
| Unassigned | 475,573 | - | 475,573 |
| Total Fund Balances | \$ 496,291 | \$ 90,192 | \$ 586,483 |
| Total Liabilities & Fund Balance | \$ 572,576 | \$ 90,192 | \$ 662,767 |

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2023

| | Adopted Budget | Prorated Budget Thru 10/31/23 | Actual Thru 10/31/23 | Actual Variance | Projected Next 11 Months | FY 2024 Total Projected | Projected Variance |
|---|---------------------|----------------------------------|-------------------------|--------------------|-----------------------------|----------------------------|-----------------------|
| Revenues: | | | | | | | |
| Special Assessments - Tax Roll | \$ 1,402,125 | \$ 116,844 | \$ - | \$ (116,844) | \$ 1,402,125 | \$ 1,402,125 | \$ - |
| Interest Income | 8,000 | 667 | 992 | 325 | 10,912 | 11,904 | 3,904 |
| Toscana Contributions | 2,500 | 208 | - | (208) | 2,500 | 2,500 | - |
| Transponders/Stickers | 2,000 | 167 | 490 | 323 | 1,833 | 2,323 | 323 |
| Total Revenues | \$ 1,414,625 | \$ 117,885 | \$ 1,482 | (\$116,403) | \$ 1,417,370 | \$ 1,418,852 | \$ 4,227 |
| Expenditures: | | | | | | | |
| General & Administrative: | | | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 1,000 | \$ 1,000 | \$ - | \$ 11,000 | \$ 12,000 | \$ - |
| FICA Expense | 918 | 77 | 77 | (0) | 842 | 918 | (0) |
| Engineering | 30,000 | 2,500 | - | 2,500 | 30,000 | 30,000 | - |
| Attorney | 40,000 | 3,333 | - | 3,333 | 40,000 | 40,000 | - |
| Commissions/Tax Collector | 16,927 | 1,411 | - | 1,411 | 16,927 | 16,927 | - |
| Annual Audit | 3,800 | 317 | - | 317 | 3,800 | 3,800 | - |
| Trustee Fees | 3,500 | 292 | - | 292 | 3,500 | 3,500 | - |
| Management Fees | 73,365 | 6,114 | 6,114 | - | 67,251 | 73,365 | - |
| Computer Time | 1,000 | 83 | 83 | 0 | 917 | 1,000 | - |
| Postage & Delivery | 2,000 | 167 | 16 | 151 | 1,833 | 1,849 | 151 |
| Insurance | 69,937 | 31,820 | 31,820 | - | 38,117 | 69,937 | - |
| Printing & Binding | 3,000 | 250 | 112 | 138 | 2,750 | 2,862 | 138 |
| Legal Advertising & Other | 2,000 | 167 | 126 | 41 | 1,833 | 1,959 | 41 |
| Office Supplies | 1,000 | 83 | 21 | 62 | 917 | 938 | 62 |
| Dues, Licenses | 175 | 175 | 175 | - | - | 175 | - |
| Total General & Administrative | \$ 259,622 | \$ 47,788 | \$ 39,544 | \$ 8,244 | \$ 219,687 | \$ 259,230 | \$ 392 |

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2023

| | Adopted | Prorated Budget | Actual | Actual | Projected Next | FY 2024 | Projected |
|--|-----------|-----------------|---------------|----------|----------------|-----------------|-----------|
| | Budget | Thru 10/31/23 | Thru 10/31/23 | Variance | 11 Months | Total Projected | Variance |
| <i>Operations & Maintenance</i> | | | | | | | |
| Field Expenditures | | | | | | | |
| Field Management Fees | \$ 24,191 | \$ 2,016 | \$ 2,016 | \$ (0) | \$ 22,175 | \$ 24,191 | \$ - |
| Contractual-Security | 111,072 | 9,256 | 8,313 | 943 | 102,759 | 111,072 | - |
| Contractual-Security Equipment | 51,150 | 4,263 | - | 4,263 | 51,150 | 51,150 | - |
| Security Patrols | 37,000 | 3,083 | 1,320 | 1,763 | 35,458 | 36,778 | 222 |
| Parking Enforcement | 8,400 | 700 | - | 700 | 8,400 | 8,400 | - |
| Fire and Security System Monitoring | 500 | 42 | - | 42 | 500 | 500 | - |
| Telephone | 12,000 | 1,000 | 637 | 363 | 11,000 | 11,637 | 363 |
| Water & Sewer | 14,000 | 1,167 | - | 1,167 | 14,000 | 14,000 | - |
| Electric | 95,000 | 7,917 | 8,989 | (1,072) | 87,083 | 96,072 | (1,072) |
| Pest Control | 3,500 | 292 | 305 | (13) | 3,208 | 3,513 | (13) |
| Community Maintenance | 299,779 | 24,982 | 23,792 | 1,190 | 274,797 | 298,589 | 1,190 |
| Other Maintenance | 10,000 | 833 | 2,145 | (1,311) | 9,167 | 11,311 | (1,311) |
| Irrigation Pumps Maintenance & Repair | 25,000 | 2,083 | 480 | 1,604 | 22,917 | 23,396 | 1,604 |
| Wall Maintenance & Repair | 3,000 | 250 | - | 250 | 3,000 | 3,000 | - |
| Park & Pool Maintenance/Repair | 50,524 | 4,210 | 628 | 3,582 | 48,419 | 49,047 | 1,477 |
| Pool Maintenance - Contract | 31,476 | 2,623 | 2,625 | (2) | 28,853 | 31,478 | (2) |
| Landscape Repairs & Improvements: | 43,000 | 3,583 | 4,375 | (792) | 38,625 | 43,000 | - |
| Pruning/Trimming/Clean Up/Tree Removals | - | - | - | - | - | - | - |
| Storm Cleanup | - | - | - | - | - | - | - |
| Mulch | - | - | 4,375 | - | - | - | - |
| Landscape Installation | - | - | - | - | - | - | - |
| Lake Maintenance/Repair | 34,000 | 2,833 | 2,717 | 116 | 31,167 | 33,884 | 116 |
| Fountain Maintenance/Repair | 1,000 | 83 | - | 83 | 1,000 | 1,000 | - |
| Drainage Maintenance | 26,000 | 2,167 | 3,000 | (833) | 23,000 | 26,000 | - |
| Road Maintenance/Repair | 20,000 | 1,667 | 3,800 | (2,133) | 16,200 | 20,000 | - |
| Sidewalk Maintenance/Repair | 20,000 | 1,667 | - | 1,667 | 20,000 | 20,000 | - |
| Sign Maintenance/Repair | 3,000 | 250 | 530 | (280) | 2,470 | 3,000 | - |
| Pressure Cleaning | 36,000 | 3,000 | 8,318 | (5,318) | 27,682 | 36,000 | - |
| Electrical Repair & Replacement | 23,000 | 1,917 | 310 | 1,607 | 22,042 | 22,352 | 648 |
| Holiday Decorations | 38,880 | 3,240 | 23,000 | (19,760) | 23,000 | 46,000 | (7,120) |
| Gate Repairs & Replacements: | 16,000 | 1,333 | - | 1,333 | 16,000 | 16,000 | - |
| Gate Repairs | - | - | - | - | - | - | - |
| Equipment Replacement | - | - | - | - | - | - | - |
| Transponders | - | - | - | - | - | - | - |
| Envera - Contractual | - | - | - | - | - | - | - |

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2023

| | Adopted Budget | Prorated Budget Thru 10/31/23 | Actual Thru 10/31/23 | Actual Variance | Projected Next 11 Months | FY 2024 Total Projected | Projected Variance |
|--|---------------------|----------------------------------|-------------------------|---------------------|-----------------------------|----------------------------|-----------------------|
| Field Expenditures (Continued) | | | | | | | |
| Major Projects: | 120,000 | 10,000 | 19,530 | (9,530) | 100,470 | 120,000 | - |
| Peninsula Park Lighthouse | - | - | - | - | - | - | - |
| Restoration from Car Incident in 2021 | - | - | - | - | - | - | - |
| Healing Garden | - | - | - | - | - | - | - |
| Entrance Signs/Marquis | - | - | - | - | - | - | - |
| Clubhouse - Dock Extension | - | - | - | - | - | - | - |
| Pool Resurfacing - Clubhouse Pool | - | - | - | - | - | - | - |
| Pool Resurfacing - Peninsula Pool | - | - | 19,530 | - | - | - | - |
| Pool Resurfacing - Fay Cove Pool | - | - | - | - | - | - | - |
| Total Field Expenditures | \$ 1,157,472 | \$ 96,456 | \$ 116,829 | \$ (20,373) | \$ 1,044,542 | \$ 1,161,371 | \$ (3,899) |
| Total Operations & Maintenance | \$ 1,157,472 | \$ 96,456 | \$ 116,829 | \$ (20,373) | \$ 1,044,542 | \$ 1,161,371 | \$ (3,899) |
| Total Expenditures | \$ 1,417,094 | \$ 144,244 | \$ 156,373 | \$ (12,129) | \$ 1,264,229 | \$ 1,420,601 | \$ (3,507) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (2,469) | \$ (26,358) | \$ (154,891) | \$ (104,274) | \$ 153,142 | \$ (1,749) | \$ 720 |
| Fund Balance - Beginning | \$ 565,355 | | \$ 651,182 | | | | |
| Fund Balance - Ending | \$ 562,886 | | \$ 496,291 | | | | |

Coral Bay
Community Development District
Schedule of Major Projects
FY 2023 - 2024

| | Total | Acutal | Projected | Total |
|--|------------------|------------------|------------------|------------------|
| | FY 2023 | Thru 10/31/23 | at 9/30/24 | Projected Cost |
| Expenditures: | | | | |
| <i>Non-Landscaping Projects</i> | | | | |
| Gate/Security/Camera System Upgrades | \$ - | \$ - | \$ 153,449 | \$ 153,449 |
| North Bay Park - Addition of new Volleyball Court | - | - | 24,000 | 24,000 |
| North Bay Park - Additional Outdoor Equipment | - | - | 20,000 | 20,000 |
| North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile | - | - | 29,000 | 29,000 |
| Parks - Additional Lighting (\$2,000 each solar light - 5 in total expected) | - | - | 10,000 | 10,000 |
| Clubhouse - New Lake Fountain | - | - | 26,000 | 26,000 |
| Clubhouse - Addition of Pool Heater | - | - | 24,000 | 24,000 |
| Clubhouse - Dock Extension | - | - | 91,000 | 91,000 |
| Fay's Cove Pool Area - Dock Replacement | - | - | 100,000 | 100,000 |
| Roads - Additional Speed Humps (\$5,000 each - 4 in total expected) | - | - | 20,000 | 20,000 |
| 30th Street Entrance - Adding of a Gate Trap to eliminate tailgating | - | - | 80,000 | 80,000 |
| Pickleball Court (North Bay Park) | - | - | 59,000 | 59,000 |
| North Bay Park Tennis Courts Resurfacing | - | - | 20,000 | 20,000 |
| Clubhouse and Fay's Cove Pool Areas - Roof Replacement | - | - | 50,000 | 50,000 |
| Pool Resurfacing - Clubhouse Pool | 4,300 | - | 24,000 | 28,300 |
| Pool Resurfacing - Peninsula Pool | 6,100 | 19,530 | 35,000 | 41,100 |
| Pool Resurfacing - Fay Cove Pool | 5,500 | - | 21,000 | 26,500 |
| Paint Fencing Around Pools | - | - | 7,000 | 7,000 |
| Peninsula Park Lighthouse | 39,975 | - | 5,649 | 45,624 |
| <i>Landscaping Projects</i> | | | | |
| Landscaping Proposal at Entrance Signs / Marquis | 14,400 | - | 44,600 | 59,000 |
| Projects reported under "Major Projects" Line Item | \$ 70,275 | \$ 19,530 | \$843,698 | \$913,973 |

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended October 31, 2023

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

ADMINISTRATIVE:

| | | |
|----------------------------|----------------------|--|
| Supervisor's Fees | Budget to Actual | 12 monthly meetings. |
| FICA Expense | Actual Spent | Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries. |
| Attorney's Fees | Actual Spent | Invoice for October hasn't been received. |
| Engineering Fees | Budget to Actual | Invoice for October hasn't been received. |
| Field Management Services | Straight Line Budget | No Comments |
| Annual Audit | Based on Contracts | Engagement Letter for FY 2023 audit is \$3,800. |
| 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 | 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 October 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 October 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 \$2,625 |
| Landscape Repairs & Improvement | Budget to Actual | 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 | Light Er Up Annual Contract |
| Major Projects | Straight Line Budget | No Comments |

Coral Bay
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended October 31, 2023

| | Adopted Budget | Prorated Budget Thru 10/31/23 | Actual Thru 10/31/23 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------|
| Revenues: | | | | |
| Special Assessments Bond A- Tax Roll | \$ 91,163 | \$ - | \$ - | \$ - |
| Interest Income | - | - | 384 | 384 |
| Total Revenues | \$ 91,163 | \$ - | \$ 384 | \$ 384 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 6,738 | \$ - | \$ - | \$ - |
| Interest - 5/1 | 6,738 | - | - | - |
| Principal - 5/1 | 80,000 | - | - | - |
| Total Expenditures | \$ 93,475 | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (2,313) | \$ - | \$ 384 | \$ 384 |
| Fund Balance - Beginning | \$ 44,882 | | \$ 89,808 | |
| Fund Balance - Ending | \$ 42,570 | | \$ 90,192 | |

Coral Bay
Community Development District
Long Term Debt Report

| Series 2012, Special Assessment Bonds | | |
|--|----------|------------------|
| Interest Rate: | 5.500% | |
| Maturity Date: | 5/1/2026 | |
| Reserve Fund Requirement | \$46,738 | |
| Reserve Fund Balance | \$46,738 | |
| | | |
| Bonds Outstanding - 3/29/2012 | | \$890,000 |
| Less: Principal Payment - 5/1/12 | | (\$25,000) |
| Less: Principal Payment - 5/1/13 | | (\$40,000) |
| Less: Principal Payment - 5/1/14 | | (\$45,000) |
| Less: Principal Payment - 5/1/15 | | (\$45,000) |
| Less: Principal Payment - 5/1/16 | | (\$50,000) |
| Less: Principal Payment - 5/1/17 | | (\$55,000) |
| Less: Principal Payment - 5/1/18 | | (\$55,000) |
| Less: Principal Payment - 5/1/19 | | (\$60,000) |
| Less: Principal Payment - 5/1/20 | | (\$60,000) |
| Less: Principal Payment - 5/1/21 | | (\$65,000) |
| Less: Principal Payment - 5/1/22 | | (\$70,000) |
| Less: Principal Payment - 5/1/23 | | (\$75,000) |
| | | |
| Current Bonds Outstanding | | \$245,000 |

Coral Bay
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--------------------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | 992 | - | - | - | - | - | - | - | - | - | - | - | 992 |
| Gate Damage Proceeds | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Toscana Contributions | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Insurance Proceeds | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Miscellaneous Income | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Transponders/Stickers | 490 | - | - | - | - | - | - | - | - | - | - | - | 490 |
| FEMA Reimbursement | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Revenues | \$ 1,482 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,482 |

| | | | | | | | | | | | | | |
|---|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,000 |
| FICA Expense | 77 | - | - | - | - | - | - | - | - | - | - | - | 77 |
| Engineering | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Attorney | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commissions/Tax Collector | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Management Fees | 6,114 | - | - | - | - | - | - | - | - | - | - | - | 6,114 |
| Computer Time | 83 | - | - | - | - | - | - | - | - | - | - | - | 83 |
| Postage & Delivery | 16 | - | - | - | - | - | - | - | - | - | - | - | 16 |
| Insurance | 31,820 | - | - | - | - | - | - | - | - | - | - | - | 31,820 |
| Printing & Binding | 112 | - | - | - | - | - | - | - | - | - | - | - | 112 |
| Legal Advertising & Other | 126 | - | - | - | - | - | - | - | - | - | - | - | 126 |
| Office Supplies | 21 | - | - | - | - | - | - | - | - | - | - | - | 21 |
| Dues, Licenses | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 39,544 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 39,544 |

Coral Bay
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| <i>Operations & Maintenance</i> | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Field Management Fees | \$ 2,016 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,016 |
| Contractual-Security | 8,313 | - | - | - | - | - | - | - | - | - | - | - | 8,313 |
| Contractual-Security Equipment | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Security Patrols | 1,320 | - | - | - | - | - | - | - | - | - | - | - | 1,320 |
| Parking Enforcement | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Fire and Security System Monitoring | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Telephone | 637 | - | - | - | - | - | - | - | - | - | - | - | 637 |
| Water & Sewer | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Electric | 8,989 | - | - | - | - | - | - | - | - | - | - | - | 8,989 |
| Pest Control | 305 | - | - | - | - | - | - | - | - | - | - | - | 305 |
| Community Maintenance | 23,792 | - | - | - | - | - | - | - | - | - | - | - | 23,792 |
| Other Maintenance | 2,145 | - | - | - | - | - | - | - | - | - | - | - | 2,145 |
| Irrigation Pumps Maintenance & Repair | 480 | - | - | - | - | - | - | - | - | - | - | - | 480 |
| Wall Maintenance & Repair | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Park & Pool Maintenance/Repair | 628 | - | - | - | - | - | - | - | - | - | - | - | 628 |
| Pool Maintenance - Contract | 2,625 | - | - | - | - | - | - | - | - | - | - | - | 2,625 |
| Landscape Repairs & Improvements: | 4,375 | - | - | - | - | - | - | - | - | - | - | - | 4,375 |
| Lake Maintenance/Repair | 2,717 | - | - | - | - | - | - | - | - | - | - | - | 2,717 |
| Fountain Maintenance/Repair | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drainage Maintenance | 3,000 | - | - | - | - | - | - | - | - | - | - | - | 3,000 |
| Road Maintenance/Repair | 3,800 | - | - | - | - | - | - | - | - | - | - | - | 3,800 |
| Sidewalk Maintenance/Repair | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Sign Maintenance/Repair | 530 | - | - | - | - | - | - | - | - | - | - | - | 530 |
| Pressure Cleaning | 8,318 | - | - | - | - | - | - | - | - | - | - | - | 8,318 |
| Electrical Repair & Replacement | 310 | - | - | - | - | - | - | - | - | - | - | - | 310 |
| Holiday Decorations | 23,000 | - | - | - | - | - | - | - | - | - | - | - | 23,000 |
| Gate Repairs & Replacements: | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Major Projects | 19,530 | - | - | - | - | - | - | - | - | - | - | - | 19,530 |
| Subtotal Field Expenditures | \$ 116,829 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 116,829 |
| Total Operations & Maintenance | \$ 116,829 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 116,829 |
| Total Expenditures | \$ 156,373 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 156,373 |
| Net Change in Fund Balance | \$ (154,891) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (154,891) |

Coral Bay
Community Development District

CAPITAL RESERVE SCHEDULE

| | FY2011 | FY2012 | FY2013 | FY2014 | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | FY2024 | 9/30/24 |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|
| 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 | \$0.00 | TOTAL |
| 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 | \$0.00 | \$60,000.00 |
| | | | | | | | | | | | | | | | (\$39,500.00) |
| | | | | | | | | | | | | | | | \$20,500.00 |



CORAL BAY CDD
FIELD MANAGER REPORT
November 9, 2023 Board Meeting

LAKE AND CANALS

- Solitude Water Management – Services as Contracted, Reports Provided as **Attachment A**
- Management to Review Shoreline Video for Encroachment Violations within the 20' Easement
 - Report in progress – to be sent to the Board once completed

LANDSCAPE

1. Annual and Monthly Schedule – Shinto to provide on 11/1
2. South Bay Drive Tree Trimming of Trees Touching Residents' Roofs – In Progress
3. Sod Installation at SBD Buffer to Cover Deep Ruts – In Progress
4. Remove Vines from Fay's Cove Wall and Paint – Removal to be Scheduled

COMMUNITY

5. Street Name Sign Brackets and Old Brackets Replacement
 - a. Obtaining proposals from new companies
6. Peninsula Park Pool Remodeling – Shamrock Pools
 - a. In permitting process
 - b. Tile Selection to be provided at Board meeting
7. Envera Upgrades
 - a. Latest revised schedule available at <http://www.coralbaycdd.com/news/>
 - b. Board Supervisor Geroge Mizusawa Inspection with Envera to be scheduled
8. Pool Lift Repairs – Scheduled for 11/2
9. 6474 Buena Vista Dr - Divers Drainage Inspection & Cleaning – Completed
10. Lake/Canals One Time Coconut Removal from Water – To be Scheduled



CORAL BAY CDD

COMMUNITY (continued)

11. Main Entrance Coral Bay Signs Repair at SBD Entrance & NBD Exit
 - a. Obtaining proposal for repairs
12. North and South Bay Drive Entrance at Gates-Medians – To be Scheduled
13. Replace One Door at Clubhouse with a Non-Impact Door – Obtaining Cost
14. New basketball rim and backboard – Obtaining Cost
15. Tennis court fence repairs - Obtaining Cost

ATTACHMENT A

LAKE MAINTENANCE REPORTS

NOVEMBER 9, 2023

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

October 30 Report

Service Report



Work Order

Work Order Number
00389758

Created Date
10/30/2023

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 for submerged vegetation.
Overall the lake looked good. D. O. 8.41, Temp
77.21 °F, pH 7.98.

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. |
| Coral Bay CDD - Lakes all | LAKE WEED CONTROL | Treated the lake for aquatic vegetation. |
| Coral Bay CDD - Lakes all | ALGAE CONTROL | Inspected for algae. |
| Coral Bay CDD - Lakes all | | |

October 16 Report

Service Report



| | | | |
|-------------------|------------|---------|---|
| Work Order | | Account | Coral Bay Community Development District |
| Work Order Number | 00383024 | Contact | Julio Padilla |
| Created Date | 10/16/2023 | Address | 3101 South Bay Drive Margate, FL 33063 |

Work Details

| | | | |
|----------------------|--|-------------|---------------|
| Specialist | Treated the lake for algae and submerged vegetation. Treated canal segment 1 for nuisance shoreline species. | Prepared By | David Frazier |
| Comments to Customer | | | |

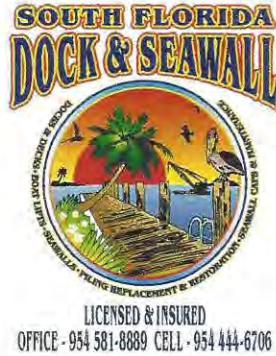
Work Order Assets

| 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 | TRASH / DEBRIS COLLECTION (IN HOUSE) | Picked up trash |
| Coral Bay CDD - Lakes all | SHORELINE WEED CONTROL | Treated canal segment 1 for nuisance shoreline species. |
| Coral Bay CDD - Lakes all | LAKE WEED CONTROL | Treated the lake for submerged vegetation. |
| Coral Bay CDD - Lakes all | ALGAE CONTROL | Treated the lake for algae. |
| Coral Bay CDD - Lakes all | | |

Marine Contractor-License # 92-1317
Mailing Address
961 Monticello ave.
Davie FL. 33325
(954) 581-8889 or (954) 444-6706



PROPOSAL SUBMITTED TO:

Coral Bay CDD
Att: Mr. Patrick Burgess
3101 South Bay drive
Margate FL.33063

CELL NO: (540) 303-9619
E-MAIL: pburgess@gmssf.com

DATE: 10/18/23

Demo & install (461 sq. ft.) of dock & deck & (96 Lf) of railing & (2) 2' x 5' benches as follows:

- 1) Demo existing dock, deck & railing & dispose of off-site.
- 2) Dock & deck framing will be done using .60 treated pressure-treated #1 grade lumber (2" x 6")
 - a) A single 2" x 6" stringer will be attached to the inside perimeter of the pilings along with 2"x 8" sub-stringers using stainless steel hardware.
 - b) Center joists will be 24" o/c or less.
 - c) The decking will be 5/4" x 6" Wear deck decking .
 - d) Decking will be secured with stainless steel composite screws.
- B) Demo 2nd dock & deck (812.5 sq. ft.) & (112') of railing & determine what to do about supporting construction of new dock & deck.

- * **Note:** first dock & deck that is being replaced the existing piling supports will be used. The price is for demo & construction of new deck & dock only.
- * **Note:** Any dock accessories removed & or purchased will be installed at an additional cost to contract.
- * **South Florida Dock & Seawall Inc.** warranties this work for (3) years.
- * **South Florida Dock & Seawall Inc.** is not responsible for existing electrical, plumbing, sprinkler system waterlines, drain pipes, (above or below ground), fence, bushes, plants, trees or replacement of sod.
- * **Association** is responsible for reimbursing **South Florida Dock & Seawall Inc.** for all survey's permits, drawings, processing and engineering fees related to permitting this project.

WE PROPOSE hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:
-----TWENTY EIGHT THOUSAND ONE HUNDRED THIRTY FOUR----- 00/00dollars(28,134.00)

Payment to be made as follows: 30 % due upon signing, 30% due upon installation of pilings 30%, due upon framing and balance due upon completion.
Terms: Balance due in full upon completion if not otherwise specified. If any sums are collected by suit or demand of an attorney, then the owner agrees to pay all costs including attorney's fees and interest. All work to carry a (3) year guarantee against defective material and workmanship. Guaranteed to be as specified. 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 the estimate. The owner will be responsible for furnishing offset stake set by a licensed surveyor. South Florida Dock & seawall Inc. to be held harmless for claims of noise, vibration damage, pollution, oil fallout, etc. We do not assume responsibility for permits, plans or engineering unless other-wise specified. We reserve the right to with-draw this bid if not accepted within (30) days unless other-wise specified. all agreements contingent upon strikes, accidents or delays beyond our control. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Owner to carry fire, tornado and other necessary insurance.

AUTHORIZED
SIGNATURE _____

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: When this job is accepted please sign and return copy which will be our order to proceed with work and constitutes the entire contract. No verbal agreements will be a part of this contract. 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.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____

SIGNATURE: _____

Job Name:

1023-CORALBAY-075

Date: 10 18 23 Scale: _____ Vinyl Digital Edge

Size: _____ 1st 2nd s/f d/f

Bkgd. Color: BLUE 5017 Material: .125

Letter Color: 3M PREMIUM WHITE Qty: 1

Finishing: _____



2085 N. Powerline Rd., Pompano Beach
Ph. (954) 972-7222 Fax: (954) 972-7271

PROOF

Be sure to PROOF READ finished copy CAREFULLY.
We are NOT RESPONSIBLE for errors or omissions
after job has been printed.

- () PROOF O.K. AS IS
- () CHANGE TO CORRECT ERROR (NO CHARGE)
- () CHANGE FROM ORIGINAL COPY SUBMITTED
CAN RESULT IN ADDITIONAL CHARGES

Approved as Indicated Above Date _____

Due Date: _____

Signs made to spec. MUTCD BROWARD COUNTY FDOT



36 in



Coral Bay

RESIDENT ENTRANCE
ONLY

**Visitors Please turn around and go right on
Rock Island Rd. to Sample Rd. then go East
(right) to NW 62st Street.**

**Turn right and the Coral Bay entrance will
be on the right side.**

32 in

36 in



Coral Bay

RESIDENT ENTRANCE ONLY

32 in



EXHIBIT 1

EMPIRE LIGHTING RESOURCES PROPOSALS

NOVEMBER 9, 2023

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

ERIS ARCH FIXTURE AND SPECIFICATIONS

Eris

Architectural LED Luminaire



Eris Architectural LED Post Mount Luminaire, suitable for wet locations. Perfect for lighting up Residential Exteriors, Walkways, Perimeters, School Campuses, Industrial/Commercial Spaces, Parking Lots, Recreational Parks.

- Dark Sky compliant
- 10 Year /100,000 warranty.

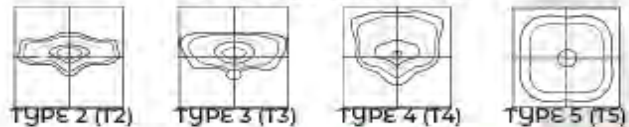
Features:

- Energy Savings: Over 66% compared to HID light sources
- Improved lumen maintenance
- Utilizes high efficient Lumiled LED's
- Operating temperatures: -30°C ~ 60°C
- Driver: Constant current, 120-277v or, 480v (Optional)
- 10Kv Surge Protector. (standard)
- 0-10V Dimming, occupancy sensors, photo cell or wireless controls (optional)

Construction:

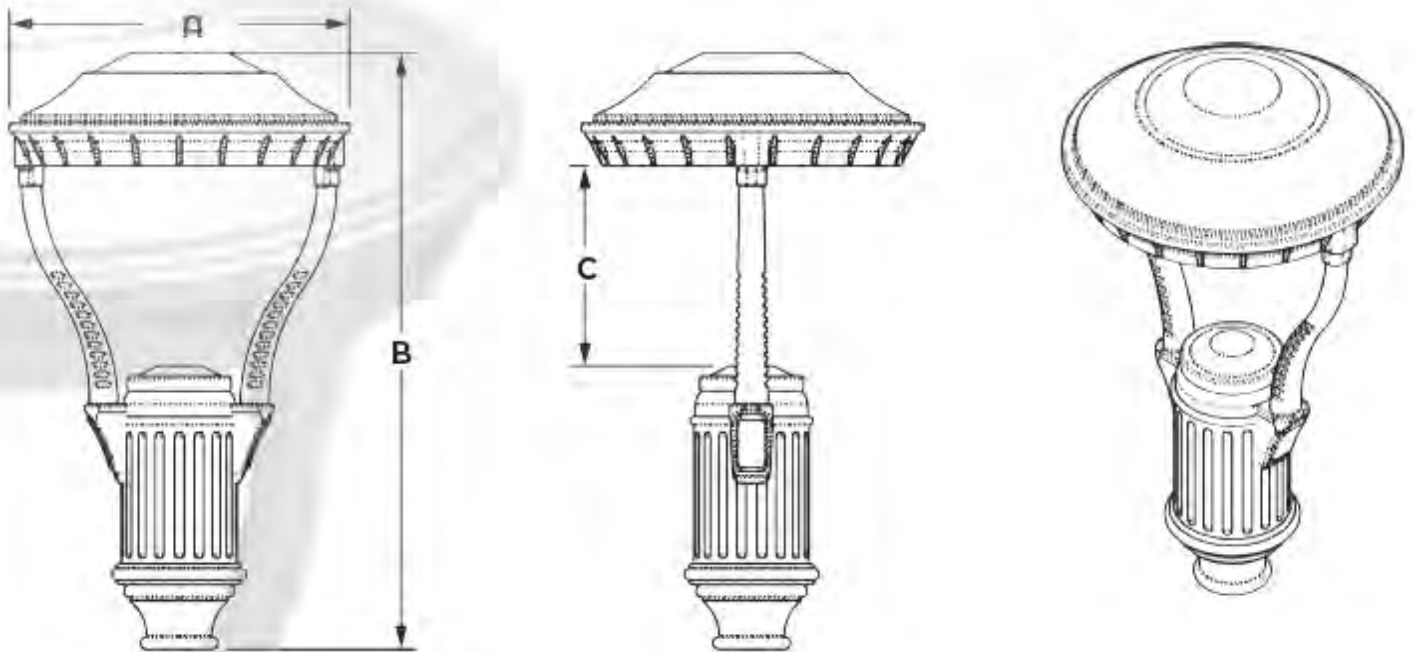
- Housing is Heavy Duty Aluminum Spun.
- 3 mil Powder Coat Finish.
- Clear Optics System.
- Silicone Gasket to prevent leakage and provide Weather-Tight Protection.
- Mounting: over of a 3" O.D Tenon or Pole (standard). Adapter is Required for other mounting sizes

OPTIC DISTRIBUTION



Example: ERIS-T3-20CLED-50K-MV-T3R-BZ-HSS

| Cat # | Wattage | Light Dist. | Color Temp. | Voltage | Finish | Mounting | Options |
|----------------|-------------------|----------------|----------------|------------------|-------------------|------------------|----------------------------|
| Eris (ERIS) | 20W (20CLED) | Type 2 (T2) | 3000K (30K) | 120-277V (MV) | Black (BLK) | 3"OD Standard | Motion Sensor (OCS) |
| | 40W (40CLED) | Type 3 (T3) | 4000K (40K) | 480V (HV) | White (WHT) | (T3R) | Button Photo Cell (PC) |
| | 50W (50CLED) | Type 4 (T4) | 5000K (50K) | | Silver (SLR) | | Wireless controls (WC) |
| | 60W (60CLED) | Type 5 (T5) | | | Bronze (BRZ) | | House Side Shield (HSS) |
| | 70W (70CLED) | | | | Graphite (GPH) | | |
| | 80W (85CLED) | | | | Custom (CST) | | |
| | 100W (100CLED) | | | | | | |
| | 120W (120CLED) | | | | | | |



| Cat# | A | B | C | EPA |
|------|---------|-----|-----|------|
| ERIS | 16" 5/8 | 30" | 10" | 1.34 |

| Cat # | Input Power | Lumen Output | LPW | Color Temp. (CCT) | CRI | Rated Life (L70) | Input Voltage | HID Equivalent |
|--------------|-------------|--------------|-----|-------------------|-----|------------------|---------------|----------------|
| ERIS-20CLED | 25W | 3,650 | 182 | 5000K | 70+ | >200,000 | 120-277V | 70W MH |
| ERIS-40CLED | 45W | 6,492 | 162 | 5000K | 70+ | >200,000 | 120-277V | 150W HPS |
| ERIS-50CLED | 55W | 7,780 | 155 | 5000K | 70+ | >200,000 | 120-277V | 150W MH |
| ERIS-60CLED | 65W | 8,539 | 142 | 5000K | 70+ | >200,000 | 120-277V | 175W PSMH |
| ERIS-70CLED | 75W | 9,986 | 142 | 5000K | 70+ | >200,000 | 120-277V | 250W MH |
| ERIS-80CLED | 85W | 12,984 | 155 | 5000K | 70+ | >200,000 | 120-277V | 250W HPS |
| ERIS-100CLED | 105W | 15,561 | 155 | 5000K | 70+ | >200,000 | 120-277V | 400W MH |
| ERIS-120CLED | 125W | 16,012 | 145 | 5000K | 70+ | >200,000 | 120-277V | 400W PS |

Proudly Manufactured and Assembled in the USA

PULSAR ARCH FIXTURE AND SPECIFICATIONS

Pulsar Series

Architectural LED Luminaire



PULSAR Architectural LED Post Mount Luminaire, suitable for wet locations. Perfect for lighting up Residential Exteriors, Walkways, Perimeters, School Campuses, Industrial/Commercial Spaces, Parking Lots, Recreational Parks.

- Dark Sky compliant
- 10 Year /100,000 warranty.

FEATURES:

- Energy Savings: Over 66% compared to HID light sources
- Improved lumen maintenance
- Utilizes high efficient Lumileds LED's
- Operating temperatures: -30°C ~ 60°C
- Driver: Constant current, 120-277v or, 480v (Optional)
- 10Kv Surge Protector. (standard)
- 0-10V Dimming, occupancy sensors, photo cell or wireless controls (optional)

CONSTRUCTION:

- Housing is Heavy Duty Aluminum Spun.
- 3 mil Powder Coat Finish.
- Clear Optics System.
- Silicone Gasket to prevent leakage and provide Weather-Tight Protection.
- Mounting: over of a 3" O.D Tenon or Pole (standard). Adapter is Required for other mounting sizes

OPTIC DISTRIBUTION



Example: PLSR-I-T3-20CLEd-50K-MV-T3R-BZ-HSS

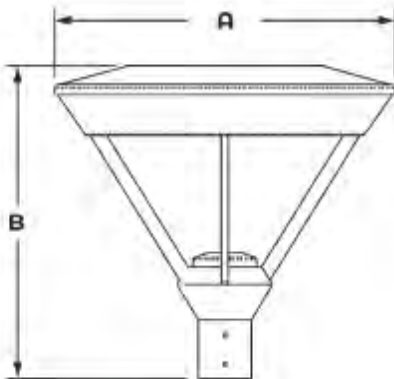
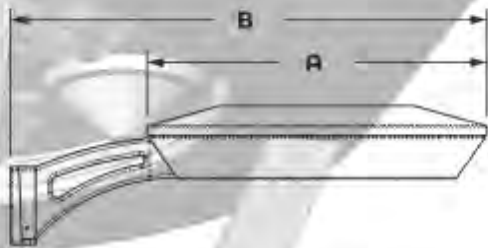
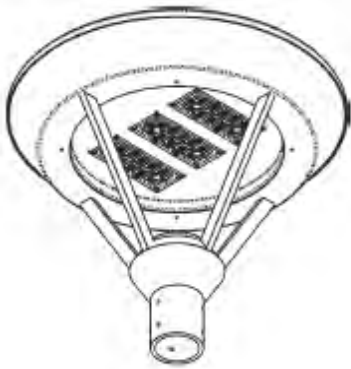
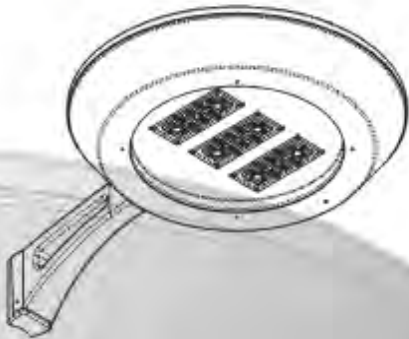


| Cat # | Wattage | Light Dist. | Color Temp. | Voltage | Finish | Mounting | Options |
|------------------------|-------------------|----------------|----------------|------------------|--------------------------------------|---|--|
| Pulsar S (PLSR-S) | 20W (20CLEd) | Type 2 (T2) | 3000K (30K) | 120-277V (MV) | Black (BLK) | Post Mount 3"OD Standard (PM3) | Motion Sensor (OCS) Button Photo Cell (PC) Wireless controls (WC) House Side Shield (HSS) |
| | 40W (40CLEd) | Type 3 (T3) | 4000K (40K) | 480V (HV) | White (WHT) | | |
| | 50W (50CLEd) | Type 4 (T4) | 5000K (50K) | | Silver (SLR) | | |
| | 60W (60CLEd) | Type 5 (T5) | | | Bronze (BRZ) | | |
| | | | | | Graphite (GPH) Custom (CST) | | |
| Pulsar I (PLSR-I) | 70W (70CLEd) | | | | | Sweep Arm Mount (SAM) (PLSR-I and PLSR-II Only) | |
| | 80W (85CLEd) | | | | | | |
| | 100W (100CLEd) | | | | | | |
| Pulsar II (PLSR-II) | 150W (150CLEd) | | | | | | |
| | 180W (180CLEd) | | | | | | |
| | 200W (200CLEd) | | | | | | |
| | | | | | | | |

Rev'd : 4/3/20

PLSR-SAM

PLSR-PM3



| Cat# | A | B | EPA |
|-------------|-----|---------|------|
| PLSR-S-PM3 | 16" | 21" | .75 |
| PLSR-I-PM3 | 20" | 21" | .90 |
| PLSR-II-PM3 | 24" | 21" | 1.18 |
| PLSR-I-SAM | 20" | 29" 5/8 | .8 |
| PLSR-II-SAM | 24" | 33" 5/8 | 1.00 |

| Cat # | Input Power | Lumen Output | LPW | Color Temp. (CCT) | CRI | Rated Life (L70) | Input Voltage | HID Equivalent |
|-----------------|-------------|--------------|-----|-------------------|-----|------------------|---------------|----------------|
| PLSR-S-20CLED | 25W | 3,650 | 182 | 5000K | 70+ | >200,000 | 120-277V | 70W MH |
| PLSR-S-40CLED | 45W | 6,492 | 162 | 5000K | 70+ | >200,000 | 120-277V | 150W HPS |
| PLSR-S-50CLED | 55W | 7,780 | 155 | 5000K | 70+ | >200,000 | 120-277V | 150W MH |
| PLSR-S-60CLED | 65W | 8,539 | 142 | 5000K | 70+ | >200,000 | 120-277V | 175W PSMH |
| PLSR-I-70CLED | 75W | 9,986 | 142 | 5000K | 70+ | >200,000 | 120-277V | 250W MH |
| PLSR-I-80CLED | 85W | 12,984 | 155 | 5000K | 70+ | >200,000 | 120-277V | 250W HPS |
| PLSR-I-100CLED | 105W | 15,561 | 155 | 5000K | 70+ | >200,000 | 120-277V | 400W MH |
| PLSR-II-150CLED | 155W | 23,340 | 145 | 5000K | 70+ | >200,000 | 120-277V | 400W PS |
| PLSR-II-180CLED | 185W | 28,010 | 155 | 5000K | 70+ | >200,000 | 120-277V | 500W MH |
| PLSR-II-200CLED | 200W | 31,120 | 155 | 5000K | 70+ | >200,000 | 120-277V | 750W PSMH |

Proudly Manufactured and Assembled in the USA

SHOE BOX FIXTURE AND SPECIFICATIONS

VIZ-A-LITE

800-954-BULB (2852)



Item#: **VLSB-150** **LED FIXTURE**

OUTDOOR POLE/ARM-MOUNTED AREA AND
ROADWAY LUMINAIRES - ARCHITECTURAL
FLOOD AND SPOT LUMINAIRES

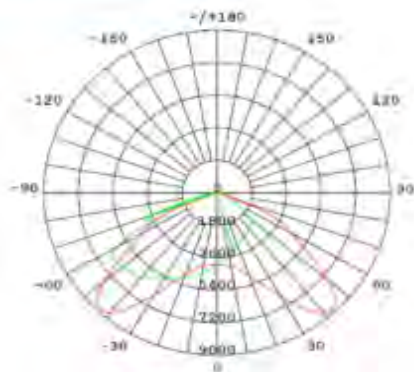
FEATURES

- Elegant and modern appearance.
- Die cast aluminum housing.
- Instant-On, No Flickering or Humming.
- Consume up to 80% less energy and are environmentally friendly.
- Surge protection device provides single phase protection.

APPLICATION

Parking lot, street and building perimeter lighting.

LIGHT DISTRIBUTION CURVE



ELECTRICAL

| | |
|---------------------------------|----------|
| Wattage | 150W |
| Voltage | 100-277V |
| Current | 1.625A |
| Power Factor | 0.9 |
| Total Harmonic Distortion (THD) | 5.7 |

LIGHTING PERFORMANCE

| | |
|---------------------------|----------------------|
| Lumens | 21000 |
| Lumens Per Watt (Lm/W) | 140 |
| Color Temperature (CCT) | 5000K |
| Color Rendering (CRI) | 80 |
| R9 (Red Value) | 9 |
| R13 (Skin Tones) | 83 |
| Beam Angle | 130° |
| Light Distribution | Type III, Very Short |
| Dimmable Lighting Control | |

ENVIRONMENT

| | |
|---------------------------|--------------|
| Operating Temperature | -22° ~ 113°F |
| Suitable Location | WET |
| Ingress Protection Rating | IP65 |

LIFESPAN

| | |
|----------------------|--------|
| Average Life (Hours) | 70,000 |
| Warranty (Years) | 5 |

COMPONENTS

| | |
|------------------|-----------------|
| LED Light Source | Philips LumiLED |
| Driver | Tomcarline |

CONSTRUCTIONS

| | |
|--------------------------------|------------------------------|
| Housing | Aluminum / PC |
| Base / Power Supply | Hard Wired / Surge Protector |
| Finish | Bronze |
| Effective Projected Area (EPA) | 0.21 m ² |

CERTIFICATIONS



Published lumens on LED products are approximate and may vary slightly. • Please check DLC website for the most current list of approved items - www.designlights.org

PERFORMANCE DATA

EXHIBIT 2

LED ARE US PROPOSALS

NOVEMBER 9, 2023

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

CLUBHOUSE PROPOSAL

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

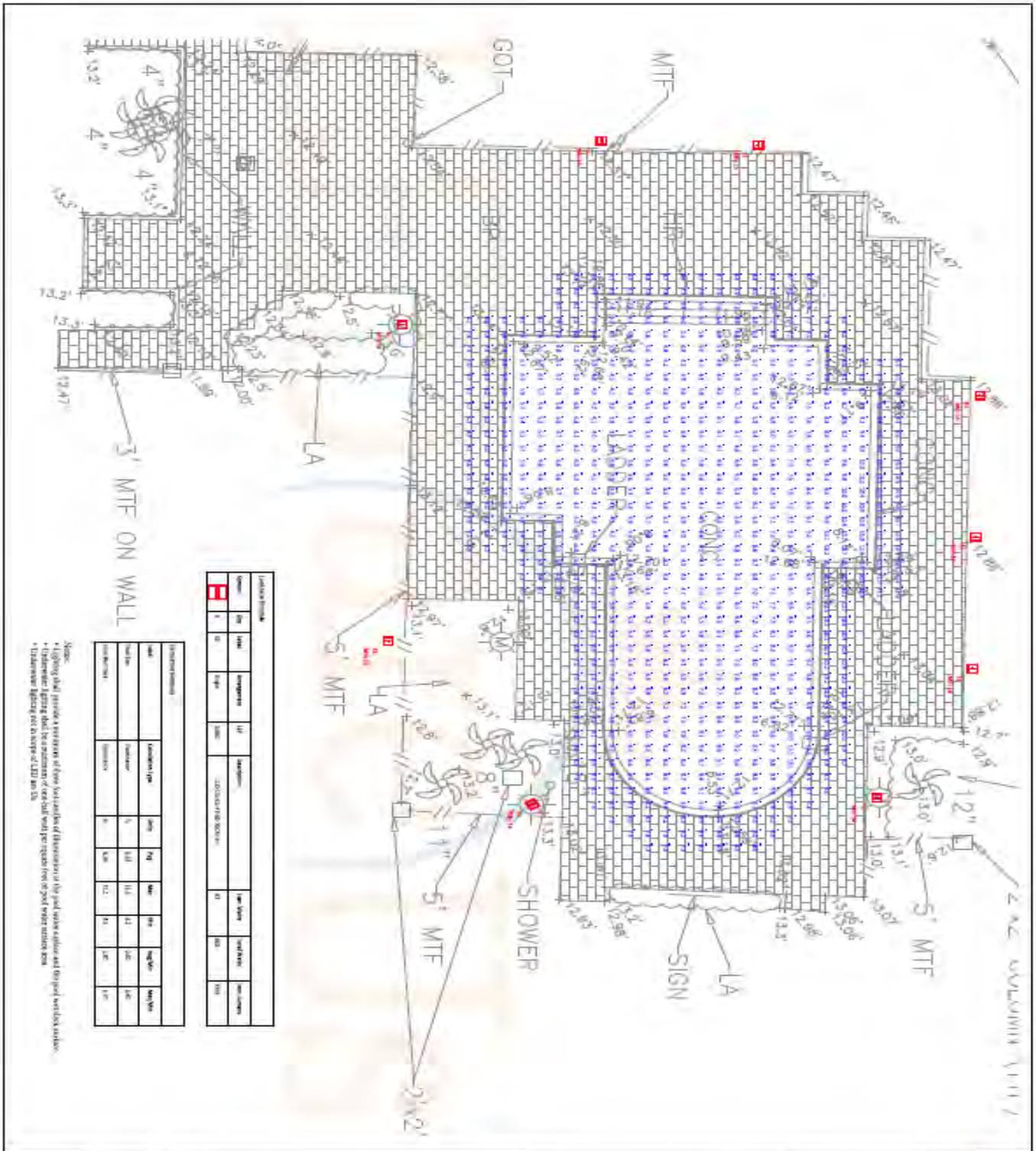
Ship To: CORAL BAY - CLUB HOUSE Phone: 954 721 8681
3101 S BAY DR
MARGATE, FL 33063

| 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

CLUBHOUSE PHOTOMETRIC PLAN



| Room | Area | Height | Light | Lighting | Foot Candles | Foot Candles | Foot Candles | Foot Candles |
|-----------|------|--------|-------|----------|--------------|--------------|--------------|--------------|
| CLUBHOUSE | 1000 | 10 | 100 | 100 | 100 | 100 | 100 | 100 |

| Room | Area | Height | Light | Lighting | Foot Candles | Foot Candles | Foot Candles | Foot Candles |
|-----------|------|--------|-------|----------|--------------|--------------|--------------|--------------|
| CLUBHOUSE | 1000 | 10 | 100 | 100 | 100 | 100 | 100 | 100 |

Notes:
 • Lighting dual provides a minimum of four foot candles of illumination at the pool water surface and the pool water circulation.
 • Uniform lighting that illuminates the perimeter of each pool water surface from the pool water surface.
 • Transverse lighting not to exceed 100 foot candles.

PENINSULA PARK PROPOSAL

Quote

Page 1 of 1



9840 NW 77th Ave
Hialeah Gardens, FL 33018
(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

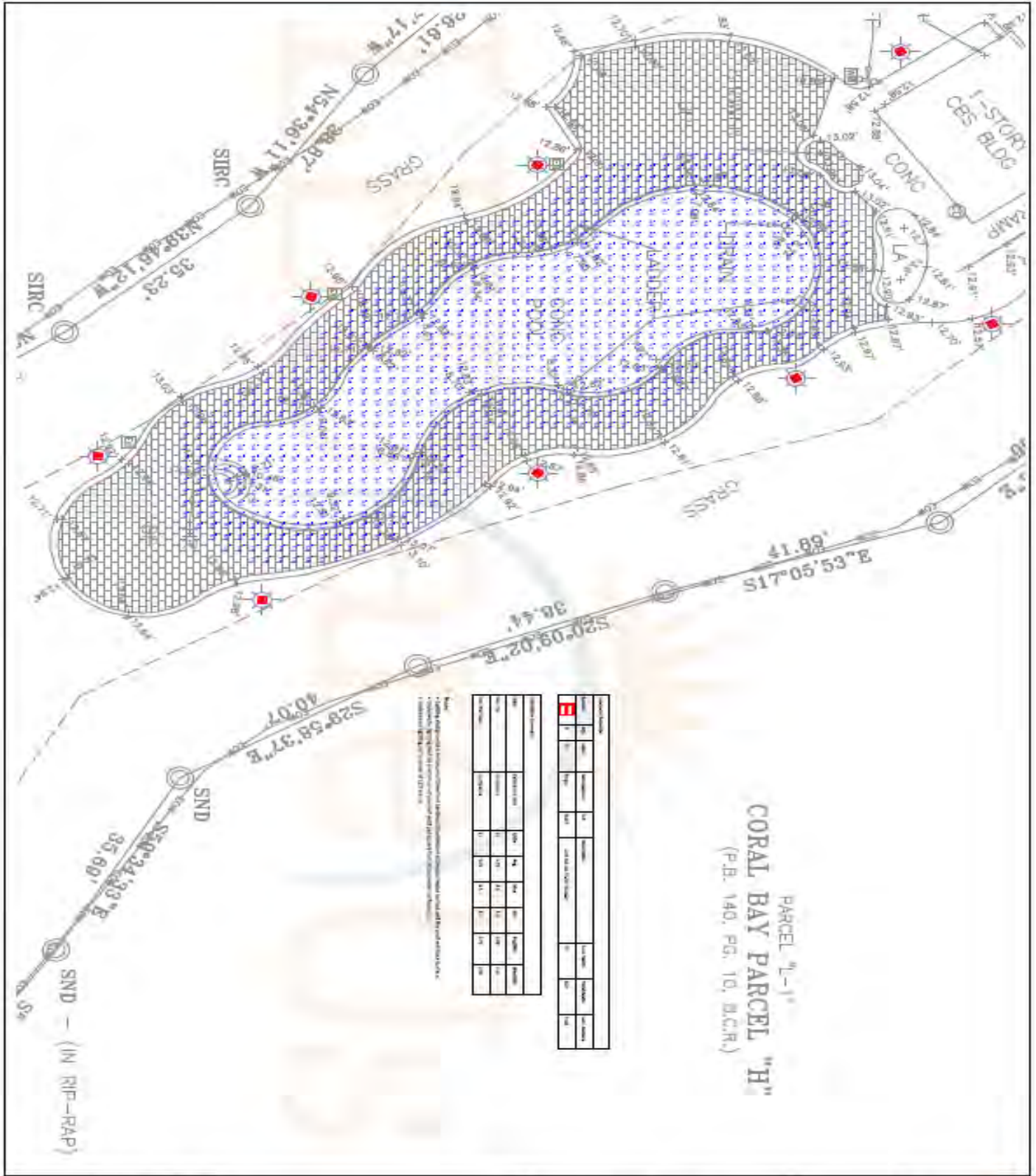
Ship To: CORAL BAY - PENINSULA PARK
3101 S BAY DR
MARGATE, FL 33063

| 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

PENINSULA PARK PHOTOMETRIC PLAN



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

Notes:
 1. All dimensions are in feet and inches.
 2. All bearings are true bearings.
 3. All distances are in feet.
 4. All areas are in square feet.
 5. All volumes are in cubic feet.

| Area | Area | Area | Area | Area | Area | Area | Area |
|----------|--------|--------|--------|--------|--------|--------|--------|
| Pool | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 |
| Grass | 18,000 | 18,000 | 18,000 | 18,000 | 18,000 | 18,000 | 18,000 |
| Concrete | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 |
| Other | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 |
| Total | 54,000 | 54,000 | 54,000 | 54,000 | 54,000 | 54,000 | 54,000 |

FAY'S COVE PROPOSAL

Quote

Page 1 of 1



9840 NW 77th Ave
Hialeah Gardens, FL 33018
(305) 823-2803
Fax: (305) 823-1108

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 8881
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 |
| 908LED | 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

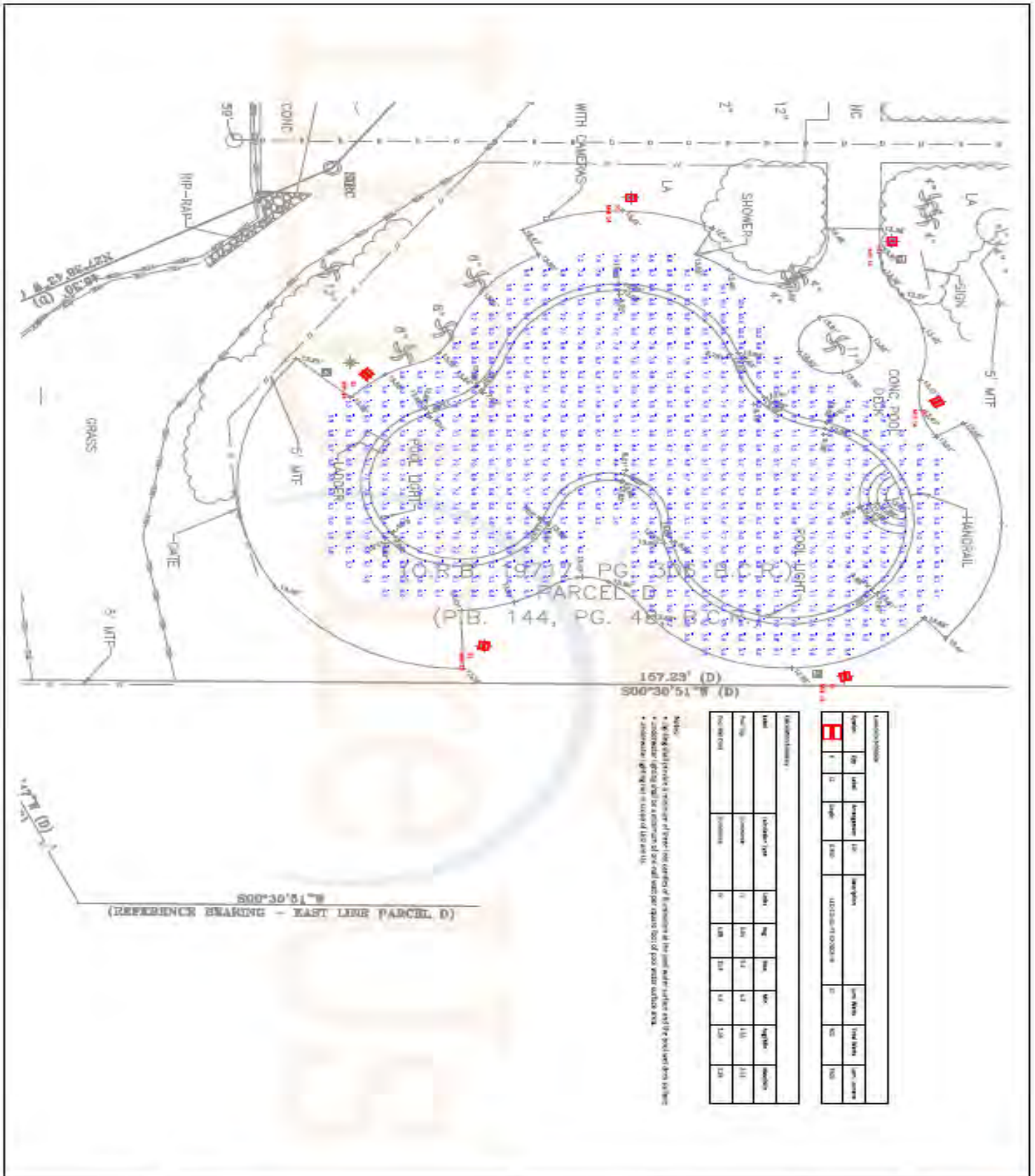
NO REFUNDS

3 DAY EXCHANGE ONLY

WITH RECEIPT

10-Q124394

FAY'S COVE PHOTOMETRIC PLAN



| Fixture | Type | Height | Beam Angle | Light Output (lm) | Beam Diameter (ft) | Beam Diameter (m) |
|---------|------|--------|------------|-------------------|--------------------|-------------------|
| 1 | 1 | 120 | 120 | 10000 | 12 | 3.66 |

| Fixture | Model | Wattage | Beam Angle | Light Output (lm) | Beam Diameter (ft) | Beam Diameter (m) |
|---------|-------|---------|------------|-------------------|--------------------|-------------------|
| 1 | 1 | 120 | 120 | 10000 | 12 | 3.66 |

- Notes:**
- All lighting fixtures are assumed to be of the type and beam angle as shown on the plan.
 - All lighting fixtures are assumed to be of the type and beam angle as shown on the plan.
 - All lighting fixtures are assumed to be of the type and beam angle as shown on the plan.

500°30'51" W
(REFERENCE BEARING - EAST LINE PARCEL D)

| | | | |
|-------------|--|-----------------------------|--|
| PH-1 | PROJECT: CORAL BAY FAY'S COVE 545 DRAV DRIVE MARGATE, FL 33420 | REVISION / COMMENTS: | |
| | DATE: 10/1/2018 | (Empty table for revisions) | |

FIXTURE AND SPECIFICATIONS

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 (HS) 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 5W - 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 ⁹ | 70CRI - 70 CRI 80CRI - 80 CRI ⁹ | (Blank) - None <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System Host/Satellite <u>Stand-Alone Controls</u> EXT - 0-10v Dimming (from external signal) CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁵ | BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White | (Blank) - None IH - Integral House Side Shield ² IL - Integral Louver (Sharp Spill Light Cutoff) ² |



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 ⁶ |
| 61409 | AirLink 5 Pin Twist Lock Controller ⁴ |
| 661410 | AirLink 7 Pin Twist Lock Controller ⁴ |
| 149328 | Shorting Cap for use with CR7P ⁴ |

Fusing Information⁷

| Part Number | Description |
|-------------|---------------------------|
| FK120 | Single Fusing (120V) |
| FK277 | Single Fusing (277V) |
| DFK240 | Double Fusing (208V,240V) |
| DFK347 | Double Fusing (347V) |
| DFK480 | Double Fusing (480V) |

Mounting Accessories

| Part Number | Description |
|-------------|--|
| 693664CLR | WM Wall Mount Bracket ⁸ |
| 693665CLR | BK MPT BO Mount ⁸ |
| 694638CLR | Internal Tenon Adapter For 4" Square Pole ⁸ |
| 694641CLR | Internal Tenon Adapter 5" Square Pole ⁸ |
| 694642CLR | Internal Tenon Adapter 6" Square Pole ⁸ |
| 694643CLR | External Tenon Adapter 3" Round Pole ⁸ |
| 694644CLR | External Tenon Adapter 3-1/2" RoundTapered Pole ⁸ |
| 694645CLR | External Tenon Adapter 4" RoundTapered Pole ⁸ |

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 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 | |
| | 5W | | 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 | |
| | 5W | | 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 | |
| | 5W | | 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 | |
| | 5W | | 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 25C (77F). Actual wattage may differ by +/-10%

| Recommended Lumen Maintenance ¹ | | | | | |
|--|--------------------|-------------------|-------------------|-------------------|--------------------|
| Ambient | Lumen Multiplier | | | | |
| | 0hrs. ² | 25hr ² | 50hr ² | 75hr ² | 100hr ² |
| 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 (DOT) 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 (DOT) i.e. the packaged LED chip).

(MPP) Outdoor LED Post Top

Type: _____

PHOTOMETRICS

[Back to Quick Links](#)

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%.

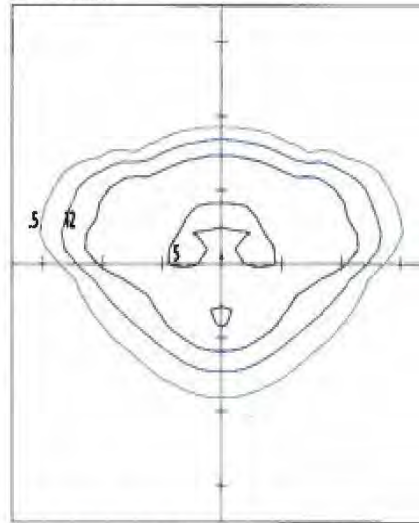
See the individual product page on <https://www.isicorp.com/> for detailed photometric data.

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 |

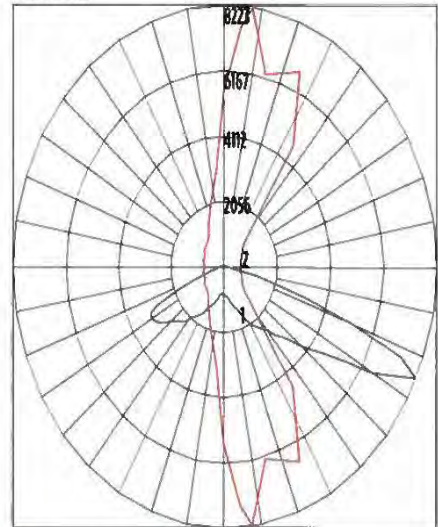
| Zonal Lumen Summary | | |
|---------------------|--------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 1014 | 10% |
| Medium (30-60°) | 5631 | 55% |
| High (60-90°) | 2860 | 28% |
| Very High (90-180°) | 223 | 2% |
| Uplight (90-180°) | 432 | 4% |
| Total Flux | 10159 | 100%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

ISO Footcandle



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

Polar Curve



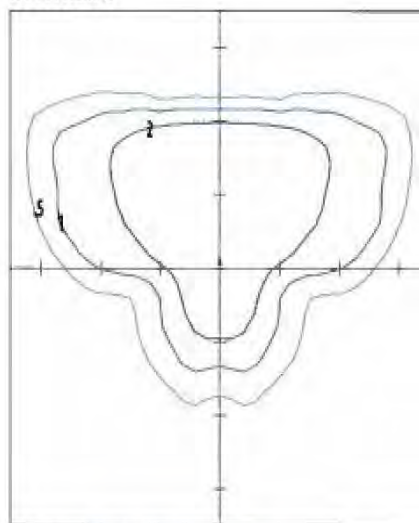
Vertical Plane Horizontal Cone

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 |

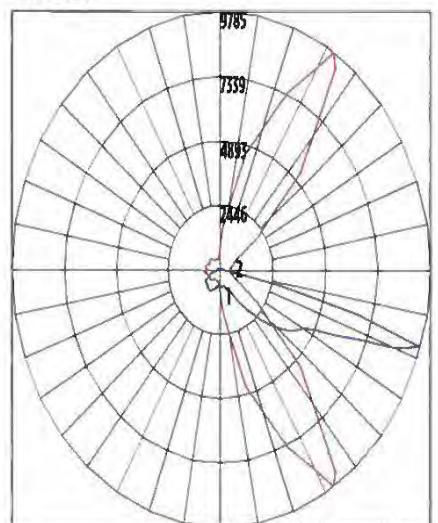
| Zonal Lumen Summary | | |
|---------------------|--------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 667 | 6% |
| Medium (30-60°) | 4607 | 45% |
| High (60-90°) | 4461 | 43% |
| Very High (90-90°) | 246 | 2% |
| Uplight (90-180°) | 355 | 3% |
| Total Flux | 10335 | 100% |

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: _____

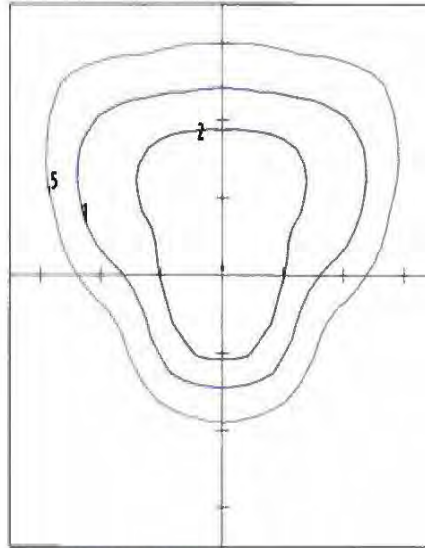
PHOTOMETRICS

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 |

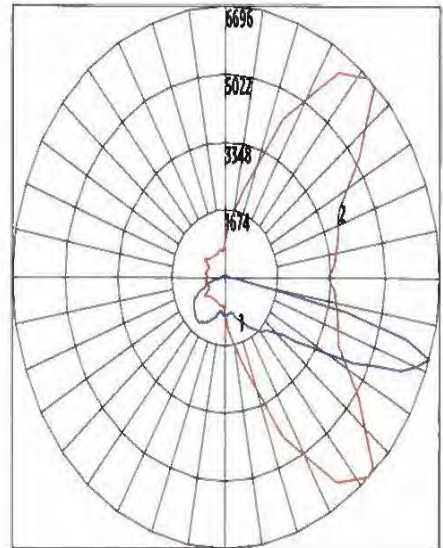
| Zonal Lumen Summary | | |
|---------------------|--------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 936 | 9% |
| Medium (30-60°) | 3938 | 39% |
| High (60-90°) | 4544 | 45% |
| Very High (90-90°) | 375 | 4% |
| Uplight (90-180°) | 404 | 4% |
| Total Flux | 10197 | 100% |

ISO Footcandle



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

Polar Curve



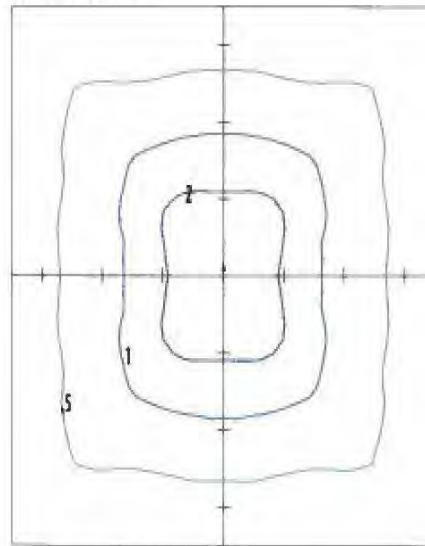
Vertical Plane Horizontal Cone

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 |

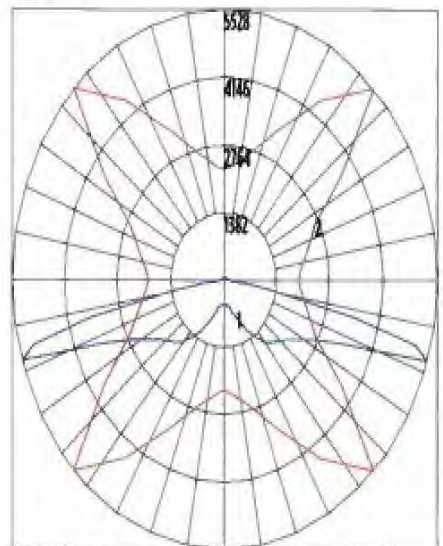
| Zonal Lumen Summary | | |
|---------------------|-------------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 645 | 7% |
| Medium (30-60°) | 3566 | 37% |
| High (60-90°) | 4819 | 50% |
| Very High (90-90°) | 257 | 3% |
| Uplight (90-180°) | 332 | 3% |
| Total Flux | 9619 | 100% |

ISO Footcandle



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

Polar Curve



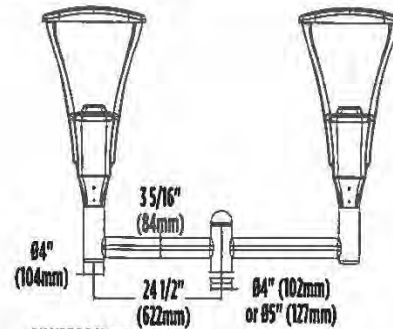
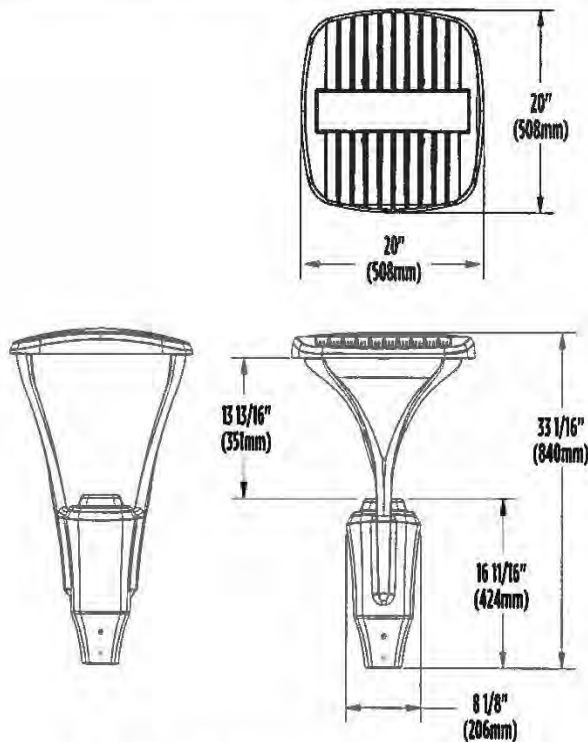
Vertical Plane Horizontal Cone

(MPP) Outdoor LED Post Top

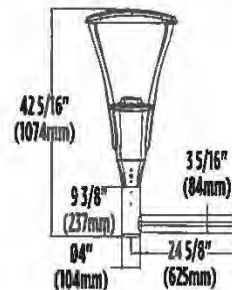
Type: _____

PRODUCT DIMENSIONS

[Back to Quick Links](#)



BR MPT BO 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 BR MPT BO (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.

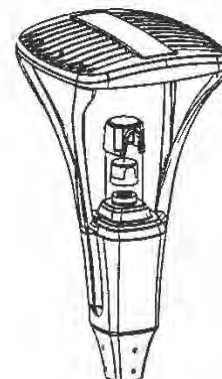
Luminaire Shown with Integral Louver (IL)



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".



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt 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.



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 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'



EXHIBIT 3

EAGLE GROUP PROPOSAL

NOVEMBER 9, 2023

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

CLUBHOUSE PROPOSAL

EAGLE GROUP, INC.

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



Proposal

State of Florida
 Certification EC0000842

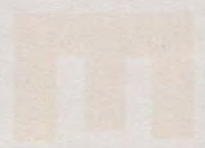
| | | | | | |
|---|----------|---|----------|-------|--------------------------|
| Name / Address | | Job Information | | | |
| Coral Bay CDD 5385 North Nob Hill Road Sunrise, FL 33351 Attn: Julio Padilla | | Upgrade pole lights at clubhouse pool area. | | | |
| Date | 7/4/2023 | Proposal # | 2023-751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

FIXTURE AND SPECIFICATIONS

MAKE ORDINARY
OUTDOOR SPACES
EXTRAORDINARY



O
P
D
L
E
N
O



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



Template



Not to scale

PATHWAY ≈ 6'-6"

ADA ACCESS
PATH 35'ark

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 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



Date: Monday, October 9, 2023

Project # M24-0556

Submitted To:
 Mr. Julio Padilla
 GMS-SF, LLC
 5385 N. Nob Hill Rd.
 Sunrise, FL 33351
Contact Information:
 Phone: (786) 352-1110
 Mobile:
 jpadilla@gmssf.com

Site Description: # S147735
 Coral Bay Community Development
 3101 South Bay Drive
 Margate, FL 33063

 Site Contact:
 Site Phone:

Prepared By:
 Daniel Phillips
Contact Information:
 Mobile: 954-873-2735
 Office: (305) 836-8678
 E-mail: dphillips@driveway.net
Project Manager:
 Mobile:
 Email:

| Qty | Proposed Service(s) & Description(s) | Depth |
|--------------|--|-------|
| 1575 Sq. Ft. | 4" Concrete Sidewalk Installation | 4" |

1. Barricade and secure work areas in preparation for demolition activity.
2. Excavate and haul off existing mulch, sod and dirt.
3. Compact the existing subbase material using a vibratory plate compactor.
4. Install forms as needed for new 4" thick concrete sidewalk pour.
5. Pour new 3,000 PSI concrete into the forms. Rake and trowel to level.
6. Float the concrete surface smooth then apply light broom finish.
7. Tool or sawcut control joints spaced 5' on centers (TYP).

**THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR LANDSCAPING RESTORATION.*

PAYMENT TERMS 30% Down, Balance Net Upon Completion

Project Total **\$18,357.00**

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included.
 This proposal may be withdrawn at our option if not accepted within **14 days of Oct 9, 2023**

Certified Pavement Professional Daniel Phillips

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
 WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
 ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.

MINUTES OF THE OCTOBER 12, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, October 12, 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., Jonathan Geiger, District Engineer, Julio Padilla, GMS, Patrick Burgess, GMS, Juliana Duque, GMS, (by Zoom) Rich Hans, GMS (by Zoom) John Flak, Envera Systems, Dan Nowik, Envera Systems, Phil Allen, Envera Systems, Grant Guthrie, Shinto, Robert McCormick, resident, Fred Bourdin, resident, and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order. (Tape Time: 0:00:07)

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

Mr. Spavento (Tape Time: 0:00:50) moved on to presentations and asked Envera to present their timeline update.

At this time (Tape Time: 0:01:10) Mr. Phil Allen, director of systems integrations with Envera gave a brief summary relating to the timeline and schedule. He stated they were on track with the schedule however, they did run into some challenges with older conduits in the ground requiring additional boring and other things. Mr. Allen also stated that John Flak, regional project manager for Envera would also be attending the meeting, and he is responsible for everything that goes on at Coral Bay on the ground, and his update was sent by email to Mr. Padilla and Ms. Hagen. At this time Mr. Flak arrived at the meeting as well.

At this point (Tape Time: 0:04:21) a discussion was held among the Board members, Mr. Allen, Mr. Flak, and the attending audience relating to the Envera updates and 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)

Mr. Spavento (Tape Time: 0:17:04) moved on to item B, Apex Precision Engineering, and asked if Mr. Rodriguez was in attendance to give his report.

Mr. Padilla (Tape Time: 0:17:34) stated he was not present, but the District Engineer, Mr. Geiger, would be able to give an update.

Mr. Spavento (Tape Time: 0:17:39) suggested they cover this item during the engineer staff reports. Mr. Geiger agreed with Mr. Spavento's suggestion.

C. Shinto Landscape Services – Grant Guthrie, Account Manager

1) Plan of Action

2) Proposal for Landscape

a. Fay's 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**

Mr. Spavento (Tape Time: 0:17:44) moved on to item C, Shinto Landscape Services with Mr. Grant Guthrie and asked for his presentation.

At this time (Tape Time: 0:17:48) Mr. Guthrie gave an overview and summary relating to his plan of action, proposals for landscape enhancements at Fay's Cove and Port Antigua, and also some scheduling updates as well, He stated they did some renderings on the proposals for landscape enhancements for Fay's Cove and Port Antigua, and then passed those out to the Board.

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. Anzo Construction Proposal for Concrete Path**

Mr. Guthrie of Shinto Landscaping Services then gave updates on the firebush installation for the Dennis Baldis Memorial Park, stating the mulch should be completed by 10/20, and the removal and placement of the two gumbo limbo trees would be an additional cost to the community because they would be moved to the other side of the property near Islamorada and the tennis courts. He also made some additional comments on the upgrade to the mulch path as well.

At this point (Tape Time: 0:24:02) a Q&A session was held among the Board members, staff, and Mr. Guthrie relating to some of his updates.

Mr. Hall (Tape Time: 0:24:59) made some comments relating to the landscaping proposals for Port Antigua and Fay's Cove regarding the amount of coconut palms being proposed.

Mr. Spavento suggested (Tape Time: 0:26:55) disregarding the presented proposals for landscape enhancements and waiting for the actual proposals that would include the entire project. Mr. Guthrie agreed with Mr. Spavento's suggestion.

Mr. Padilla stated (Tape Time: 0:29:04) that it might be better if they had a designated Board member to assist with revising the proposals for landscape enhancements to make sure everything is correctly listed relating to what the Board was requesting.

Mr. Hall (Tape Time: 0:29:19) stated he would be happy to work with Mr. Guthrie on revising the proposals to have them ready for the November meeting. The Board had no objection and agreed with Mr. Hall's statement.

Mr. Spavento asked (Tape Time: 0:29:51) about the light inspections and if Shinto was involved in that.

Mr. Padilla stated (Tape Time: 0:29:59) that he believed they had stopped the light inspections because he hadn't received any lately.

Mr. Spavento (Tape Time: 0:31:10) stated the CDD should stop being charged for light checks because there were repeated lights out that were not being reported. Mr. Padilla (Tape Time: 0:31:25) stated he would address the item and ask Shinto to issue a credit to the District for not doing the light checks.

Mr. Spavento (Tape Time: 0:31:30) also made some additional comments relating to weeds growing through the mulch walkway at the Dennis Baldis Memorial Park, stating that the walkway should be maintained. Mr. Guthrie stated he would take care of the weeds and follow up on that issue.

(At this point (Tape Time: 0:32:55) a discussion was held among the Board members, staff, and Mr. Guthrie relating to the Dennis Baldis Memorial Park mulch pathway design and some other items listed above. The Board then agreed to move the upgrade of the pathway, including the Anzo Construction proposal, to new business for further discussion)

3. Members of the Public Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:47:01)

Mr. McCormick (Tape Time: 0:47:11) made a comment relating to the Sunshine Law rules and regulations.

Mr. Spavento (Tape Time: 0:48:45) stated the Sunshine Law is about the business of government and the matters of making decisions. It states that Board members cannot make decisions outside of a public meeting, on any matters, either financial or whatever, if those matters may subsequently be voted on.

Mr. Pawelczyk (Tape Time: 0:50:42) also stated Board members know they shouldn't be speaking about Board business that could come for a vote before the Board outside of a public meeting.

Mr. Bourdin (Tape Time: 0:51:51) also made a few comments regarding the Sunshine Law and that CDD Board members had conducted themselves appropriately when they attended one of the Council of Association meetings.

Mr. Spavento (Tape Time: 0:54:08) asked if there were any other audience comments or Supervisor's comments.

A resident from Port Antigua (Tape Time: 0:54:22) commented on the work he had done when he widened his driveway, including the apron that is actually CDD property. Specifically, he had moved into the property recently, had done the work without CDD approval, and had received multiple letters from the CDD, which went unanswered by him and had resulted in a letter from the CDD to remove the unapproved apron construction. He then stated he received a permit from the city for the demolition, had approval to go ahead with the work, and he wanted to know where he stood with the District and the HOA.

Mr. Spavento stated (Tape Time: 0:56:47) that this particular item was the last item listed on the agenda for the residence at 6727 Saltaire Terrace in Port Antigua relating to the apron extension removal but, they would discuss it now.

(At this point (Tape Time: 0:57:00) a discussion was held among the Board members, staff, and the resident relating to his comments)

Mr. Pawelczyk (Tape Time: 1:01:48) gave a brief explanation for the purpose of the homeowner relating to this item stating if the Board wished, they could take up a motion to postpone the removal of the apron construction if a complete application was provided and presented at the December 14th CDD meeting. He also commented that the goal now

would be to get the homeowner in compliance so he would need to get permission from the HOA, the CDD, and the City of Margate.

Mr. Spavento (Tape Time: 1:08:11) stated unless there was a motion from the Board at this time, this item would come up at the end of the agenda, giving the Board some time to think about it and make a motion then. Mr. Spavento (Tape Time: 1:10:10) asked if there were any other audience comments or any Supervisor's comments.

Ms. Hagen (Tape Time: 1:10:22) made some comments relating to the long meetings that the Board has been having over the past few months that have been running past 10:00 p.m. She further stated she was willing to stay until 10:00 p.m. or so to finish up whatever needed to be done but that at some point, the Board should agree that the item they are discussing should be the last item for the rest of the meeting and that the rest of the meeting should be concluded on a separate day. She added that since a separate meeting would require the Supervisors to be paid, the meeting should rather be recessed to a time and date certain where the meeting could be resumed and the Supervisors would not get paid for the extra time.

Mr. Spavento (Tape Time: 1:11:38) requested Ms. Hagen's request be put on the agenda for next month's meeting before the Board discusses it because they would have to take into consideration staff attendance for the continued meeting.

(At this point (Tape Time: 1:11:54) a discussion was held among the Board members and staff relating to Ms. Hagen's comment) (Mr. Spavento (Tape Time: 1:13:00) then asked for any other Supervisor's requests, there were none at this time)

4. Staff Reports

Mr. Spavento asked Mr. Pawelczyk for his report and gave a brief overview of the Shinto Landscaping agreement. (Tape Time: 1:13:05)

A. Attorney

1) Discussion of Amending the Shinto Landscaping Agreement

a. Exhibit A – Porter Service Duties

b. Exhibit B – Additional Maintenance Duties

Mr. Pawelczyk (Tape Time: 1:13:14) stated he prepared the agreement at the request of management, and based on the discussion he was told the intent was to

replace IGM's name with Shinto Landscaping, LLC who had acquired IGM, and then all checks, etc. would be written out to Shinto and they would become the responsible landscape entity. Mr. Pawelczyk also gave a brief explanation of the exhibits relating to the porter service duties and additional maintenance duties stating there is no additional cost for those services since they were already being provided by the current landscape company; it just clarifies the services. He also stated the notice section in the agreement was also updated so the contractor would be listed as Shinto Landscaping, LLC instead of IGM. Mr. Pawelczyk stated if the Board was ok with those minor changes, a motion to approve the Seventh Amendment in substantially final form would be in order just in case there were any final tweaks from Shinto that needed to be made.

Mr. Spavento (Tape Time: 1:14:58) stated since the actual agreement was not provided in the backup and in front of the Board at this time, he was requesting the amendment be placed on the agenda for the November meeting and also circulated to the Board first with the revised exhibits attached.

(At this point (Tape Time: 1:15:14) a discussion was held among the Board members and staff relating to this item) (The Board agreed to table the item until the November meeting)

Mr. Pawelczyk (Tape Time: 1:21:10) also introduced Liza Smoker from his firm stating she would be helping him out by attending many of the CDD meetings, but wanted to state on the record that he would come back to the meetings when Liza goes on vacation or whatever but, he would be working together with her on many of his other Districts as well.

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 Drive

Mr. Spavento asked (Tape Time: 1:22:42) Mr. Geiger to present his engineering updates.

Mr. Geiger (Tape Time: 1:22:44) stated he would be attending the CDD meetings going forward since his PE engineering class was completed, however, he still needed to take his test in November. Mr. Geiger stated he wanted to go back to an earlier item on

the agenda, the Apex Precision Engineering item, and give an update on that since Mr. Padilla and Mr. Burgess asked him to discuss the item instead of having the representative from Apex attend the meeting. Mr. Geiger then gave a brief summary of the Apex proposal along with some of the discussions he had with Mr. Burgess relating to the request for repairs of the two existing docks for the clubhouse and Peninsula Park. He stated the proposal that was submitted by Apex would be to prepare plans, deal with the city permitting questions, and deal with construction phase services that include standard inspections, certification, and pre-construction meetings, and those are things that KCI would be able to handle.

(At this point (Tape Time: 1:24:23) a discussion was held among the Board members, Mr. Geiger, and staff relating to this item)

Mr. Geiger (Tape Time: 1:27:10) moved to his next item which was a discussion of Indian Key and N. Bay Drive traffic calming exhibits stating he received an email from Mr. Padilla about perhaps using record plans to do exhibits at N. Bay Drive and Indian Key where people were doing donuts in those areas. He stated that he didn't have record plans that he could use but, he could put an exhibit together with an aerial for the Board to look at just to get something on paper before moving forward with formal plans with the City of Margate if the Board chose to extend the medians or put in a triangular channelized island in the middle which would definitely stop the donut activity. He stated that after speaking with the City of Margate engineer, the main thing would be to make sure a fire truck could get into that area. Mr. Geiger then asked if the Board wanted him to prepare some exhibits to bring to the next meeting to present.

(At this point (Tape Time: 1:28:33) a discussion was held among the Board members, Mr. Geiger, and staff relating to this item) (The Board agreed to table the item until the November meeting)

Mr. Geiger (Tape Time: 1:32:40) moved to his next item which was a discussion of condition on the headwall structure at 6474 Buena Visa Drive and stated he was asked by Mr. Padilla to go inspect the headwall. He stated he wasn't sure what the original complaint was but, he believed the resident had some issue with the District's outfall structure behind his house. Mr. Geiger stated he believed there was a proposal moving

forward with Industrial Divers or it was going to be presented to inspect the actual culvert itself, but these were not the culverts that the District usually inspects during their annual maintenance. Mr. Geiger then gave a brief summary of his findings relating to the headwall and stated the headwall seemed to be fine at this time and didn't look like it was sinking or had moved at all.

(At this point (Tape Time: 1:34:40) a discussion was held among the Board members, Mr. Geiger, and staff relating to this item)

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: 1:41:07)*

| | |
|--------------------|--|
| ACTION: | Approve Check Run Summary and Invoices |
| RESULT: | Check Run Summary and invoices were approved. The actual Board of Supervisors' attendance checks were mistakenly not included in the package at the meeting, and will therefore be mailed to the Supervisors by GMS. |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 1:41:11 | |

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 his monthly report. *(Tape Time: 1:41:43)* Mr. Spavento also made a comment relating to the agenda books stating certain black and

white pictures do not need to be included in the books since it was a waste of money to print them.

Mr. Burgess (Tape Time: 1:44:38) 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: 1:47:07) a discussion was held among the Board members and staff relating to a few items on the Field Manager's and Punch List reports)

2) Update on Playground

Mr. Burgess (Tape Time: 1:49:19) also gave a brief update on the playground and the Peninsula Park pool.

Mr. Spavento then asked Mr. Burgess to present the proposals for the clubhouse re-flooring. (Tape Time: 1:51:06)

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

Mr. Burgess (Tape Time: 1:51:10) gave a brief overview stating this item was not a high priority but he wanted to present the proposals to the Board that he received for the clubhouse re-flooring submitted by MacDonald's Flooring and Empire Today and the different options that were suggested. He also stated if the Board wished to table this item and wait for the third proposal that he was working on getting, they could do that as well.

(At this point (Tape Time: 1:52:36) a discussion was held among the Board members and staff relating to the proposals)

DIRECTON: The Board decided to table this item indefinitely until needed.

E. CDD Manager

1) Approval of the Minutes of the September 14, 2023 and September 20, 2023 Meetings

Mr. Spavento asked (Tape Time: 1:55:58) for a motion to approve the minutes.

Mr. Pawelczyk stated (Tape Time: 1:56:15) that he had a recommended change to the end of the September 14, 2023 meeting on page 12 to indicate that the meeting was recessed to reconvene on September 20th at 8:00 a.m. at the tot lot located on the SW corner of the District, just south of NW 30th Street.

| | |
|--------------------|---|
| ACTION: | Approve Minutes of the September 14, 2023 and September 20, 2023 Meetings |
| RESULT: | The September 14, 2023 and September 20, 2023 meeting minutes with the indicated change to the September 14th meeting were approved |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 1:57:03 | |

5. New Business

A. Public Hearing to Adopt the Rules

1) Motion to Open the Public Hearing

Mr. Spavento (Tape Time: 1:57:29) moved to item No. 5A under new business, public hearing to adopt the rules, and asked for a motion to open the public hearing.

| | |
|--------------------|-------------------------------|
| ACTION: | Opening the Public Hearing |
| RESULT: | The Public Hearing was opened |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 1:57:32 | |

2) Public Comment and Discussion

Mr. Spavento then asked (Tape Time: 1:57:48) if there were any public comments or discussion relating to the new rules for the clubhouse and other recreational facilities. There was no public comment at this time.

Mr. Pawelczyk stated (Tape Time: 1:58:46) that he would like to go over a couple of items that needed direction from the Board. *(The Board had no objection to Mr. Pawelczyk’s statement)*

Mr. Pawelczyk (Tape Time: 1:58:54) then briefly went over a few sections of the rules that needed clarification.

(At this point (Tape Time: 1:59:47) a discussion was held among the Board members and staff relating to some of the specific rules and changes)

| | |
|--------------------|---|
| ACTION: | Remove the “Trailer” reference in Rule 2.2.6 A, B, C & D and also remove Rule “E” entirely relating to overnight street parking for vehicles and trailers |
| RESULT: | Authorizing staff to remove the “Trailer” reference in Rule 2.2.6 A, B, C & D and also remove Rule “E” entirely relating to overnight street parking for vehicles and trailers was approved |
| MOVER: | John Hall |
| SECONDER: | Tina Hagen |
| AYES: | 3 in favor, 2 against (T. Spavento & G. Mizusawa) |
| Tape time: 2:24:57 | |

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

Mr. Pawelczyk (Tape Time: 2:34:32) stated if there were no other items from the Board relating to the rules, they would just need to have a motion approving resolution #2024-01 revising amended and restated rules governing the use of recreational and other facilities as amended during the public hearing.

| | |
|--------------------|--|
| ACTION: | Approve Resolution #2024-01 Revising Amended and Restated Rules Governing the Use of Recreational and Other Facilities as amended during the public hearing |
| RESULT: | Resolution #2024-01 Revising Amended and Restated Rules Governing the Use of Recreational and Other Facilities as amended during the public hearing was approved |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 2:34:39 | |

4) Motion to Close the Public Hearing

| | |
|--------------------|-------------------------------|
| ACTION: | Closing the Public Hearing |
| RESULT: | The Public Hearing was closed |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 2:39:31 | |

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**

Mr. Spavento (Tape Time: 2:40:23) moved to item No. 5B under new business, consideration of proposals from FCC Carpentry & General Painting, LLC, and stated these proposals are for various curb repairs at specific locations within the community.

Mr. Burgess (Tape Time: 2:40:51) gave a brief overview of the proposals received from FCC Carpentry & General Painting to the Board stating this is a vendor that Ms. Duque uses in some of her other Districts as well.

(At this point (Tape Time: 2:42:00) a discussion was held among the Board members and staff relating to the proposals listed above)

| | |
|--------------------|---|
| ACTION: | Approve proposals #1 through #4 from FCC Carpentry & General Painting, LLC, and authorizing staff to proceed with the projects |
| RESULT: | Proposals #1 through #4 from FCC Carpentry & General Painting, LLC, authorizing staff to proceed with the projects was approved |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 2:44:08 | |

Mr. Burgess (Tape Time: 2:45:26) stated he would like direction from the Board on the proposal for the clubhouse impact doors installation for a total amount of \$6,528. He then gave a brief overview of that particular proposal.

(At this point (Tape Time: 2:46:02) a discussion was held among the Board members and staff relating to this item)

| | |
|--------------------|---|
| ACTION: | Approve proposal #5 from FCC Carpentry & General Painting, LLC for clubhouse impact doors installation for a total amount of \$6,528 |
| RESULT: | Proposal #5 (Clubhouse – Impact door installation) from FCC Carpentry & General Painting, LLC in the amount of \$6,528 was not approved (<i>DIRECTION: The Board requested staff to bring back a proposal to repair one door</i>) |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | 1 in favor, (J. Hall) 4 against – Motion failed |
| Tape time: 2:46:18 | |

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

Mr. Spavento (Tape Time: 2:49:50) moved to item No. 5C under new business, East River Pools and Spas, Inc. and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time: 2:50:03) gave a brief overview relating to this proposal, stating this was a request from the vendor for an increase due to rising business supply costs. He also stated this item was already included in the budget increase but, needed to get Board approval to amend the current agreement.

(At this point (Tape Time: 2:50:30) a discussion was held among the Board members and staff relating to this item)

| | |
|---------|---|
| ACTION: | Approve proposal from East River Pools and Spas, Inc. in the amount of \$2,625 for a 7.5% rate increase for pool maintenance |
| RESULT: | Proposal from East River Pools and Spas, Inc. in the amount of \$2,625 for a 7.5% rate increase for pool maintenance was approved |
| MOVER: | Tina Hagen |

SECONDER: George Mizusawa

AYES: All in favor

Tape time: 2:52:43

1) Estimate with All Counties Painting, LLC

2) Proposal No.: 7623 with Anzco

Mr. Spavento (Tape Time: 2:49:50) moved to estimates from All Counties Painting, LLC for \$9,100 to paint the Peninsula Park lighthouse tower, and also Proposal No. 7623 from Anzco for \$5,900.

(At this point (Tape Time: 2:53:41) a discussion was held among the Board members and staff relating to this item)

DIRECTON: The Board decided to table this item and directed staff to bring back additional information on the proposals to compare apples to apples at the November Board meeting.

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

Mr. Spavento (Tape Time: 2:56:51) moved to item 6A under old business, update on facility pool lights for night swimming stating he’s had several discussions with Mr. Pawelczyk relating to this item and was aware that Mr. Padilla just received a last minute proposal and may not be ready to present them to the Board at this time. Mr. Spavento then stated he had no problem with tabling this item to the November meeting and also gave a brief summary relating to one of the proposals he was working on for the pool lights.

Mr. Pawelczyk (Tape Time: 2:58:06) also gave a brief explanation as to the company Mr. Spavento was referring to, stating he wasn't employed by them but had used that company at a prior business and had worked with them in the past. He also stated that Mr. Spavento would have no financial gain, had no written or oral contract in the matter, and that there would be no voting conflict whether or not the Board was to select that particular company for the pool lighting project for night swimming.

(At this point (Tape Time: 2:59:08) a discussion was held among the Board members and staff relating to this item)

DIRECTON: The Board decided to table this item until the November Board meeting to be able to review all proposals at the same time.

Mr. Spavento (Tape Time: 3:00:19) then moved back to a previous item on the agenda which was the upgrade of the mulch path to asphalt or concrete for the Dennis Baldis Memorial Park and stated this would be considered new business since the Board had completed what they agreed to pay for except for removing gumbo limbo trees since those would be in the way if asphalt or concrete were to be the new design and also be ADA compliant as well.

(At this point (Tape Time: 3:00:48) a discussion was held among the Board members and staff relating to this item)

DIRECTON: The Board decided to table this item until the November Board meeting to discuss a new design of the pathway.

B. Update on Shoreline Drainage Pipe on Lake Behind 6474 Beuna Vista Drive
1) Industrial Divers Corporation Inspection Proposal
a. Culvert is 30" Wide with Manholes in Street about 150' from Outfall

Mr. Spavento (Tape Time: 3:11:07) moved to item 6B under old business, shoreline drainage pipe on the lake behind 6474 Beuna Vista Drive, and stated this item had already been discussed.

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

Mr. Spavento (Tape Time: 3:11:33) moved to item 6C under old business, Fay’s Cove wall with the vine at 6522 Buena Vista Drive, and asked Mr. Padilla if he had any pictures other than the black and white pictures in the agenda.

Mr. Padilla (Tape Time: 3:12:15) then pulled up pictures from his computer to display on the screen for the Board to review and gave a brief explanation of the pictures relating to the homeowner’s request. He stated the homeowner was requesting to remove the vine and paint the wall so there would be no recurring issues, and he would take care of his side of the wall.

(At this point (Tape Time: 3:12:20) a discussion was held among the Board members and staff relating to the pictures)

| | |
|--------------------|--|
| ACTION: | To remove wall vine, pressure clean wall, and paint the wall |
| RESULT: | Authorizing to remove wall vine, pressure clean wall, and paint the wall (John Hall to provide paint color) was approved |
| MOVER: | George Mizusawa |
| SECONDER: | Tina Hagen |
| AYES: | All in favor |
| Tape time: 3:16:33 | |

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

Mr. Spavento (Tape Time: 3:17:55) moved to item 3 under old business, resident leasing at 6582 Buena Vista Drive, parking on District property, that is the Indian Key empty lot.

Mr. Burgess (Tape Time: 3:18:05) then pulled up some pictures from his computer to display to the Board and stated they had looked at it yesterday, and it looked like he's parking sideways.

(At this point (Tape Time: 3:18:16) a discussion was held among the Board members and staff relating to the pictures and the District's property line near the empty lot)

Mr. Padilla (Tape Time: 3:19:20) stated he spoke to the homeowner, and the homeowner stated he would not park there going forward now knowing where the property line is, and he will remove the landscaping and put in sod, and Shinto will resume maintaining that area.

| | |
|--------------------|--|
| ACTION: | To inform the homeowner at 6582 Buena Vista Drive to remove all landscaping placed on District's property and restore it to its original condition with sod |
| RESULT: | Informing the homeowner at 6582 Buena Vista Drive to remove all landscaping placed on District's property and restore it to its original condition with sod was approved |
| MOVER: | George Mizusawa |
| SECONDER: | Tina Hagen |
| AYES: | All in favor |
| Tape time: 3:23:02 | |

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

Mr. Spavento (Tape Time: 3:23:31) moved to item 6D under old business, update on residence at 6727 Saltaire Terrace/Port Antigua of apron extension removal stating this was discussed earlier and asked the Board members for their decision regarding this item.

(At this point (Tape Time: 3:23:43) a discussion was held among the Board members and staff relating to this item)

| | |
|--------------------|--|
| ACTION: | Authorizing to postpone the removal of the apron extension at 6727 Saltaire Terrace (Port Antigua) informing the owner to bring back an approved HOA ARC form for widening the driveway, District permit application for the swale, and City of Margate permit application to be approved as-is or submit a new apron extension and provide that at the November Board meeting to be considered. If this is not brought to the November Board meeting, the apron will be removed |
| RESULT: | Authorizing to postpone the removal of the apron extension at 6727 Saltaire Terrace and informing the homeowner to bring back all appropriate paperwork to be considered at the November Board meeting was approved |
| MOVER: | Tina Hagen |
| SECONDER: | John Hall |
| AYES: | All in favor |
| Tape time: 3:29:32 | |

7. Adjournment

| | |
|--------------------|---------------------------------|
| ACTION: | Adjourn the Meeting |
| RESULT: | Meeting adjourned at 10:35 p.m. |
| MOVER: | Tina Hagen |
| SECONDER: | George Mizusawa |
| AYES: | All in favor |
| Tape time: 3:35:28 | |

Secretary/Assistant Secretary

Chairman/Vice Chairman



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October 6, 2023

Board of Supervisors
Coral Bay Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Coral Bay Community Development District, Broward County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coral Bay Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$3,800 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coral Bay Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Coral Bay Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

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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PROPOSED CHANGES FOR 2022 BUDGET

| SERVICE | FREQUENCY | CURRENT | CURRENT | REVISED | REVISED | PROPOSED CHANGES FOR 2021 BUDGET |
|--|--------------|--------------|-------------|--------------|-------------|----------------------------------|
| | | ANNUAL | MONTHLY | ANNUAL | MONTHLY | |
| MOW/TRIM SERVICE | 30 / 12 P.A. | \$107,580.00 | \$8,965.00 | \$112,800.00 | \$9,400.00 | WAGE AND INSURANCE INCREASE |
| FERTILIZATION - TREES/SHRUBS & PEST CONTROL* | 3 X P.A. | \$6,780.00 | \$565.00 | \$6,780.00 | \$565.00 | NO CHANGE |
| FERTILIZATION - TURFGRASS & PEST CONTROL* | 3 X P.A. | \$4,500.00 | \$375.00 | \$4,500.00 | \$375.00 | NO CHANGE |
| IRRIGATION SERVICE | 45 HRS P.M. | \$30,000.00 | \$2,500.00 | \$30,000.00 | \$2,500.00 | NO CHANGE |
| PORTER SERVICE @ \$27.00.00 PH | 23 HRS. P.W. | \$31,096.00 | \$2,591.00 | \$32,292.00 | \$2,691.00 | WAGE AND INSURANCE INCREASE |
| INTERIOR STREET CLEANING @ \$27.00 PH | 6 HRS. P.W. | \$8,112.00 | \$676.00 | \$8,424.00 | \$702.00 | WAGE AND INSURANCE INCREASE |
| DETAILING / MAINTENANCE/LIGHT CHECK @ \$27.00 PH | 7 HRS. P.W. | \$9,828.00 | \$819.00 | \$9,828.00 | \$819.00 | NO CHANGE |
| PALM AND SHADE TREE TRIMMING | 1 X P.A. | \$19,800.00 | \$1,650.00 | \$21,600.00 | \$1,800.00 | WAGE AND INSURANCE INCREASE |
| SUPPLEMENTAL PALM TRIMMING | 1 X P.A. | \$9,240.00 | \$770.00 | \$9,600.00 | \$800.00 | WAGE AND INSURANCE INCREASE |
| MULCH INSTALLATION | 2 X P.A. | \$25,200.00 | \$2,100.00 | \$27,000.00 | \$2,250.00 | LABOR AND MATERIALS INCREASE |
| INSTALLATION OF ANNUALS | 3 X P.A. | \$21,600.00 | \$1,800.00 | \$22,680.00 | \$1,890.00 | LABOR AND MATERIALS INCREASE |
| ADDITIONAL MAINTENANCE/PROPERTY REPAIRS | AS NEEDED | | | | | BILLED AS PER SUB CONTRACTOR |
| | | CURRENT | CURRENT | REVISED | REVISED | |
| | | ANNUAL | MONTHLY | ANNUAL | MONTHLY | |
| | | \$273,736.00 | \$22,811.00 | \$285,504.00 | \$23,792.00 | |

Exhibit A-C

RESOLUTION 2024-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING CAMERAS AND APPURTENANT EQUIPMENT AND FACILITIES, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF SAID EQUIPMENT AND FACILITIES AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Coral Bay Community Development District (collectively, the “District”) owns certain tangible personal property, including, but not limited to, certain cameras and related equipment and facilities, as more fully described in Exhibit “A”, attached hereto and made a part hereof (the “Property”); and

WHEREAS, said Property is no longer useful to the District and the continued use of such Property is no longer economical or efficient, or said Property no longer serves a useful function; and

WHEREAS, the District desires to classify and declare said Property on Exhibit “A” as surplus property; and

WHEREAS, the District desires to authorize the District Manager to sell or dispose of said Property as appropriate and in accordance with Chapter 274, Florida Statutes, governing the disposal of surplus tangible personal property by local governments, including special districts.

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 incorporated herein as if set forth in full herein.

Section 2. The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate and in accordance with Chapter 274, Florida Statutes, said Property.

Section 3. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be

unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2023, by the Board of Supervisors of the Coral Bay Community Development District, Margate, Broward County, Florida.

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

EXHIBIT "A"

| <u>DESCRIPTION</u> | <u>QUANTITY</u> |
|---|------------------------|
| Barrier Arm Towers Model Number MATDCBB3 | 11 |
| Barrier Arms (10 Foot Arms) | 2 |
| Barrier Arms (12 Foot Arms) | 8 |
| Barrier Arms (17 Foot Arm) | 1 |
| Envera Kiosk | 2 |
| Adproft | 7 |
| Analog CCTV Cameras (various makes and models | 60 |