



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

Decemebr 14, 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
December 14, 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 – Q&A with Nicholas Caine of Light Er Up Miami
3. Consideration of **Resolution #2024-03** Amending Section of Amended and Restated Rules Government the Use of Recreational and Other District Facilities
4. **Audience Comments / Supervisors Comments**
5. 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) Discussion of:
 - A. Envera Systems Installation Assessment
 - B. Peninsula Park Parking
 - C. Coconut Palms and Other Trees in District Property and in Lake/Canal Easement
 - 3) Proposal to Remove All Coconut Palm Trees in the District
 - 4) Permit Application for 6643 Bayfront Drive
 - E. CDD Manager
 - 1) Approval of the Minutes of the November 9, 2023 Meeting
 - 2) Update on Coralbaycdd.com Website
6. Audience Comments/ Supervisors Comments
7. Adjournment

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

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, AMENDING AND SUPPLEMENTING RESOLUTION 2024-01 TO CORRECT SCRIVENER'S ERRORS IN THE RECENTLY APPROVED AMENDED AND RESTATED RULES GOVERNING THE USE OF THE RECREATIONAL AND OTHER DISTRICT FACILITIES OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, ADDING A TABLE OF CONTENTS TO SAID RULES; ADOPTING A REVISED PERMIT CRITERIA MANUAL FOR PROJECTS WITHIN THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on April 8, 2010, pursuant to Resolution 2010-04, the District Board of Supervisors adopted the Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District, which Rules were subsequently amended on November 14, 2013, pursuant to Resolution 2014-02, on January 9, 2020, pursuant to Resolution 2020-02, and on October 12, 2023, pursuant to Resolution 2024-01 (collectively, the "Rules"); and

WHEREAS, Resolution 2024-01 also approved the use of an updated Permit Criteria Manual for Projects in the Coral Bay Community Development District (the "Permit Criteria Manual"); and

WHEREAS, it has been presented to the District Board of Supervisors that there are certain scrivener's errors in the Rules that should be corrected, which scrivener's errors do nothing more than to provide clarification in the Definitions section of the Rules, provide for consistency in terms with respect to the Rules, and do not constitute additional or revised regulations governing the use of the District's Facilities; and

WHEREAS, the District Board of Supervisors has further determined that it would be in the best interests of the District and the residents and landowners within the District to add a Table of Contents to the Rules.

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

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

Section 2. Section 1.0 of the Rules, entitled “Definitions” is amended, in part, to correct scrivener’s errors not previously identified and pertaining to Broward County Property Appraiser Folio Numbers of those properties owned or maintained by the District, as follows:

1.0 Definitions.

1.1 “Clubhouse” shall mean and include the office, meeting room and parking lot located on the tract of land having Broward County Folio No. 484124320031.

...

1.7 “Park” or “Parks” shall mean and include those tracts of land having Broward County Folio Nos. 484124320031 (Clubhouse), ~~484124181990~~ 484124181980 (Peninsula Park), 484124120040 (Tot Lot), 484124200100 (open space), 484124200050 (tennis/multi-purpose courts area), and 484124250010 (Fay’s Cove Pool and recreation area), as well as any other open space areas owned or maintained by the District.

...

1.9 “Stormwater Management Areas” shall mean the lakes, canals and drainage areas, and includes, but is not limited to those tracts of land having Broward County Folio Nos. ~~484124181990~~, 484124200030, 484124211780, 484124211790, 484124220020, 484124230020, 484124250020, 484124260020, 484124320040, 484124320050, 484124320060, 484124320070, 484124320080.

Section 3. For purposes of consistency, Sections 4.13.2, 4.16.2, and 4.16.5.C of the Rules are amended to replace the term “Permit Criteria Manual of the District” therein with “Permit Criteria Manual for Projects Within the Coral Bay Community Development District.”

Section 4. Section 4.13.2 of the Rules, entitled “Permits” is hereby amended, in part, to insert a missing reference to an exhibit to the Permit Criteria Manual, as follows:

4.13.2 **Permits.** In addition to any other permits required to be obtained from governmental entities or agencies having jurisdiction thereof (i.e. the City of Margate), prior to initiating any dock construction or reconstruction on property adjacent to the lakes and other water bodies of the District, the Property Owner shall apply for a permit with the District utilizing the Permit Application in Exhibit 1 of the Permit Criteria Manual for Projects Within ~~of~~ the Coral Bay Community Development District, located at the District’s website (www.coralbaycdd.com) and which can be obtained by contacting the District Manager’s Office. Property Owner shall submit the following to the District Manager with the completed Permit Application:

...

Section 5. Section 4.16.2 of the Rules, entitled “District Permit” is hereby amended, in part, to insert a missing reference to an exhibit to the Permit Criteria Manual, as follows:

4.16.2 **District Permit.** In addition to any other permits required to be obtained from governmental entities or agencies having jurisdiction thereof (i.e. the City of Margate), prior to initiating any restoration and stabilization work on property adjacent to the lakes and other water bodies of the District, the Property Owner shall apply for a permit utilizing the Permit Application in Exhibit 1 of the Permit Criteria Manual for Projects Within of the Coral Bay Community Development District, located ~~on~~ at the District’s website (www.coralbaycdd.com) or which can be obtained by contacting the District Manager’s Office. Property Owner shall submit the following to the District Manager with the completed Permit Application:

...

Section 6. Section 4.16.5 of the Rules, entitled “Specifications For Typical Lake Bank Restoration and Stabilization” is hereby amended, in part, to correct references to certain Attachments applicable to this section, as follows:

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

...

C. Construction. All construction and installation shall be performed in accordance with manufacturer’s specifications, this Lake Bank Rule, and the Typical Lake Bank Restoration Details located in the ~~Permit Criteria Manual of the District~~ Attachments to these Rules.

...

2. Installation.
 - a. Excavate a 12-inch x 6-inch minimum longitudinal anchor top trench as shown on detail sheet 2 of ~~2~~ Attachment A to these Rules.
 - b. Install top end mat into top trench and secure to bottom using with an 8 gauge 12-inch U-Shape wire staple (See Sheet 1 of ~~2~~ Attachment A). Space U-Shape wire staple anchor (three (3) staples per 8.5 ft. width of material) accordingly to the details on Sheet 1 of ~~2~~ Attachment A. Backfill trench with non-erodible 3/4-inch gravel and compact.
 - c. Unroll mat down the slope in a manner to maintain direct contact with soil. Landlok 300 shall have the geotextile

ACF N035 on bottom. Secure using 12-inch U-Shape wire staples at a density of one (1) staple per square yard of material (See Sheets 1 and 2 of Attachment A). Overlaps are shingled away from prevailing winds.

- d. Excavate a 12-inch x 6-inch anchor (toe-in) trench (See Sheet 2 of Attachment A).
- e. Place bottom end of mat into anchor trench at toe of slope and secure to bottom of trench using 12-inch U-Shape wire staple. Backfill and compact with non-erodible 3/4-gravel into trench per Sheets 1 and 2 of Attachment A.
- f. Place mat over anchor trench at toe of slope and secure with a 36-inch Cable Anchor per Sheets 1 and 2 of Attachment A.
- g. Place Angular Stone in accordance herewith and as shown on Sheet 2 of Attachment A.
 - i. Use Angular Stone 3” to 4” of either a durable quality limestone or other quarry run stone that is free from thin, flat and elongated pieces. Ensure that the Angular Stone is also reasonably free from organic matter and soft, friable particles. Angular Stone shall meet the following gradation limits in Table I:

...

Section 6. Section 4.16.6 of the Rules, entitled “Specifications For Lake Bank Restoration and Stabilization Alternative No. 1 – Limerock Rip-Rap” is hereby amended, in part, to correct references to certain Attachments applicable to this section, as follows:

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

...

- B. Construction. All construction and installation shall be performed in accordance with manufacturer’s specifications, this Lake Bank Rule, and the Lake Bank Restoration Alternative No. 1 Details located in ~~the Permit Criteria Manual of the District~~ Attachment B to these Rules.
- 1. The area to receive rip-rap boulders shall be thoroughly and completely cleared and cleaned of all vegetation and debris.

...

- 6. The limerock boulders shall be stacked and placed by approved means to the lines and grades as indicated on ~~the Attachment B Sheet 1.~~

...

Section 7. Section 4.16.7 of the Rules, entitled “Specifications For Lake Bank Restoration and Stabilization Alternative No. 2 – Sand Cement Rip-Rap” is hereby amended, in part, to correct references to certain Attachments applicable to this section, as follows:

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

...

- B. Construction. All construction and installation shall be performed in accordance with manufacturer’s specifications, this Lake Bank Rule, and the Lake Bank Restoration Alternative No. 2 Details located in ~~the Permit Criteria Manual of the District~~ Attachment C to these Rules.

...

Section 4. A Table of Contents is hereby added to the Rules, just after the cover page, which Table of Contents is attached hereto and made a part hereof as Exhibit A to this Resolution. Attachment A, Attachment B, and Attachment C, as referenced in Sections 4.16.5 through 4.16.7 of the Rules are to be attached to the Rules, as is reflected in the Table of Contents.

Section 5. The Permit Criteria Manual is amended to remove the three (3) Lake Bank Restoration and Stabilization Attachments (which are included as part of the Rules) and adding the Coral Bay Community Development District Permit Application as an exhibit to the Permit Criteria Manual. The revised Permit Criteria Manual is hereby replaced with the revised Permit Criteria Manual for Projects Within the Coral Bay Community Development District, dated December 14, 2023, a copy of which is attached hereto and made a part hereof as Exhibit B to this Resolution.

Section 6. District Counsel is directed to incorporate the amendments, changes, revisions, additions and deletions to the to create updated versions of the Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District and the Permit Criteria Manual for Projects Within the Coral Bay Community Development District (collectively, the “Updated Rules”), and to circulate the same to the District Manager.

Section 7. The District Manager shall include the Updated Rules, along with this adopted Resolution, as part of the Official Records of Proceeding of the District, distribute the

Updated Rules as appropriate to affected parties and in accordance with Chapters 120 and 190, Florida Statutes, and post the Updated Rules on the District's website.

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

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

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

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

PASSED AND ADOPTED THIS 14TH DAY OF DECEMBER, 2023.

ATTEST:

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

Julio Padilla, Assistant Secretary

**Antonio D. Spavento, Chairman
Board of Supervisors**

Exhibit A

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

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Exhibit B

Permit Criteria Manual

PERMIT CRITERIA MANUAL

**FOR PROJECTS WITHIN THE
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**

JULY 2003

Revised OCTOBER 12, 2023

Revised DECEMBER 14, 2023

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INTRODUCTION

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

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

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

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

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

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

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

PERMITS

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

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

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

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

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

Modifications or Relocations of Works Under Permit

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

Transfer of a Permit

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

As a Permittee You Agree

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

Requesting an Application for Permit

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

Special Conditions

All permits issued will contain the following special conditions:

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

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

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

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

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

EXHIBIT 1

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT PERMIT APPLICATION



Coral Bay Community Development District Permit Application

Instructions:

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

Please return the completed application to the District Offices at:

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

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

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

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

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

Applicant Information:

Name of Property Owner: _____
Street Address of Property: _____
Mailing Address of Owner: _____
Telephone Number(s): _____
Date Application Submitted: _____

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



Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

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

B. Project Description:

C. District Property or Easement Affected:

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



Coral Bay Community Development District Permit Application

D. Project Location Sketch:





Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

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

Signature of Property Owner / Applicant

Date

Signature of Co-Property Owner / Applicant

Date

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
Payroll	11/09/23	50825-50829	\$	923.50
General	11/15/23	20092		2,336.80
General	12/14/23	20093-20110		125,116.96
TOTAL			\$	128,377.26

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/15/23	00241	10/25/23	2241	202310	320	53800	46408			*	2,336.80		
									POOL REPAIR/MAINTENANCE				
									NEXT DAY ACCESS			2,336.80	020092
12/14/23	00242	11/16/23	23214648	202311	320	53800	46508			*	90.00		
									SVCS-11/23				
									ASAP GATE PLUS LLC			90.00	020093
12/14/23	00009	10/31/23	183868	202310	310	51300	31500			*	7,795.00		
									SVCS-10/23				
									BILLING, COCHRAN, LYLES, MAURO &			7,795.00	020094
12/14/23	00012	9/10/23	23091806	202309	320	53800	34502			*	462.00		
									SVCS-09/04/23				
		11/03/23	23110905	202310	320	53800	34502			*	231.00		
									SVCS-10/31/23				
		11/03/23	23110906	202310	320	53800	34502			*	990.00		
									SVCS THRU 10/28/23				
		11/17/23	23112120	202311	320	53800	34502			*	1,595.00		
									SVCS THRU 11/16/23				
									CITY OF MARGATE-POLICE DEPARTMENT			3,278.00	020095
12/14/23	00013	11/21/23	230058-1	202310	320	53800	43100			*	243.54		
									SVCS-10/23				
		11/21/23	230060-1	202310	320	53800	43100			*	353.79		
									SVCS-10/23				
		11/21/23	230064-1	202310	320	53800	43100			*	323.34		
									SVCS-10/23				
		11/21/23	239260-1	202310	320	53800	43100			*	13.05		
									SVCS-10/23				
									CITY OF MARGATE-UTILITIES			933.72	020096
12/14/23	00197	11/11/23	10005	202310	320	53800	46507			*	1,203.84		
									SVCS-10/24/23				
		11/11/23	10011	202311	320	53800	46507			*	186.00		
									SVCS-11/06/23				
		11/25/23	10014	202311	320	53800	46507			*	567.87		
									SVCS-11/10/23				
		11/25/23	10020	202311	320	53800	46507			*	446.72		
									SVCS-11/17/23				
									EAGLE GROUP, INC			2,404.43	020097
12/14/23	00032	11/30/23	4216	202312	320	53800	46418			*	2,625.00		
									SVCS-12/23				
		11/30/23	4217	202311	320	53800	46408			*	45.00		
									SVCS-11/23 REPLACE				
									EAST RIVER POOLS AND SPAS, INC.			2,670.00	020098

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/23	00191	11/01/23 4849	202311 320-53800-46417 MAINT-11/23	ECO BLUE AQUATIC SERVICES, INC.	*	150.00	150.00 020099
12/14/23	00239	11/06/23 70700041	202311 320-53800-46504 REPAIRS-11/23 STOP POSTS	FCC CARPENTRY & GENERAL PAINTING	*	831.76	831.76 020100
12/14/23	00003	12/01/23 INV39406	202312 310-51300-45000 2ND INSTALL 23-24	FLORIDA MUNICIPAL INSURANCE TRUST	*	24,768.50	24,768.50 020101
12/14/23	00020	11/21/23 112023	202311 320-53800-43000 SVCS-11/23	FPL	*	8,700.67	8,700.67 020102
12/14/23	99999	12/14/23 VOID	202312 000-00000-00000 VOID CHECK	*****INVALID VENDOR NUMBER*****	C	.00	.00 020103
12/14/23	00001	11/01/23 354	202311 310-51300-34000 MGMT FEES-11/23		*	6,113.75	
		11/01/23 354	202311 310-51300-35100 COMPUTER TIME		*	83.33	
		11/01/23 354	202311 310-51300-51000 OFFICE SUPPLIES		*	17.50	
		11/01/23 354	202311 310-51300-42000 POSTAGE AND DELIVERY		*	10.32	
		11/01/23 354	202311 310-51300-42500 COPIES		*	85.60	
		11/01/23 355	202311 320-53800-34000 FIELD SVCS-11/23		*	2,015.92	
		11/01/23 355	202311 310-51300-51000 REGIONS CREDIT CARD 08/23		*	267.89	
		11/01/23 355	202311 310-51300-49000 REGIONS CREDIT CARD 09/23		*	373.34	
		12/01/23 356	202312 310-51300-34000 MGMT FEES-12/23		*	6,113.75	
		12/01/23 356	202312 310-51300-35100 COMPUTER TIME		*	83.33	
		12/01/23 356	202312 310-51300-51000 OFFICE SUPPLIES		*	10.00	
		12/01/23 356	202312 310-51300-42000 POSTAGE AND DELIVERY		*	8.43	
		12/01/23 356	202312 310-51300-42500 COPIES		*	166.50	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/23	357	202312	320-53800-34000	GMS-SO FLORIDA, LLC	*	2,015.92	17,365.58 020104
12/14/23	00021	9/30/23	21755 202309 320-53800-46409	SVCS-09/23 TREE&PALM TRIM	*	2,440.00	
12/01/23	22396	202312	320-53800-46202	MAINT-12/23	*	23,792.00	26,232.00 020105
12/14/23	00195	11/01/23	994280 202310 310-51300-31100	SVCS THRU 10/26/23	*	3,460.00	3,460.00 020106
12/14/23	00209	12/14/23	113-OCT2 202310 320-53800-34503	SVCS-10/23	*	700.00	
12/14/23	00209	12/14/23	113-SEPT 202309 320-53800-34503	SVCS-09/23	*	700.00	1,400.00 020107
12/14/23	00085	11/17/23	18324 202311 320-53800-46505	SVCS-11/17/23	*	18,907.50	18,907.50 020108
12/14/23	00243	10/19/23	I67148 202310 320-53800-46408	SVCS-10/23 WO#93951	*	695.00	695.00 020109
12/14/23	00196	11/01/23	PSI02735 202311 320-53800-46407	MAINT-11/23	*	2,717.40	
12/01/23	PSI03413	202312	320-53800-46407	MAINT-12/23	*	2,717.40	5,434.80 020110
TOTAL FOR BANK C						127,453.76	
TOTAL FOR REGISTER						127,453.76	

Coral Bay
Community Development District

Unaudited Financial Reporting
November 30, 2023



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Coral Bay
Community Development District
Combined Balance Sheet
November 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 174,776	\$ -	\$ 174,776
Bank Of America - Savings	200,396	-	200,396
Due from General Fund	-	7,414	7,414
Investments:			
State Board of Administration	8,516	-	8,516
BankUnited Money Market	200,371	-	200,371
Series 2012			
Reserve	-	46,738	46,738
Revenue	-	35,459	35,459
Interest	-	7	7
Principal	-	1,651	1,651
Electric Deposits	218	-	218
Total Assets	\$ 584,277	\$ 91,268	\$ 675,545
Liabilities:			
Accounts Payable	\$ 62,816	\$ -	\$ 62,816
Due to Debt Service	7,414	-	7,414
Deposits	460	-	460
Total Liabilities	\$ 70,690	\$ -	\$ 70,690
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	91,268	91,268
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	492,869	-	492,869
Total Fund Balances	\$ 513,587	\$ 91,268	\$ 604,855
Total Liabilities & Fund Balance	\$ 584,277	\$ 91,268	\$ 675,545

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Actual Variance	Projected Next 10 Months	FY 2024 Total Projected	Projected Variance
Revenues:							
Special Assessments - Tax Roll	\$ 1,402,125	\$ 233,688	\$ 111,258	\$ (122,430)	\$ 1,290,867	\$ 1,402,125	\$ -
Interest Income	8,000	1,333	1,637	304	9,823	11,460	3,460
Toscana Contributions	2,500	417	-	(417)	3,026	3,026	526
Transponders/Stickers	2,000	333	490	157	2,450	2,940	940
Total Revenues	\$ 1,414,625	\$ 235,771	\$ 113,385	(\$122,386)	\$ 1,306,166	\$ 1,419,551	\$ 4,926
Expenditures:							
<u>General & Administrative:</u>							
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ -	\$ 10,000	\$ 12,000	\$ -
FICA Expense	918	153	153	0	765	918	0
Engineering	30,000	5,000	3,460	1,540	27,500	30,960	(960)
Attorney	40,000	6,667	7,795	(1,128)	36,667	44,462	(4,462)
Commissions/Tax Collector	16,927	2,821	1,113	1,709	13,416	14,529	2,398
Annual Audit	3,800	633	-	633	3,800	3,800	-
Trustee Fees	3,500	583	-	583	3,500	3,500	-
Management Fees	73,365	12,228	12,228	-	61,138	73,365	-
Computer Time	1,000	167	167	0	833	1,000	-
Postage & Delivery	2,000	333	26	307	1,667	1,693	307
Insurance	69,937	31,821	31,821	-	38,117	69,937	-
Printing & Binding	3,000	500	198	302	2,500	2,698	302
Legal Advertising & Other	2,000	333	695	(361)	1,667	2,361	(361)
Office Supplies	1,000	167	306	(140)	833	1,140	(140)
Dues, Licenses	175	175	175	-	-	175	-
Total General & Administrative	\$ 259,622	\$ 63,581	\$ 60,135	\$ 3,446	\$ 202,402	\$ 262,537	\$ (2,915)

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended November 30, 2023

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 11/30/23	Thru 11/30/23	Variance	10 Months	Total Projected	Variance
<i>Operations & Maintenance</i>							
Field Expenditures							
Field Management Fees	\$ 24,191	\$ 4,032	\$ 4,032	\$ (0)	\$ 20,159	\$ 24,191	\$ -
Contractual-Security	111,072	18,512	8,313	10,199	102,759	111,072	-
Contractual-Security Equipment	51,150	8,525	-	8,525	42,625	42,625	8,525
Security Patrols	37,000	6,167	4,136	2,031	32,375	36,511	489
Parking Enforcement	8,400	1,400	700	700	7,700	8,400	-
Fire and Security System Monitoring	500	83	-	83	500	500	-
Telephone	12,000	2,000	1,304	696	10,000	11,304	696
Water & Sewer	14,000	2,333	934	1,400	12,833	13,767	233
Electric	95,000	15,833	17,689	(1,856)	79,167	96,856	(1,856)
Pest Control	3,500	583	305	278	3,208	3,513	(13)
Community Maintenance	299,779	49,963	47,584	2,379	239,720	287,304	12,475
Other Maintenance	10,000	1,667	2,145	(478)	8,333	10,478	(478)
Irrigation Pumps Maintenance & Repair	25,000	4,167	480	3,687	24,479	24,959	41
Wall Maintenance & Repair	3,000	500	-	500	3,000	3,000	-
Park & Pool Maintenance/Repair	50,524	8,421	3,705	4,716	46,314	50,018	506
Pool Maintenance - Contract	31,476	5,246	5,250	(4)	26,230	31,480	(4)
Landscape Repairs & Improvements:	43,000	7,167	4,375	2,792	38,625	43,000	-
Pruning/Trimming/Clean Up/Tree Removals	-	-	-	-	-	-	-
Storm Cleanup	-	-	-	-	-	-	-
Mulch	-	-	4,375	-	-	-	-
Landscape Installation	-	-	-	-	-	-	-
Lake Maintenance/Repair	34,000	5,667	5,435	232	28,333	33,768	232
Fountain Maintenance/Repair	1,000	167	150	17	1,650	1,800	(800)
Drainage Maintenance	26,000	4,333	3,000	1,333	23,000	26,000	-
Road Maintenance/Repair	20,000	3,333	3,800	(467)	16,200	20,000	-
Sidewalk Maintenance/Repair	20,000	3,333	-	3,333	20,000	20,000	-
Sign Maintenance/Repair	3,000	500	1,362	(862)	1,638	3,000	-
Pressure Cleaning	36,000	6,000	27,225	(21,225)	8,775	36,000	-
Electrical Repair & Replacement	23,000	3,833	2,714	1,119	20,125	22,839	161
Holiday Decorations	38,880	23,000	23,000	-	23,000	46,000	(7,120)
Gate Repairs & Replacements:	16,000	2,667	90	2,577	16,000	16,090	(90)
Gate Repairs	-	-	90	-	-	-	-
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 November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Actual Variance	Projected Next 10 Months	FY 2024 Total Projected	Projected Variance
Field Expenditures (Continued)							
Major Projects:	120,000	20,000	19,530	470	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	\$ 209,432	\$ 187,257	\$ 22,175	\$ 957,219	\$ 1,144,476	\$ 12,996
Total Operations & Maintenance	\$ 1,157,472	\$ 209,432	\$ 187,257	\$ 22,175	\$ 957,219	\$ 1,144,476	\$ 12,996
Total Expenditures	\$ 1,417,094	\$ 273,013	\$ 247,392	\$ 25,621	\$ 1,159,621	\$ 1,407,013	\$ 10,081
Excess (Deficiency) of Revenues over Expenditures	\$ (2,469)	\$ (37,242)	\$ (134,007)	(\$148,007)	\$ 146,545	\$ 12,538	\$ 15,007
Net Change in Fund Balance	\$ (2,469)	\$ (37,242)	\$ (134,007)	\$ (148,007)	\$ 146,545	\$ 12,538	\$ 15,007
Fund Balance - Beginning			\$ 647,594				
Fund Balance - Ending			\$ 513,587				

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

	Total	Acutal	Projected	Total
	FY 2023	Thru 11/30/23	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 November 30, 2023

<u>REVENUES</u>	<u>PROJECTION METHOD</u>	<u>COMMENTS</u>
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 November hasn't been received.
Engineering Fees	Budget to Actual	Invoice for November 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 November 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 November 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 November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments Bond A- Tax Roll	\$ 91,163	\$ 15,194	\$ 7,395	\$ (7,799)
Interest Income	-	-	784	784
Total Revenues	\$ 91,163	\$ 15,194	\$ 8,179	\$ (7,015)
Expenditures:				
Interest - 11/1	\$ 6,738	\$ 6,738	\$ 6,738	\$ -
Interest - 5/1	6,738	-	-	-
Principal - 5/1	80,000	-	-	-
Total Expenditures	\$ 93,475	\$ 6,738	\$ 6,738	\$ -
Net Change in Fund Balance	\$ (2,313)	\$ 8,456	\$ 1,441	\$ (7,015)
Fund Balance - Beginning			\$ 89,827	
Fund Balance - Ending			\$ 91,268	

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	\$ -	\$ 111,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,258
Interest Income	992	645	-	-	-	-	-	-	-	-	-	-	1,637
Gate Damage Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Toscana Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders/Stickers	490	-	-	-	-	-	-	-	-	-	-	-	490
FEMA Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,482	\$ 111,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,385
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	77	76	-	-	-	-	-	-	-	-	-	-	153
Engineering	3,460	-	-	-	-	-	-	-	-	-	-	-	3,460
Attorney	7,795	-	-	-	-	-	-	-	-	-	-	-	7,795
Commissions/Tax Collector	-	1,113	-	-	-	-	-	-	-	-	-	-	1,113
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,114	6,114	-	-	-	-	-	-	-	-	-	-	12,228
Computer Time	83	84	-	-	-	-	-	-	-	-	-	-	167
Postage & Delivery	16	10	-	-	-	-	-	-	-	-	-	-	26
Insurance	31,821	-	-	-	-	-	-	-	-	-	-	-	31,821
Printing & Binding	112	86	-	-	-	-	-	-	-	-	-	-	198
Legal Advertising & Other	126	569	-	-	-	-	-	-	-	-	-	-	695
Office Supplies	21	285	-	-	-	-	-	-	-	-	-	-	306
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 50,800	\$ 9,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,135

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,032
Contractual-Security	8,313	-	-	-	-	-	-	-	-	-	-	-	8,313
Contractual-Security Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrols	2,541	1,595	-	-	-	-	-	-	-	-	-	-	4,136
Parking Enforcement	700	-	-	-	-	-	-	-	-	-	-	-	700
Fire and Security System Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	637	667	-	-	-	-	-	-	-	-	-	-	1,304
Water & Sewer	934	-	-	-	-	-	-	-	-	-	-	-	934
Electric	8,989	8,700	-	-	-	-	-	-	-	-	-	-	17,689
Pest Control	305	-	-	-	-	-	-	-	-	-	-	-	305
Community Maintenance	23,792	23,792	-	-	-	-	-	-	-	-	-	-	47,584
Other Maintenance	2,145	-	-	-	-	-	-	-	-	-	-	-	2,145
Irrigation Pumps Maintenance & Repair	480	-	-	-	-	-	-	-	-	-	-	-	480
Wall Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Pool Maintenance/Repair	3,660	45	-	-	-	-	-	-	-	-	-	-	3,705
Pool Maintenance - Contract	2,625	2,625	-	-	-	-	-	-	-	-	-	-	5,250
Landscape Repairs & Improvements:	4,375	-	-	-	-	-	-	-	-	-	-	-	4,375
Lake Maintenance/Repair	2,717	2,717	-	-	-	-	-	-	-	-	-	-	5,435
Fountain Maintenance/Repair	150	-	-	-	-	-	-	-	-	-	-	-	150
Drainage Maintenance	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Road Maintenance/Repair	3,800	-	-	-	-	-	-	-	-	-	-	-	3,800
Sidewalk Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Maintenance/Repair	530	832	-	-	-	-	-	-	-	-	-	-	1,362
Pressure Cleaning	8,318	18,907	-	-	-	-	-	-	-	-	-	-	27,225
Electrical Repair & Replacement	310	2,404	-	-	-	-	-	-	-	-	-	-	2,714
Holiday Decorations	23,000	-	-	-	-	-	-	-	-	-	-	-	23,000
Gate Repairs & Replacements:	90	-	-	-	-	-	-	-	-	-	-	-	90
Major Projects:	19,530	-	-	-	-	-	-	-	-	-	-	-	19,530
Subtotal Field Expenditures	\$ 122,955	\$ 64,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,257
Total Operations & Maintenance	\$ 122,955	\$ 64,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,257
Total Expenditures	\$ 173,755	\$ 73,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247,392
Net Change in Fund Balance	\$ (172,273)	\$ 38,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (134,007)

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 \$60,000.00
Spent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$39,500.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$39,500.00)
															\$20,500.00

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

Gross Assessments \$ 1,457,642.75 \$ 97,866.68 \$ 1,555,509.43
 Net Assessments \$ 1,384,760.61 \$ 92,973.35 \$ 1,477,733.96

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	allocation in %			Total
							93.71%	6.29%	100.00%	
							O&M Portion	Debt Service		
11/22/23	11/1/23-11/15/23	\$ 123,808.27	\$ 5,080.53	\$ 1,187.28	\$ -	\$ 117,540.46	\$ 110,145.27	\$ 7,395.19	\$ 117,540.46	
TOTAL		\$ 123,808.27	\$ 5,080.53	\$ 1,187.28	\$ -	\$ 117,540.46	\$ 110,145.27	\$ 7,395.19	\$ 117,540.46	

7.96%	Percent Collected
\$ 1,431,701.16	Balance Remaining to Collect



CORAL BAY CDD
FIELD MANAGER REPORT
December 14, 2023, Board Meeting

LAKE AND CANALS

1. Solitude Water Management – Services as Contracted, reports provided as agenda item field report attachment A.
2. Management to Review Shoreline Video for Encroachment Violations within the 20' Easement
 - o Report in progress – As of 12/5, currently reviewing arial footage of District. Will be sent to the Board for review before January 2024 meeting.
3. Docks Repairs and Removal – As of 12/7, agreement in review with contractor.

LANDSCAPE

Shinto Landscape –

1. Completed – Annual Tree/Palm Trimming- Contracted
2. Completed – Sod Installation at SBD Buffer to Cover Deep Ruts \$2,360
3. Completed – South Bay Dr. Tree Trimming of Trees Touching Residents' Roofs \$2,440
4. Completed – Removal of three (3) dead trees located along NW 31st Street \$1,882
5. Completed – Install of 7-gallon Clusia to fill the void near Clubhouse entrance area \$355
6. Completed – Install of fire bush after removal of dead ones on S. Bay Dr. Buffer \$1,002
7. Completed – Install of wax jasmine to fill in the gap of removed bougainvillea \$485
8. Completed – Removal of two (2) dead Washingtonian Palms on N. & S Bay Dr. \$2,137
9. Vines on Fay's Cove Pool Facility
 - Completed – Removal of Vines \$555.
 - Wall Painting – As of 12/7/2023, color to be confirmed and proposal selected. To be completed before 12/31.
10. Relocation of two trees from Tot Lot – Location provided to Shinto. As of 12/6, awaiting Shinto response for scheduling of relocation.
11. Annual Mulch – Shinto notified of required mulching November 2023. As of December 2023, awaiting Shinto to provide.



CORAL BAY CDD

- Mulching will be done around North Bay Park fitness equipment
- 12. Annuals – Installed October 2023 and pending replacement of dead flowers.
- 13. Dennis Baldis Memorial Path – Restore areas except circle at royal poinciana tree.
 - Remove mulch, install sod, and close playground barrier – As of 12/6/2023, proposal received for \$4262. To discuss at 12/14/2023 meeting.
- 14. Fay's Cove Sod Installation – As of December 2023, Shinto notified and awaiting Shinto's completion.
- 15. Clubhouse test area to minimize mulch with sod – As of 12/1, notified Shinto of test area. Awaiting Shinto's completion.
- 16. Wall Lift Tree Removals – Revised proposal with updated locations and one additional tree provided from Shinto on 12/7. Shinto to update revisions. Shinto to schedule removal following updates.
- 17. Removal of Australian Pine Tree on North Bay Drive Canal Shoreline – Proposals provided as field report attachment B.
- 18. Fay's Cove Entrance Landscaping Proposal – As of 12/7, requested proposals and awaiting Shinto's response.

COMMUNITY

1. Completed – Pool Lift Repairs \$2,011.80
2. Completed – Lake/Canals One Time Coconut Removal from Water \$3,500
3. Completed – Divers Drainage Inspection & Cleaning at 6474 Buena Vista Drive \$3,000
4. Completed – Annual Pressure Cleaning – \$27,225
5. Completed – 6727 Saltaire Ter. Driveway/Apron Extension Removal and Sod Install by Owner
6. Street Name Sign Brackets and Old Brackets Replacement
 - a. FCC Carpentry to schedule for January 2024.
7. Peninsula Park Pool Remodeling – Shamrock Pools
 - a. Completed tile selection
 - b. As of November 2023, renovation is in permitting. Staff to update Board monthly on permitting status.



CORAL BAY CDD

8. Peninsula Park Facility Painting of Building Areas, Proposals provided as attachment C to field report.
9. Envera Upgrades
 - a. Latest revised schedule available at <http://www.coralbaycdd.com/news/>
 - b. Board Supervisor Geroge Mizusawa Inspection pending Envera's completion
10. FPL Light Repairs at Tot Lot – In Progress – To be completed on 12/8 (Ticket #79432)
11. 30th Street Blue Sign Replacement – Pending final proof approval with reflective lettering requested on 12/6.
12. Swimming Pool Lights – As of 12/6, agreement in progress with contractor.

COMMUNITY (continued)

13. Main Entrance Coral Bay Signs Repair at SBD Entrance & NBD Exit
 - a. To obtaining proposal for repairs in January 2024 after holiday lights are removed.
14. North and South Bay Drive Median Curb Repairs – To be scheduled on 12/12.
15. Replace One Door at Clubhouse with a Non-Impact Door – Received proposal \$3480 (office door and conference room door). To discuss at 12/14 meeting.
16. Obtaining proposals for Tennis Court fence repairs – As of 12/7, we have only received one proposal for \$25,900
17. Obtaining proposals to repair clubhouse pavers – As of 12/7, we have A1 Pavers proposing \$3,590 and F&K Martins Pavers proposing \$5,764
18. Obtaining proposals to repair all of Peninsula Park pavers - Received proposal from A1 Pavers for \$16,070
19. Upgrade basketball backboard and rims at North Bay Park – As of 12/7, we have not received any proposals.
20. Roadway pavers at North Bay Drive and the roundabout at Mallory Harbor are sinking – Measurements were taken on 12/6 and management is requesting pricing
21. Pavers at Las Brisas Fire Truck access point to be removed and Margate Fire Chief gave authorization to install 12ft wide concrete slab
 - a. As of 12/4, we have a proposal from A1 Pavers for \$9,915 which includes two locations in the community that have urgent sidewalk repairs needed.



CORAL BAY CDD

b. Concrete jobs are cheaper when done in bulk so a discount is provided from A1 Pavers based on the 3 jobs together.

22. Locksmith to replace Peninsula Park lock and Fays Cove storage room lock

23. Fuse changed in one tennis court light – As of 12/7, Eagle Group has not sent the invoice

24. North Bay Park bucket swing was replaced – The cost was \$525.00

ATTACHMENT A

LAKE MAINTENANCE REPORTS

DECEMBER 14, 2023

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

November 27 Report

Service Report



Work Order		Account	Coral Bay Community Development District
Work Order Number	00405921	Contact	Julio Padilla
Created Date	11/27/2023	Address	3101 South Bay Drive Margate, FL 33063

Work Details

Specialist	Inspected the main lake and canal segments.	Prepared By	David Frazier
Comments to Customer	Picked up trash and coconuts from the canals. Also manually removed nuisance species from the canal shorelines.		

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 coconuts and trash from the canal segments.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Manually removed nuisance species from the canal shoreline
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Inspected the lake and canal for aquatic vegetation.
Coral Bay CDD - Lakes all	ALGAE CONTROL	Inspected the lake and canals for algae
Coral Bay CDD - Lakes all		

November 13 Report

Service Report



Work Order		Account	Coral Bay Community Development District
Work Order Number	00396153	Contact	Julio Padilla
Created Date	11/13/2023	Address	3101 South Bay Drive Margate, FL 33063

Work Details

Specialist	Treated the main lake for submerged vegetation	Prepared By	David Frazier
Comments to Customer	and algae. Overall the lake and canal segments looked good. D.O. 8.31 pH 8.17 Temp 78.4		

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 shoreline for nuisance 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		

November 6 Report

Service Report



Work Order

Work Order Number
00409423

Created Date
11/6/2023

Account
Coral Bay Community Development District

Contact
Julio Padilla

Address
3101 South Bay Drive
Margate, FL 33063

Work Details

Specialist
Comments to
Customer
Picked up coconuts and trash around the main lake and canal segment 2.

Prepared By
David Frazier

Work Order Assets

Asset	Status	Product Work Type
Lake	Included	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up coconuts around the main lake and canal segment 2.
Lake		

ATTACHMENT B

AUSTRALIAN PINE TREE REMOVAL ON NORTH BAY DRIVE CANAL SHORELINE

DECEMBER 14, 2023

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

Australian Pine Tree

Indian Key Blvd
Margate FL 33063
United States



Shinto Landscaping



IGM - Innovative Grounds Management SERVICE ESTIMATE & PROPOSAL

Mailing Address

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

Date: November 13, 2023

Opportunity #: 17672

Job Address

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

Home Phone:

Business Phone:

Job Summary:

I propose to remove the Australian Pine located on North bay side that's leaning toward the lake as if its ready to fall.

I wouldn't want it to become a problem in the future so I wanted to get ahead of it so just in case you both and the board decide to do it at least you will have the proposal ready to be presented.

We will have to take time to pull all debris out lake and will required us to use boat to strap and pull limbs that fell into lake.

Permits will be required

Property owner or manager will be responsible to pull the permit.

If we have to pull the permit it will take longer to start the job and additional fees will be added.

Tree Removal

Remove and/or grind trees/palms as directed.

Quantity	Description	Unit
120	Labor - Arbor Care	Hr
1	Stump Grind	ea
15	Dump/Debris Removal per yard	cuyd
2	Mobilization	Hr

Quote Total: \$9,724.00

Service notes:

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

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

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

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

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

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

Payment Terms:

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

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

By _____
Jeacky Charles
Date 11/13/2023
IGM - Innovative Grounds
Management

By _____
Date _____
Governmental Management
Services

Estimate Sheet - Australian Pine Removal #17672

	Units/Rate	Occur	Quantity	Hours	Unit Cost	Total Cost	Price	GM%
Arbor Care						\$3,407.71	\$9,723.99	64.96%
AE - Tree Removal				123.00	\$3,407.71	\$3,407.71	\$9,723.99	64.96%
Labor - Arbor Care	120.00 Hr			120.00	\$3,099.60	\$3,099.60	\$9,000.00	65.56%
Labor - Arbor Care	1.00000000 Hr / Hr		120.00	120.00	\$25.83	\$3,099.60	\$8,999.38	65.56%
Stump Grind	1.00 ea			1.00	\$25.83	\$25.83	\$74.99	65.56%
Stump Grind	1.00000000 ea / ea		1.00	1.00	\$25.83	\$25.83	\$74.99	65.56%
Dump/Debris Removal per yard	15.00 cuyd			0.00	\$240.00	\$240.00	\$525.00	54.29%
Dump/Debris Removal per yard	1.00000000 cuyd / cuyd		15.00	0.00	\$16.00	\$240.00	\$480.00	50.00%
Mobilization	2.00 Hr			2.00	\$42.28	\$42.28	\$124.00	65.90%
Mobilization	1.00000000 Hr / Hr		2.00	2.00	\$21.14	\$42.28	\$122.76	65.56%
Total						\$3,407.71	\$9,723.99	64.96%

BrightView Landscaping



October 12, 2023

Page 1 of 3

Proposal for Extra Work at Invasive Tree Removal

Property Name	Invasive Tree Removal	Contact	Julio Padilla
Property Address	N. Bay Dr. and Indian Key Blvd. Margate, FL 33065	To	Coral Bay CDD
		Billing Address	3101 South Bay Drive Margate, FL 33063

Project Name Invasive Tree Removal

Project Description Takedown and Removal of (1) Australian Pine on canal bank

Scope of Work

- Takedown and Removal of (1) Australian Pine
- ** Location: Canal embankment at N. Bay Dr. and Indian Key Blvd
- ** Hazard due to proximity to utility lines and canal. Branch structure shows signs of deterioration
- * Crane, Climbing, and Rigging will be required
- * Crane will be used to remove invasive tree in sections to minimize disturbance to surrounding landscape, waterway, and property
- * North side lane/lanes may be temporarily blocked for community safety. South side lanes should be able to remain operational
- Removal of debris from property
- * Log wood and Foliage
- * Surrounding landscape may be disturbed in removal process
- ** Debris will have to be removed mini skid and removed from property for disposal
- * Brightview Landscape Development is not responsible for any unforeseen or unavoidable obstructions damaged in grinding, pruning, or removal process. If Client desires additional work outside set scope an additional cost will be incurred. Equipment cost can vary dependent on access and other variables in area. Permitting cost may be additional and is dependent of municipalities.

QTY	UoM/Size	Material/Description
1.00	UNIT	Takedown and Removal of (1) Australian Pine on canal embankment
1.00	DAY	(80) Ton Crane with traffic control

Proposal for Extra Work at Invasive Tree Removal

Images

Coral Bay 3



Coral Bay 2



Coral Bay 4



For internal use only

SO# 8255191
JOB# 353300000
Service Line 300

Total Price

\$9,985.19

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$100.00 and billed to Customer.

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

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

Acceptance of this Contract

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

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

Signature

Field Manager

Signature

Title

Julio Padilla

October 12, 2023

Printed Name

Date

BrightView Landscape Services, Inc. "Contractor"

Associate Branch Manager

Signature

Title

Randy Trevino

October 12, 2023

Printed Name

Date

Job #: 353300000

SO #: 8255191

Proposed Price: \$9,985.19

ATTACHMENT C

PENINSULA PARK PAINTING OF BUILDING AREAS

DECEMBER 14, 2023

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

Building Areas – Specs were Provided by Sherwin-Williams



All Counties Painting



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

4341 SW 73 TERRACE
 DAVIE, FL 33314

Phone 954-445-8033
 Fax 954-382-9267
 E-mail h2opressure@bellsouth.net
 www.allpeopleschoice.com

Estimate

Date
12/6/2023

Name / Address	
GOVERNMENTAL MANAGEMENT SERVICES, LLC ATTN: JULIO PADILLA 5385 N NOB HILL RD SUNRISE, FL 33351	
Customer Phone	954-721-8681 EXT 213

Project	
LIGHTHOUSE AT PENINSULA PARK 3101 S BAY DR MARGATE, FL. 33063	
PO #	

Description	Qty	Rate	Total
EXTERIOR WALLS PENINSULA BUILDING, PUMP ROOM INTERIOR, TWO BATHROOM INTERIORS, THREE METAL DOORS, RAILINGS, AND PAINTED CONCRETE FLOORING AND STAIRS AROUND BUILDING. SCOPE OF WORK: PREPARE AND PAINT THE BUILDING AT THE POOL IN THE PENINSULAR AREA TO INCLUDE THE EXTERIOR WALLS & ONE METAL DOOR, RAILINGS, INTERIOR BATHROOM WALLS & CEILINGS AND 2 METAL DOORS, THE PAINTED FLOORING AROUND THE BUILDING, AND SEAL PAVERS ON THE SECOND FLOOR PAVER DECK OF THE BUILDING. PREP: SURFACE PREPARATION- REMOVE SURFACE IRREGULARITIES BY SANDING AND CLEAN SURFACES THOROUGHLY PRIOR TO COATING APPLICATION. COATINGS: SHERWIN WILLIAMS PRODUCTS STUCCO & INTERIOR WALLS AND CEILINGS PRIMER - 1 COAT OF LOXON PRIMER/SEALER CONDITIONER FINISH COAT - 1 TO 2 COATS OF LOXON SELF-CLEANING CRYLIC COATING LATEX W/ FLAT/SATIN FINISH FLOORING FINISH COAT - 1 TO 2 COATS OF DURAPLATE 289 METAL SPOT PRIME WITH PRO-BLOCK PRIMER AS NEEDED. SPOT PRIME AND OR 1 COAT OF PRO-INDUSTRIAL UNIVERSAL PRIMER 2 COATS OF PRO-INDUSTRIAL FINISH COLORS TO STAY THE SAME. THIS PRICE INCLUDES LABOR AND MATERIALS \$9,750.50		9,750.00	9,750.00

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

Total	\$9,750.00
--------------	-------------------

Customer Signature _____

Rockers Painting

ROCKERS PAINTING CORP.
 171 S.W. 78 AVE.
 MARGATE, FL. 33068
 PH. 954-592-0646
 FAX. 954-722-8163
 rockerspainting@ymail.com
 Lic.#05BS01017

ESTIMATE

GMS Governmental management services
 5385 N. NOB HILL Road
 Sunrise FL. 33351

Estimate # 0000467

Estimate Date 12/06/2023

PHONE 954-721-8681
 CEL. 786-352-1110
 Jpadilla@gmssf.com

JOB NAME: PENINSULA PARK
 3101 S. BAY DR.
 MARGATE FL. 33063

Item	Description	Unit Price	Quantity	Amount
	PENINSULA PARK BUILDING EXTERIOR PRESSURE CLEANING ENTIRE BUILDING INCLUDING WALK WAYS STEPS AND FLOOR. PREPARE WALLS AS NEEDED AND PRIMER AND PAINTING TWO COATS OF PAINT. LABOR AND MATERIALS INCLUDED.	1500.00	1.00	1,500.00
	INTERIOR PREPARATION AND PAINTING CEILINGS AND WALLS AND DOORS AND FRAMES AT POMP ROOM TWO BATHROOMS. LABOR AND MATERIALS INCLUDED.	1500.00	1.00	1,500.00
	RAILINGS PREPARE AND PAINTING RAILINGS INCLUDING AT TERRACE AND HAND RAILING AT STAIRWAYS AND WAY THE DOCK. LABOR AND MATERIALS INCLUDED.	2500.00	1.00	2,500.00
	APPLY CLEAR COAT AT TERRACE FLOOR	600.00	1.00	600.00
		Subtotal		6,100.00
		Total		6,100.00
		Amount Paid		0.00
		Estimate		\$6,100.00

Anzco

(proposal to be revised)



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

Date: 7/6/23

Proposal No.: 7623

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

Reference : Peninsula Tower – Tower Base Area
3135 Cape Drive
Margate, FL 33063

Attention: Julio Padilla

Dear Julio,

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

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

Total Cost: \$5,900.00

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

Sincerely yours
John B Zak

THE LAGO DE CORAL BAY VILLAGES ASSOCIATION, INC.
GENERAL ARCHITECTURAL REQUEST (GAR) FORM
 PO Box 19439 Plantation, Florida 33319
 954.473.4733 x 7562 / 954.473.4755 fax / jhoffman@allprosys.net

Modifications to the exterior of your property (Home & Land), not covered by other available architectural request forms, require that the homeowner fill out this General Architectural Request (GAR) form and submit to the Association at the address noted above. The Architectural Review Committee (ARC) will review your request and provide written response of approval or denial of the request within ten (10) days. **This process is REQUIRED to be completed in full prior to commencement of work.**

- A SINGLE GAR FORM IS REQUIRED FOR EACH INDIVIDUAL MODIFICATION OF YOUR HOME OR PROPERTY.
- ONLY A HOMEOWNER MAY SIGN THIS GENERAL ARCHITECTURAL REQUEST FORM.

Property Owner Name:	Donna Singh	Date:	11/14/2023
Address (Lot #):	034	Phone:	954-437-2261
Signature:	Donna Singh		

Please attach a detailed description of your modifications along with any supporting documentation (drawings, survey, etc.). Your description must include but is not limited to, materials, color, size, manufacturers specifications, etc. Please add and submit additional pages along with this request if necessary to fully detail and explain your request.

I/We hereby make application to the Architectural Review Committee to make the following modifications to the exterior of my(our) property (home or land).

Resubmitting for approval for existing deck which was submitted on 2/10/2010.

IMPORTANT: If the modification makes use of CDD property (lake maintenance easement, swale...), CDD approval is required. Please fill/submit the "Coral Bay CDD Permit Application" form for approval by the CDD.

By signing above, I (The Homeowner) agree:

1. Requested modifications must be performed within 30 days of "GAR" form approval. Extensions beyond 30 days may be authorized only if requested & approved by the association.
2. That if the modification is not completed as approved, said approval can be revoked and the modification removed by the owner.
3. Failure to comply with these requirements will result the removal and/or reinstallation of modification at the cost of the homeowner. Refusal to remove, reinstall and/or correct the modification as required could result in fines totaling \$1000 and lien on property.
4. That I am financially liable for all damage to the CDD owned areas as a result of the modification.
5. To comply with the state, county, and city building codes.
6. To obtain all necessary permits and approvals (CDD, City of Margate, Broward County, etc.).
7. To abide by the decision of the Board of Directors.

DO NOT WRITE BELOW THIS LINE. FOR ASSOCIATION USE ONLY

APPROVED: YES / NO

IF DENIED, REASON FOR DENIAL:

AUTHORIZED SIGNATURE: Kul Kollan

AUTHORIZED SIGNATURE: [Signature]

DATE: 11/21/2023

[Signature]



Coral Bay Community Development District Permit Application

Instructions:

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

Please return the completed application to the District Offices at:

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

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

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

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

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

Applicant Information:

Name of Property Owner:

Donna Singh

Street Address of Property:

6643 Bayfront Drive

Mailing Address of Owner:

same

Telephone Number(s):

954-937-2261

Date Application Submitted:

12/1/2023

District Use Only

Date Application Received:

By:

Engineering Approval/Denial:

By:

Board Approval:

Permit Issuance Date:

By:



Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

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

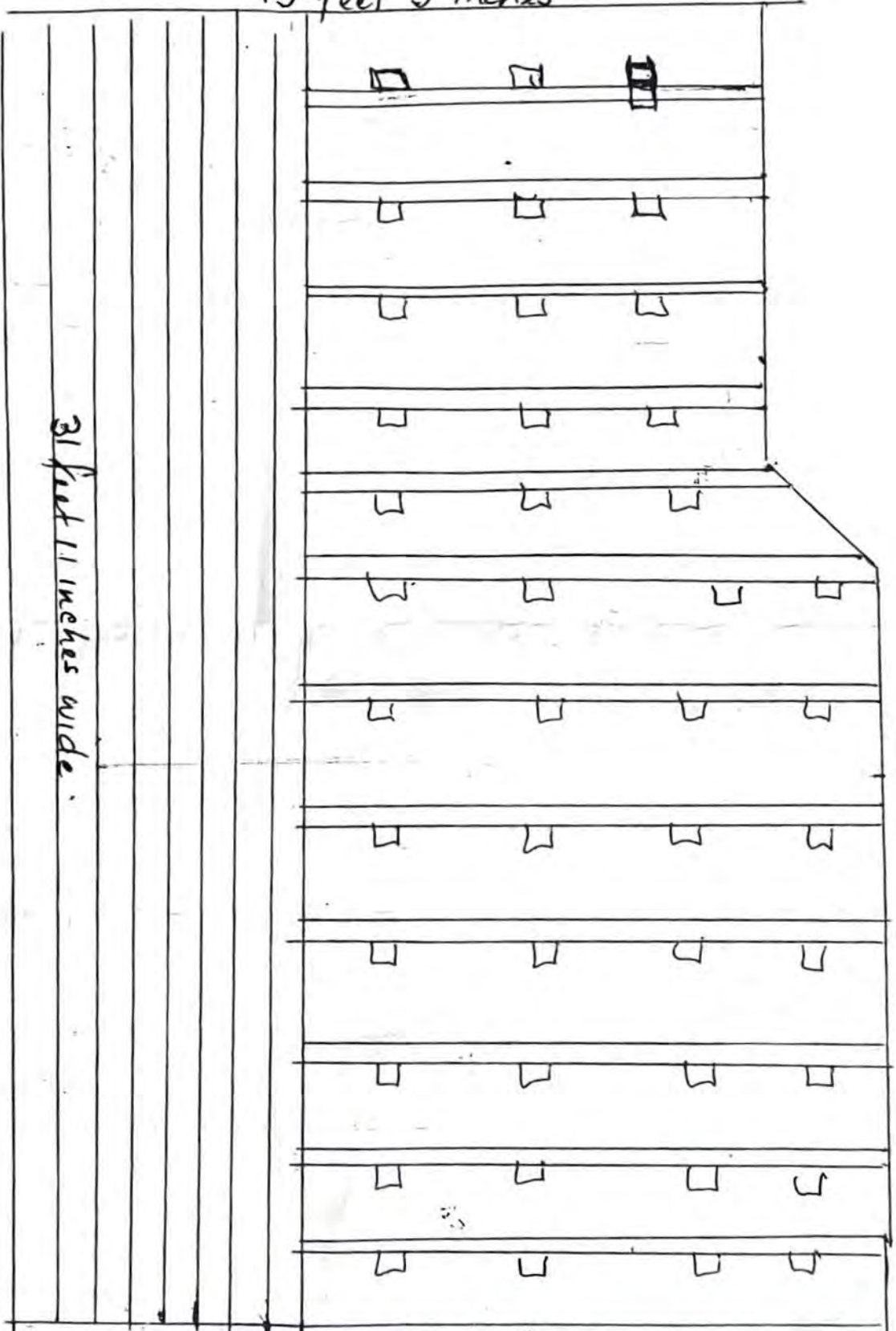
B. Project Description:

Please see attached.

C. District Property or Easement Affected:

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

13 feet 5 inches



31 feet 11 inches wide

16 feet 4 inches

4x4 post 4' deep in ground w/ concrete footer

2x8 joists with joist hangers & 2" inch nails

joists set out 12' o/c.



Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

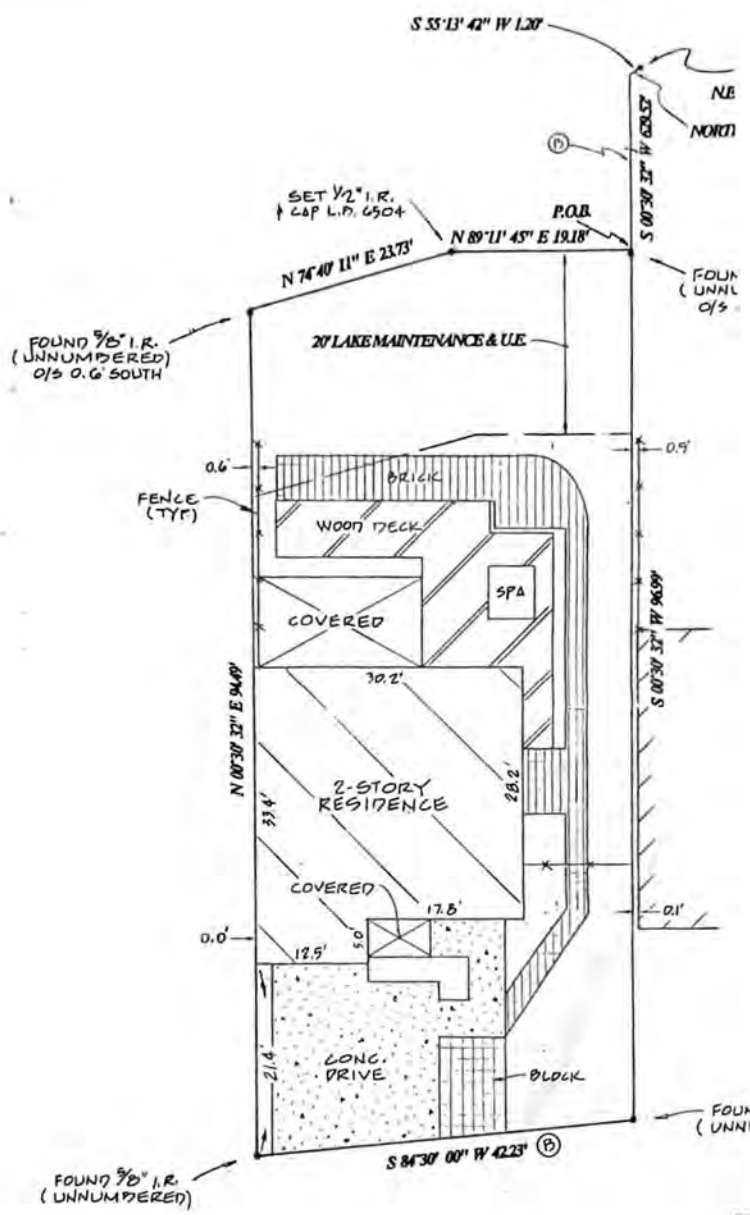
1. This application, including sketches, drawings, and plans and specifications, contains a full and complete description of the proposed project and the District facilities affected. It shall be part of any permit issued by the District. All work or use of the District's facilities will be in accordance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

Signature of Property Owner / Applicant

11/30/2023
Date

Signature of Co-Property Owner / Applicant

Date



BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.

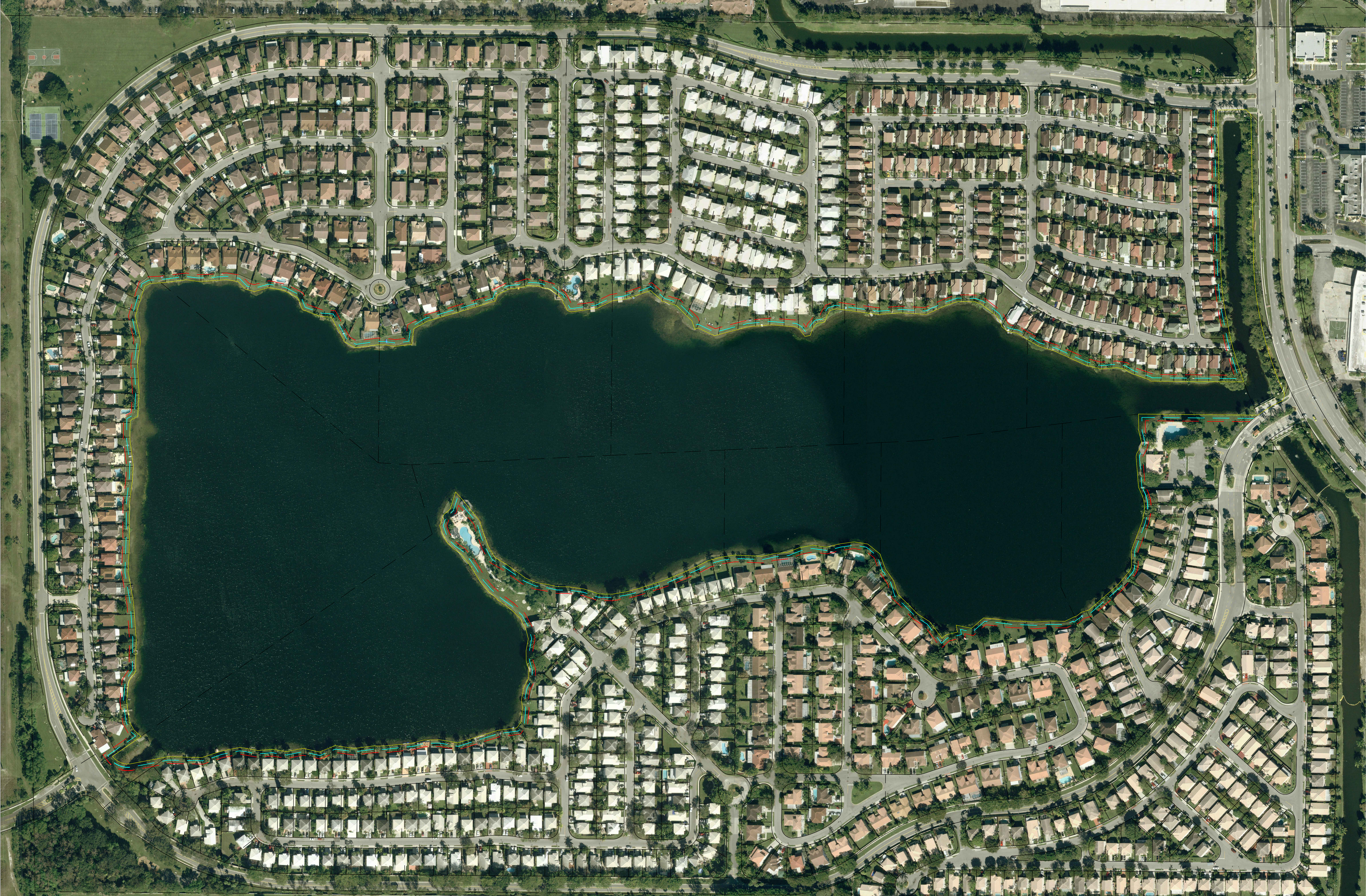
NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE NOTED.




NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

**668 BAYFRONT DRIVE
MARGATE, FL 33063**

O.R.B. = official record book	Tran. = transformer pad	P.B. = plat book	P. = plat	P.L. = page
C.B.S. = concrete block structure	F.P.&L. = Florida Power & Light	T.Y. = typical	IP = iron pipe	IR = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R.W. = right-of-way	M = measured	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse curve	CA = central angle	LP = iron pipe	D = dead
P.D.C. = point of commencement	P.I. = point of intersection	BB = bearing base line	RP = radius point	OS = offset
P.O.B. = point of beginning	P.T. = point of tangency	Asph = asphalt	L = six length	Cone = concrete
D.E. = drainage easement	M = not field measured	M.H. = manhole	CL = centerline	Est = easement
C.M.P. = corrugated metal pipe	W.P.F. = wood privacy fence	U.E. = utility easement	ALUM. = aluminum	Calc = calculated
R.L.S. = registered land surveyor	Chas. = chertaceous	CLF = chain & lance	P.C. = point of curvature	
L.B. = leased business	ELEV = elevation	P.A.M. = government easement measured		






LEGEND

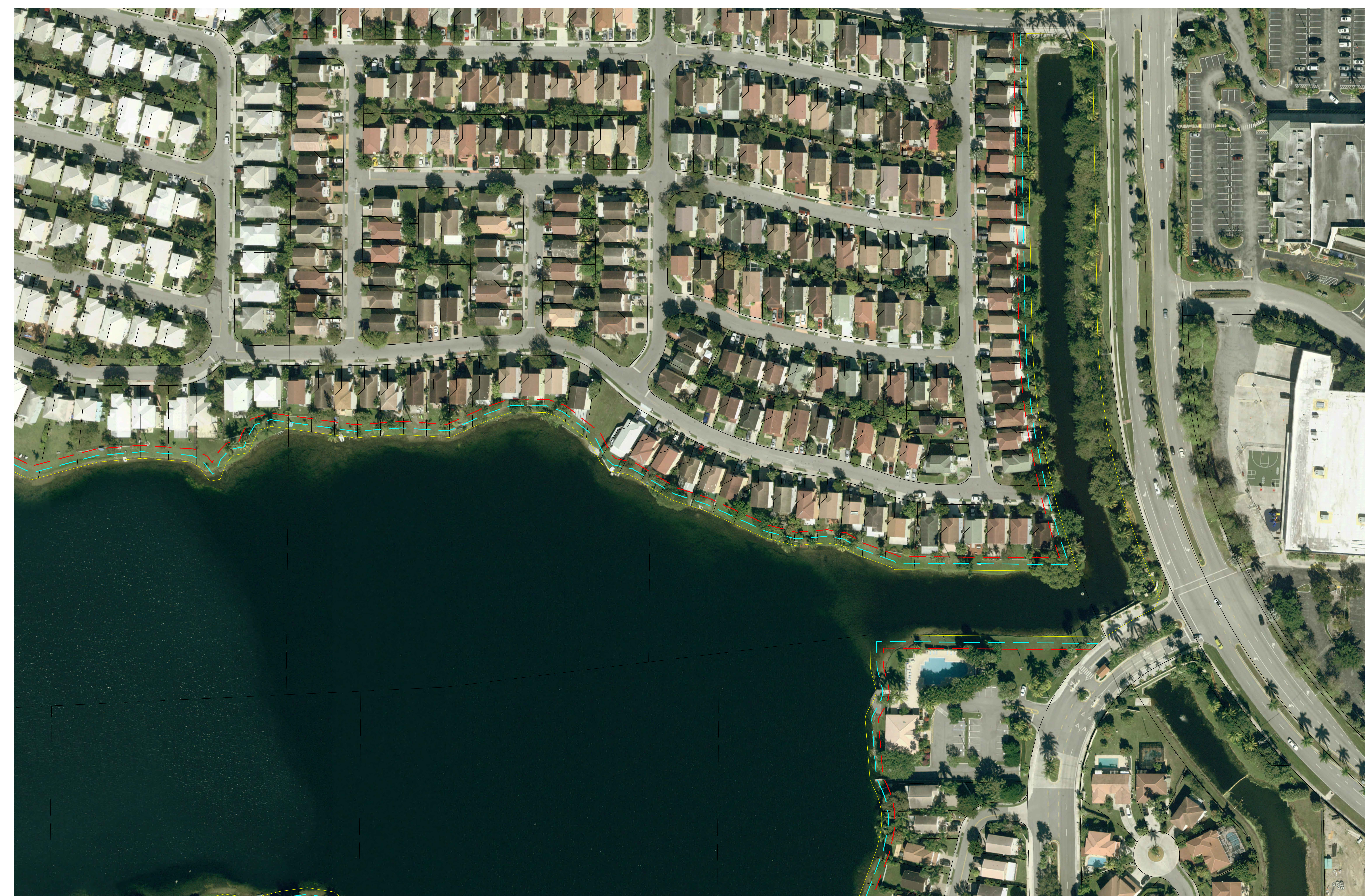
-  APPROXIMATE PROPERTY LINE AS PER BROWARD COUNTY PROPERTY APPRAISER
-  10' OFFSET LINE
-  20' OFFSET LINE (APPROXIMATE LOCATION OF MAINTENANCE EASEMENT)



*CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
AERIAL PHOTO DATE: 2015*

LEGEND

-  APPROXIMATE PROPERTY LINE AS PER BROWARD COUNTY PROPERTY APPRAISER
-  10' OFFSET LINE
-  20' OFFSET LINE (APPROXIMATE LOCATION OF MAINTENANCE EASEMENT)

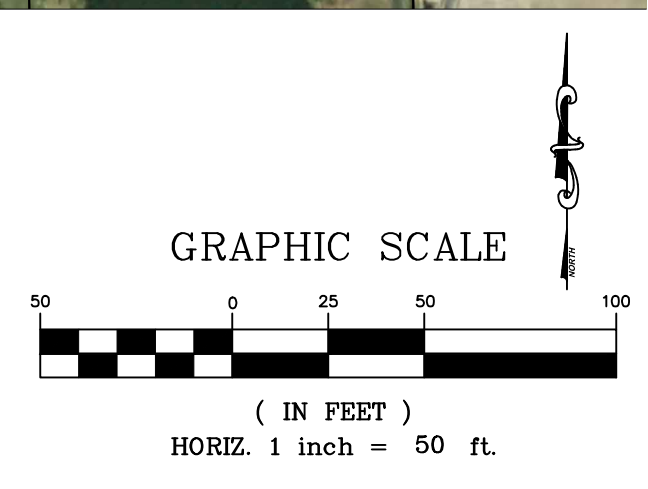


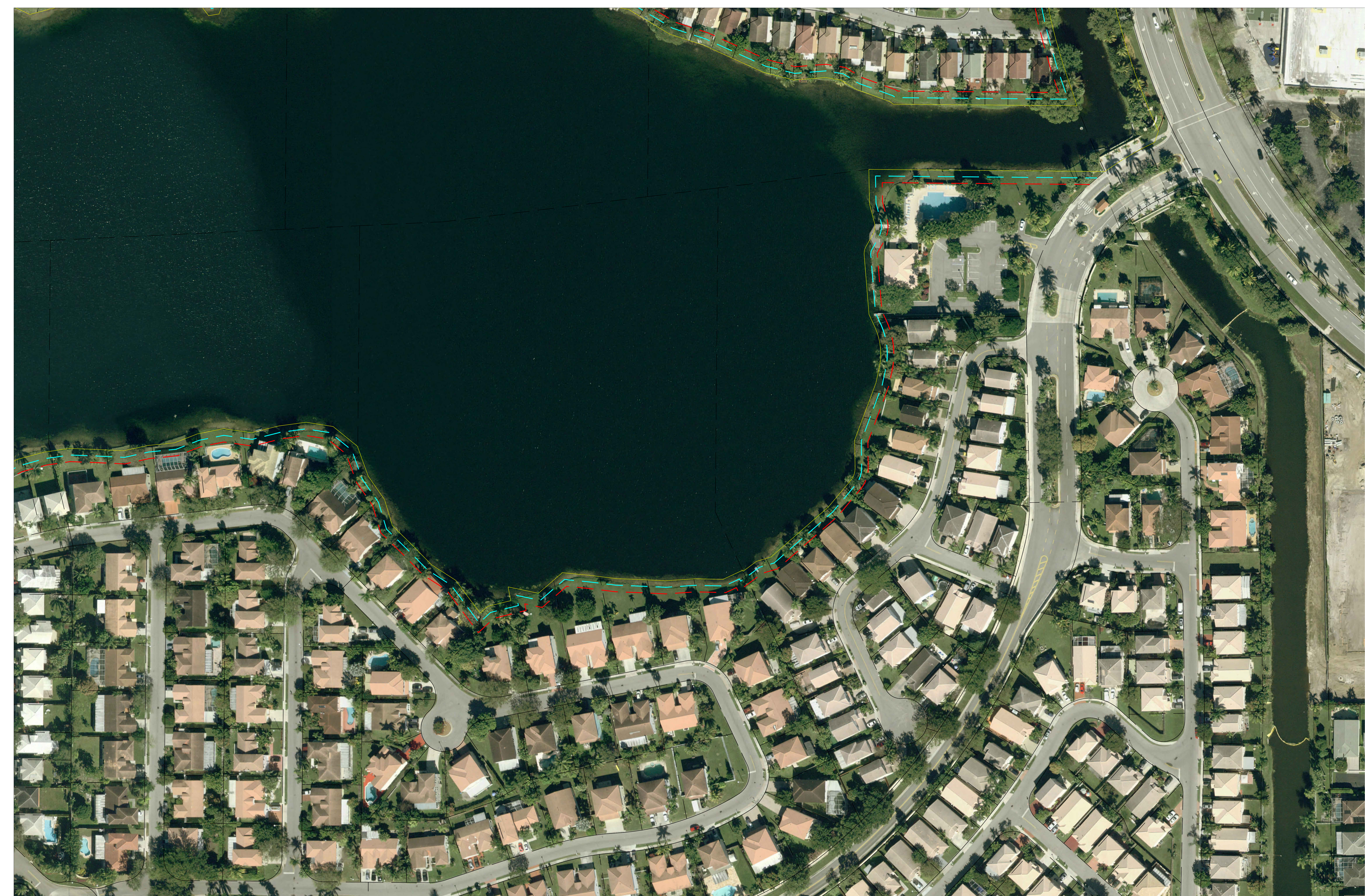
*CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
AERIAL PHOTO DATE: 2015*

SHEET 3 OF 5

LEGEND




- APPROXIMATE PROPERTY LINE AS PER BROWARD COUNTY PROPERTY APPRAISER
- 10' OFFSET LINE
- 20' OFFSET LINE (APPROXIMATE LOCATION OF MAINTENANCE EASEMENT)





*CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
AERIAL PHOTO DATE: 2015*




LEGEND

-  APPROXIMATE PROPERTY LINE AS PER BROWARD COUNTY PROPERTY APPRAISER
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CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
AERIAL PHOTO DATE: 2015

LEGEND

-  APPROXIMATE PROPERTY LINE AS PER BROWARD COUNTY PROPERTY APPRAISER
-  10' OFFSET LINE
-  20' OFFSET LINE (APPROXIMATE LOCATION OF MAINTENANCE EASEMENT)

MINUTES OF THE NOVEMBER 9, 2023 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, November 9, 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; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Patrick Burgess, GMS; Juliana Duque, GMS (by Zoom); Rich Hans, GMS (by Zoom); John Flak, Envera Systems; Grant Guthrie, Shinto Landscaping; 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: 0:00:05)

2. Presentations/Reports

A. Envera Representatives

Mr. Spavento (Tape Time: 0:01:11) moved on to presentations and asked Mr. Flak to give his presentation for Envera.

At this time (Tape Time: 0:01:31) Mr. John Flak introduced himself to the Board and gave a brief update relating to his schedule bringing the Board up to speed on permits for the gates and some other items he was currently working on.

At this point (Tape Time: 0:02:55) a Q&A session was held among the Board members, Mr. Flak, Mr. Padilla, and the attending residents relating to the Envera updates and the timeline schedule.

B. Shinto Landscape – Grant Guthrie, Account Manager

Mr. Spavento (Tape Time: 0:15:46) moved on to item B, Shinto Landscape, and asked Mr. Guthrie to give his report.

At this time (Tape Time: 0:16:08) Mr. Grant Guthrie gave a brief summary relating to the monthly and annual scheduling updates. He suggested starting the annual schedule beginning January 1st.

Mr. Padilla (Tape Time: 0:16:52) stated it would be better to start from the beginning of the fiscal year October 1st, since that was when the agreement started, and Mr. Guthrie could just list all the prior work he had already completed. Mr. Guthrie agreed with Mr. Padilla's statement.

At this point (Tape Time: 0:17:45) a Q&A session was held among the Board members, Mr. Guthrie, and staff relating to some of his updates.

4. Audience Comments/Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:22:38)

Mr. Bourdin (Tape Time: 0:22:52) made a few comments relating to the groundskeeping.

A resident (Tape Time: 0:23:42) from The Cape commented on groups of people gathering at the pools for parties and she wanted to know if the pools were all public pools or what was going on with them, and the cleaning of the pool areas as well.

Mr. Spavento stated (Tape Time: 0:24:08) that there was no drinking allowed at the pools, and if people were doing things outside of the rules, she could call the police to

report the incident but, the pools are public pools, just like all of the Coral Bay CDD District.

At this point (Tape Time: 0:24:41) a discussion was held among the Board members, staff, and the resident relating to her comments.

Mr. Spavento asked if there were any other audience comments or Supervisor's comments. (Tape Time: 0:28:47) (There were no other comments at this time)

3. Staff Reports

Mr. Spavento asked Ms. Smoker for her report or any other updates. (Tape Time: 0:28:55)

A. Attorney

Ms. Smoker (Tape Time: 0:29:01) stated most of the items she had were already taken care of before the meeting from her understanding.

Ms. Hagen (Tape Time: 0:29:35) stated this item was not on the agenda, but after the previous resolution was passed accepting the changes to the rules, she received a final version of the document from Mr. Pawelczyk for placement on the website and noticed a couple of issues with the document. Ms. Hagen then stated she was working with Mr. Pawelczyk to correct those items and he would be providing the modified resolution at the next meeting. She added that none of the modifications changed anything of substance or meaning, they were just Scrivner's errors and reference clarifications. (Ms. Hagen then handed out a document to the Board members showing examples of the types of changes)

At this point (Tape Time: 0:30:35) a discussion was held among the Board members, Ms. Hagen and Ms. Smoker relating to this item.

B. Engineer

Mr. Spavento asked (Tape Time: 0:36:26) Mr. Geiger to present any engineering updates.

Mr. Geiger (Tape Time: 0:36:28) stated the only item he needed to discuss was on the dock proposal on the agenda under the field manager's report, and that he would address the item when it came up.

C. Treasurer

- 1) Approval of Check Run Summary and Invoices**
- 2) Acceptance of Unaudited Financials**

A copy of the unaudited financials were enclosed.

Mr. Spavento asked for any questions, or a motion to approve the financials. *(Tape Time: 0:37:04)*

ACTION:	Approve Check Run Summary and Invoices
RESULT:	Check Run Summary and invoices were approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 0:37:07	

D. Field Manager

1) Monthly Report

Mr. Spavento asked Mr. Padilla for his monthly report. *(Tape Time: 0:43:01)*

Mr. Burgess *(Tape Time: 0:43:07)* gave a brief update relating to a few items listed on the field manager’s monthly report which was included in the agenda package. He stated staff decided to move away from the actual punch list items to make the agenda a little bit more organized underneath one entire field report.

At this point (Tape Time: 0:43:25) a discussion was held among the Board members, Mr. Burgess and Mr. Padilla relating to a few items on the Field Manager’s report. Also, a discussion was held on the removal of the Action Items Punch List Report which originally had specific completion dates and updates associated with each particular item. (Mr. Spavento requested dates be put on the monthly report going forward for any ongoing items and updates) (Mr. Burgess stated he would add the dates to the report going forward)

2) Consideration of Proposal from South Florida Dock and Seawall for Clubhouse Dock Repair and Peninsula Park Dock Removal

Mr. Burgess (Tape Time: 1:23:21) gave a brief summary of the proposal from South Florida Dock and Seawall for the clubhouse dock repair and Peninsula Park dock removal in the amount of \$28,134.

Mr. Geiger (Tape Time: 1:24:06) also made some additional comments relating to the proposal.

At this point (Tape Time: 1:25:23) a discussion was held among the Board members and staff relating to this item.

ACTION:	Approve the proposal from South Florida Dock and Seawall for the clubhouse demo and dock repair and Peninsula Park dock removal and authorizing staff to proceed with the project
RESULT:	Proposal from South Florida Dock and Seawall in the amount of \$28,134 was approved
MOVER:	John Hall
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 1:27:50	

3) Update on Peninsula Park Building Painting

Mr. Spavento asked Mr. Padilla for an update on the Peninsula Park building painting. (Tape Time: 1:31:11)

Mr. Padilla (Tape Time: 1:31:19) gave a brief update stating he was not able to get proposals comparing apples to apples from the vendors, so he went back to Sherwin Williams and got their specs to be able to go back to the vendors and obtain new proposals. Mr. Padilla suggested using Sherwin Williams for Peninsula Park and do the front of the building after the holidays using PPG Paints who had been previously used

throughout the District, and he would bring back proposals to the next meeting. *(The Board agreed with Mr. Padilla’s suggestion)*

4) Discussion of 30th Street Sign

a. Proposed Wording A, B, & C

Mr. Spavento asked Mr. Burgess for an update on this item. (Tape Time: 1:32:12)

Mr. Burgess (Tape Time: 1:32:27) gave a brief explanation of this item stating this was included in the agenda package and he also sent the Board samples for the wording of the signs since there had been discussion about replacing the current sign that was falling apart.

At this point (Tape Time: 1:34:07) a discussion was held among the Board members and staff relating to the wording for the 30th Street Sign. (The Board agreed to the proposed wording on option A for the sign)

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

Mr. Spavento asked Mr. Padilla for an update on this item. (Tape Time: 1:39:44)

Mr. Padilla (Tape Time: 1:39:54) gave a brief summary of the proposals for the facility pool lights for night swimming and stated the Board had requested staff obtain another proposal which was from Empire Lighting Resources that was included in the agenda package. He also stated the Board had already seen the other two proposals, one from LED Are Us and the other from Eagle Group Inc., at the prior meeting, and they were included in this month’s agenda for reference purposes.

At this point (Tape Time: 1:40:14) a discussion was held among the Board members and staff relating to the presented proposals and pictures of the light fixture options that were included. (The Board agreed to the Pulsar Arch option proposal from Empire Lighting Resources for a total amount of \$20,520 for both the Clubhouse and Fay’s Cove pool facility lights, proposals #23-1760 and #23-1761)

ACTION:	Approve proposals from Empire Lighting Resources using the Pulsar Arch option for the Clubhouse and Fay’s Cove
---------	--

	pool facility lights for night swimming for a total amount of \$20,520
RESULT:	Proposals #23-1760 (\$10,800) and #23-1761 (\$9,720) from Empire Lighting Resources for the total amount of \$20,520 were approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:51:09	

6) 6727 Saltaire Terrace – Discussion of Apron Extension Removal

Mr. Spavento asked Mr. Padilla for an update on this item. (Tape Time: 1:59:25)

Ms. Hagen (Tape Time: 1:59:33) stated she contacted the HOA Board and the management company informing them the resident would be coming in with an ARC application, and to her knowledge the resident never submitted anything.

Mr. Padilla (Tape Time: 1:59:51) gave a brief summary of this item. He stated that after the last meeting he had spoken with the homeowner, informing him of the decision of the Board. He also followed up with an email as well, and the homeowner responded stating that he would take care of it. Mr. Padilla stated he had not heard back from the homeowner after that, so he followed up with an additional email and still had not heard anything back.

At this point (Tape Time: 2:00:20) a discussion was held among the Board members and staff relating to this item. (DIRECTION: The Board agreed to move forward and schedule the demolition of the apron extension removal and bill the homeowner for the work)

ACTION:	Authorizing staff to proceed with the removal of apron extension at 6727 Saltaire Terrace (Port Antigua) and also see if a permit was issued for the original work and then bill the homeowner for the removal work
---------	---

RESULT: Authorizing the removal of the apron extension at 6727 Saltaire Terrace and billing the homeowner for the removal work once it's completed was approved

MOVER: John Hall

SECONDER: Tina Hagen

AYES: 4 in favor, 1 opposed (T. Hagen)

Tape time: 2:15:08

7) 6643 Bayfront Drive – Discussion of Dock on Lake Easement

Mr. Spavento asked Mr. Padilla for an update on this item. (Tape Time: 2:03:41)

Mr. Padilla (Tape Time: 2:03:56) stated this item was requested by John Hall to ask the homeowner to come to the meeting and explain why her dock was installed on the lake easement, however, the homeowner was not in attendance.

At this point (Tape Time: 2:04:06) a discussion was held among the Board members and staff relating to this item as to whether this was a HOA issue or a CDD issue. (DIRECTION: The Board requested management to send a letter to the homeowner to make it official and request the homeowner to show proof that the HOA gave permission for the dock to be there, and if not, management would send another letter stating that it was against the rules and needed to be removed)

8) Envera Gates – Discussion of New Procedure for Gate Hits on New Detachable Gate Barrier Arms

Mr. Spavento asked Mr. Padilla if there were any further updates on this item. (Tape Time: 2:19:26)

Mr. Padilla (Tape Time: 2:19:33) stated he wanted to briefly discuss with the Board the new procedure of the new gate system and the detachable arms, and gave an example stating he had put an arm back in place before the meeting so there would be no charge for that but, he wanted to know how the District would move forward when people hit the gates, would there be a minimum charge.

At this point (Tape Time: 2:19:59) a discussion was held among the Board members and staff relating to this item) (Mr. Spavento suggested this item be put back on the agenda for the next Board meeting because a general decision would need to be made on how to proceed. (The Board agreed with Mr. Spavento's suggestion)

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

Mr. Spavento (Tape Time: 2:28:03) stated at the end of the last meeting a suggestion was made to just forget about the sidewalk and the whole pathway and make it a passive nature park.

Mr. Padilla (Tape Time: 2:28:33) stated the reason this item was back on the agenda was because the Board requested to table this item at the last meeting and bring it back for discussion at this meeting.

At this point (Tape Time: 2:28:39) a discussion was held among the Board members and staff relating to this item. A suggestion was made by a Board member to consider naming the tot lot after Dennis Baldis and include a plaque or monument to that effect. (The Board authorized staff to have the mulch removed and replaced with sod, remove the entire walkway, except the circle around the tree and make it a smaller circle, and also to move the two gumbo limbo trees and replace them with some nice garden material) (Mr. Spavento requested this item also be put back on the agenda for the next Board meeting)

Mr. Padilla (Tape Time: 2:44:45) reminded the Board that the parking enforcement rule of overnight parking is usually suspended for the holidays, from Thanksgiving, and reinstated after the New Year, so he was requesting a motion from the Board to move forward with that item.

ACTION:	To authorize suspending the parking enforcement rule of overnight parking from Thanksgiving until after New Year for the holidays
RESULT:	Suspending the parking enforcement rule of overnight parking from Thanksgiving until after the New Year for the holidays was approved
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 2:45:28	

E. CDD Manager

1) Approval of the Minutes of the October 12, 2023 Meeting

Mr. Spavento asked (Tape Time: 2:46:59) for a motion to approve the minutes.

ACTION:	Approve Minutes of the October 12, 2023 Meeting
RESULT:	The October 12, 2023 meeting minutes were approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:47:01	

2) Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2023

Mr. Spavento asked (Tape Time: 2:47:11) for a motion to approve the engagement letter with Grau & Associates to perform the audit.

ACTION:	Approve Engagement Letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2023
RESULT:	The engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2023 was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:47:13	

- 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**

Mr. Spavento asked (Tape Time: 2:48:11) if there were any Supervisor’s comments relating to this item.

At this point (Tape Time: 2:48:33) a discussion was held among the Board members and staff relating to the porter service duties, additional maintenance duties, and the landscaping schedule.

- 4) Consideration and Approval of Resolution 2024-02 Declaring Surplus Property and Authorizing the District to Dispose of Said Property**

Mr. Spavento asked (Tape Time: 2:57:50) for a motion to approve resolution 2024-02 declaring the old Envera equipment that was not needed once the system was upgraded as surplus property.

ACTION:	Approve Resolution 2024-02 declaring surplus property and authorizing the District to dispose of said property
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RESULT: Resolution 2024-02 declaring surplus property and authorizing the District to dispose of said property was approved

MOVER: John Hall

SECONDER: Tina Hagen

AYES: All in favor

Tape time: 2:58:30

4. Audience Comments/Supervisors Comments

Mr. Spavento stated this item was addressed at the beginning of the meeting. (Tape Time: 2:59:37)

5. Adjournment

ACTION: Adjourn the Meeting

RESULT: Meeting adjourned at 10:00 p.m.

MOVER: Tina Hagen

SECONDER: John Hall

AYES: All in favor

Tape time: 2:59:47

Secretary/Assistant Secretary

Chairman/Vice Chairman

COMPARISON OF OPTIONS FOR THE WEB SITE

12/1/2023

	GMS' consultant - Option A	GMS' consultant - Option B	New GMS site using GMS Template
Characteristics	They take care of everything on the backend to make sure the website is running securely, quickly, and efficiently ... including keeping all software versions up to date and handling problems. We perform data updates (narratives, Agendas, Minutes, Budgets, Rules, Forms, etc.)	hourly support only	Use GMS' template format
Cost	\$100/month = \$1,200/year Guarantees all of the above. It includes software licensing to automate many of those processes and 24/7 website monitoring. We also include 24-hour emergency support if something breaks (like what we just fixed).	regular support = \$50/hour emergency support = \$100/hour	\$2,000/year
Optional services	+\$30/month = \$360/year include private hosting on our next-gen VPS hosting. That also includes the SSL certificate, something GoDaddy charges \$70-\$136 annually." NOTE: NOT SEEN AS NEEDED	n/a	n/a
Pros re tech support	Tech support always there as backup. Not necessary for Board/Management to be versed in Wordpress, CSS, HTML	Tech support available	GMS has access to what they need as part of cost
Pros re cost	Known amount, cheaper than GMS	Cost is based on need; based on history, could be the cheapest	Known amount
Cons re personnel	Board member or volunteer has to be willing to do ... and need to have backup	Board member or volunteer has to be willing to do ... and need to have backup	GMS handles all except any special narratives that the Board would need to compose

NOTE 1: Board needs to discuss preference re:

- Format – some items can be changed/adjusted in our current WordPress site. Current site uses a template that may or may not be easily modified to fit the Board's desire
- Content – GMS takes a more minimalistic approach; verbiage on the current web site can be reduced/edited on current site as well. While the full Agenda package has been posted in the past, it is not fully ADA compliant. GMS' sites only have the Agenda page and not the full package; we will have to do this as well, regardless of the site, to be fully compliant

NOTE 2: A Mockup of the CDD Template site is attached



CORAL BAY

Community Development District



Meeting Schedule for Fiscal Year 2024:

at 7:00PM on the second Thursday
of each month at the Coral Bay
Recreation Center Meeting Room
3101 South Bay Drive Margate, FL
as follows

- October 12, 2023
- November 9, 2023
- December 14, 2023
- January 12, 2023
- February 9, 2023
- March 9, 2023
- April 13, 2023
- May 11, 2023
- June 8, 2023
- July 13, 2023
- August 10, 2023
- September 14, 2023

[Accessibility Statement](#)[CDD Information](#)[rename: Website Legal Requirements](#)[Minutes](#)[Budget](#)[Forms](#)[Gate Info](#)[Site Map](#)[HOAs](#)

Welcome to CoralBayCDD.com,

the official website of the Coral Bay Community Development District (CDD),

that serves as a means to inform and communicate with current and future residents

In accordance with Executive Orders
authorizing the use of
communications media technology,
members of the public are encouraged
to participate in the meeting remotely
See Agendas page for link.

Meetings subject to cancellation
and change.

For more information
regarding this CDD,
Contact the Management Office:
954-721-8681

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