



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

January 11, 2024



Coral Bay
Community Development District
Agenda

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

Thursday
January 11, 2024
7:00p.m.

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

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
 - A. Graden Leader Corp Presentation for Landscaping Services
 - B. Update on Envera
 - C. LightEr Up Presentation
3. Audience Comments / Supervisors Comments
4. 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 Palm Removal on District Property
 - 3) Envera Gate Hit Summary
 - 4) Landscape Proposal for Fay's Cove (Southwind Lane) Entrance Walls
 - E. CDD Manager
 - 1) Approval of the Minutes of the December 14, 2023 Meeting
 - 2) 6459 Ocean Dr – Fence Replacement – Cape HOA and Encroachment
 - 3) Update on Website Transition
 - 4) Discussion of 20' Easement Encroachment
5. Audience Comments/ Supervisors Comments

6. 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>

Graden Leader Corp

Deerfield/Boca Raton

Boca Raton FL 33433

(239) 784-6734

josesanchez@gardenleadercorp.com

Dear Future Client

Subject: Enhancing Your Outdoor Space with Expert Landscape, Tree Trimming, and Irrigation Services

I hope this letter finds you well. We are writing to introduce **Garden Leader Corp**, a leading provider of comprehensive landscape, tree trimming, and irrigation services that aim to transform and maintain outdoor spaces with utmost precision and care.

At **Garden Leader Corp**, we understand the importance of a well-maintained and aesthetically pleasing outdoor environment. Our team of skilled professionals is dedicated to delivering top-notch services tailored to meet the unique needs of our clients. Whether you are a homeowner, commercial property manager, or business owner, we have the expertise and resources to enhance the beauty and functionality of your outdoor space.

Our Services Include:

1. Landscape Design and Installation:

- Creative and sustainable landscape designs.
- Expert installation of plants, hardscapes, and lighting.
- Customized solutions to match your preferences and budget.

2. Tree Trimming and Maintenance:

- Professional tree trimming to promote health and aesthetics.
- Tree pruning and removal services by certified arborists.
- Emergency tree services available.

3. Irrigation System Installation and Repair:

- Efficient and water-conserving irrigation system design and Maintenance
- Installation of state-of-the-art irrigation technology.
- Ongoing maintenance and repairs for optimal system performance.

Why Choose Garden Leader Corp?

- **Expertise:** Our team comprises skilled and certified professionals with extensive experience in landscaping, tree care, and irrigation systems.
- **Customer Satisfaction:** We prioritize customer satisfaction and strive to exceed expectations in every project we undertake.
- **Quality Assurance:** Using the latest industry standards and best practices, we ensure the highest quality in all our services.
- **Environmentally Friendly Practices:** We are committed to eco-friendly practices, promoting sustainability and conservation in our work.

Allow us the opportunity to discuss your specific needs and provide you with a customized solution that aligns with your vision. We would be delighted to schedule a consultation at your earliest convenience.

Thank you for considering **Garden Leader Corp** for your landscape, tree trimming, and irrigation needs. We look forward to the possibility of working with you to create and maintain the outdoor space of your dreams.

Sincerely,

Jose Sanchez

Business Development

Phone: (239) 784-6734

Email: josesanchez@gardenleadercorp.com

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
Payroll	12/14/23	50830-50834	\$	923.50
General	12/15/23	20111-20115		4,355.50
General	12/19/23	20116-20117		2,646.46
General	01/03/24	20118-20120		7,174.35
General	01/11/24	20121-20137		166,925.01
TOTAL			\$	182,024.82

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/15/23	00245	11/17/23 33252	202312 320-53800-46408	BUCKET SWING PACKAGE A&A PLAYGROUND SERVICES INC	*	525.00	525.00 020111
12/15/23	00244	12/13/23 704	202312 320-53800-46408	REPAIRS-12/23 CLBHSE POOL A1 PAVERS AND CONCRETE USA	*	1,795.00	1,795.00 020112
12/15/23	00239	10/24/23 7070008	202310 320-53800-46408	REPAIRS-10/23 FAYS COVE FCC CARPENTRY & GENERAL PAINTING	*	356.50	356.50 020113
12/15/23	00122	12/11/23 7845	202312 320-53800-46408	SVCS-12/23 TERRY BARBER	*	1,415.00	1,415.00 020114
12/15/23	00086	10/07/23 137734	202310 320-53800-46504	10/23 SVCS FIRST SIGN CORP.	*	264.00	264.00 020115
12/19/23	00246	12/18/23 3983-D	202312 320-53800-46408	50%DEPOSIT-BASKETBALL BAC ARMOR COURTS INCORPORATED	*	1,382.50	1,382.50 020116
12/19/23	00086	12/18/23 138546-D	202312 320-53800-46504	50%DEPOSIT-SPECIAL ORDERS FIRST SIGN CORP.	*	1,263.96	1,263.96 020117
1/02/24	00244	12/26/23 714	202312 320-53800-46512	DOWN PMT REPAIRS A1 PAVERS AND CONCRETE USA	*	4,957.50	4,957.50 020118
1/02/24	00239	12/19/23 70700061	202312 320-53800-46513	ROADWAY REPAIRS FCC CARPENTRY & GENERAL PAINTING	*	1,900.00	1,900.00 020119
1/02/24	00086	12/20/23 138580	202312 320-53800-46504	DEPOSIT ENTRY SIGN FIRST SIGN CORP.	*	316.85	316.85 020120
1/11/24	00207	12/19/23 2023	202312 310-51300-32100	COUNTY TAX ROLL BROWARD COUNTY PROPERTY APPRAISER	*	1,994.00	1,994.00 020121
1/11/24	00012	12/01/23 23121205	202311 320-53800-34502	SVCS-11/24/23	*	231.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23		23121206	202311	320-53800-34502			*	1,815.00		
		SVCS-11/17-11/28/23								
12/15/23		23122031	202312	320-53800-34502			*	1,155.00		
		SVCS-12/3-12/13/23								
CITY OF MARGATE-POLICE DEPARTMENT									3,201.00	020122
1/11/24	00110	1/03/24	01032024	202401 300-20700-10000			*	18.73		
		TXFER OF TAX RECEIPTS								
CORAL BAY CDD									18.73	020123
1/11/24	00110	1/03/24	01032024	202401 300-20700-10000			*	84,586.54		
		TXFER OF TAX RECEIPTS								
CORAL BAY CDD									84,586.54	020124
1/11/24	00197	12/06/23	10023	202311 320-53800-46507			*	539.84		
		SVCS-11/27/23								
		12/06/23	10024	202311 320-53800-46507			*	798.78		
		SVCS-11/30/23								
EAGLE GROUP, INC									1,338.62	020125
1/11/24	00032	12/30/23	4218	202401 320-53800-46418			*	2,625.00		
		SVCS-01/2024								
EAST RIVER POOLS AND SPAS, INC.									2,625.00	020126
1/11/24	00032	12/30/23	4219	202312 320-53800-46408			*	60.00		
		MAINT/REPAIRS-12/23								
EAST RIVER POOLS AND SPAS, INC.									60.00	020127
1/11/24	00191	1/01/24	4925	202401 320-53800-46417			*	150.00		
		MAINT-01/24 FOUNTAIN								
ECO BLUE AQUATIC SERVICES, INC.									150.00	020128
1/11/24	00020	12/21/23	122023	202312 320-53800-43000			*	9,264.58		
		SVCS-12/23								
FPL									9,264.58	020129
1/11/24	00001	1/01/24	358	202401 310-51300-34000			*	6,113.75		
		MGMT FEES-01/2024								
		1/01/24	358	202401 310-51300-35100			*	83.33		
		COMPUTER TIME								
		1/01/24	358	202401 310-51300-51000			*	10.60		
		OFFICE SUPPLIES								
		1/01/24	358	202401 310-51300-42000			*	11.58		
		POSTAGE AND DELIVERY								
		1/01/24	358	202401 310-51300-42500			*	115.00		
		COPIES								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/01/24 359	202401 320-53800-34000		*	2,015.92	
		FIELD SVCS-01/2024					
		1/01/24 359	202401 310-51300-49000		*	142.36	
		SUPPLIES					
							GMS-SO FLORIDA, LLC
							8,492.54 020130
1/11/24	00164	1/02/24 177396	202401 320-53800-46404		*	2,290.00	
		SVC AGREEMENT					
							HOOVER PUMPING SYSTEMS
							2,290.00 020131
1/11/24	00021	11/06/23 22229	202311 320-53800-46404		*	415.00	
		REPAIRS-11/23 JOB#18065					
		11/27/23 22354	202311 320-53800-46404		*	2,145.00	
		REPAIRS-11/23 JOB#18406					
		11/30/23 22678	202311 320-53800-46404		*	1,912.45	
		REPAIRS-11/23 SVC CALL					
		12/12/23 22959	202312 320-53800-46404		*	180.00	
		REPAIRS-12/23 SVC CALL					
							INNOVATIVE GROUNDS MANAGEMENT, LLC
							4,652.45 020132
1/11/24	00021	10/31/23 22232	202310 320-53800-46409		*	3,620.00	
		SOUTH BAY/TOT LOT CLEANUP					
		10/31/23 22233	202310 320-53800-46409		*	355.00	
		LANDSCAPE INSTALLATION					
		10/31/23 22234	202310 320-53800-46409		*	1,002.00	
		LANDSCAPE INSTALLATION					
		10/31/23 22235	202310 320-53800-46409		*	485.00	
		LANDSCAPE INSTALLATION					
		11/09/23 22265	202311 320-53800-46409		*	555.00	
		LANDSCAPE INSTALLATION					
		11/29/23 22594	202311 320-53800-46409		*	2,360.00	
		LANDSCAPE INSTALLATION					
		11/29/23 22595	202311 320-53800-46409		*	2,137.00	
		AE-TREE&PALM TRIMMING					
		11/29/23 22596	202311 320-53800-46409		*	1,882.00	
		AE-TREE&PALM TRIMMING					
		11/30/23 22671	202311 320-53800-46409		*	1,080.00	
		LANDSCAPE INSTALLATION					
		12/18/23 22975	202312 320-53800-46409		*	1,725.00	
		LANDSCAPE INSTALLATION					
		12/18/23 22976	202312 320-53800-46409		*	393.00	
		LANDSCAPE INSTALLATION					
							INNOVATIVE GROUNDS MANAGEMENT, LLC
							15,594.00 020133
1/11/24	00021	12/31/23 22990	202401 320-53800-46202		*	23,792.00	
		MAINT-01/2024					
							INNOVATIVE GROUNDS MANAGEMENT, LLC
							23,792.00 020134

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/24	00195	12/08/23 1004056	202311 310-51300-31100 SVCS THRU 11/30/23	KCI TECHNOLOGIES, INC.	*	1,675.00	1,675.00 020135
1/11/24	00196	11/06/23 PSI02900	202311 320-53800-46409 SVCS-11/23		*	3,500.00	
		1/01/24 PSI04213	202401 320-53800-46407 MAINT-01/2024	SOLITUDE LAKE MANAGEMENT	*	2,717.40	6,217.40 020136
1/11/24	00013	12/21/23 230058-1	202311 320-53800-43100 11/23 CHARGES		*	491.34	
		12/21/23 230060-1	202311 320-53800-43100 11/23 CHARGES		*	196.29	
		12/21/23 230064-1	202311 320-53800-43100 11/23 CHARGES		*	272.94	
		12/21/23 239260-1	202311 320-53800-43100 11/23 CHARGES	CITY OF MARGATE-UTILITIES	*	12.58	973.15 020137
TOTAL FOR BANK C						181,101.32	
TOTAL FOR REGISTER						181,101.32	

Coral Bay
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-4	<u>General Fund</u>
5	<u>Schedule of Major Projects</u>
6	<u>General Fund Forecast Comments</u>
7	<u>Debt Service Fund Series 2012</u>
8	<u>Long Term Debt Report</u>
9-10	<u>Month to Month</u>
11	<u>Capital Reserve Schedule</u>
12	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 44,695	\$ -	\$ 44,695
Bank Of America - Savings	1,436,709	-	1,436,709
Due from General Fund	-	85,197	85,197
Investments:			
State Board of Administration	8,556	-	8,556
BankUnited Money Market	201,178	-	201,178
Series 2012			
Reserve	-	46,738	46,738
Revenue	-	35,611	35,611
Interest	-	7	7
Principal	-	1,859	1,859
Electric Deposits	218	-	218
Total Assets	\$ 1,691,357	\$ 169,412	\$ 1,860,769
Liabilities:			
Accounts Payable	\$ 49,427	\$ -	\$ 49,427
Due to Debt Service	85,197	-	85,197
FICA Taxes Payable	153	-	153
Deposits	460	-	460
Total Liabilities	\$ 135,238	\$ -	\$ 135,238
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	169,412	169,412
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,535,401	-	1,535,401
Total Fund Balances	\$ 1,556,119	\$ 169,412	\$ 1,725,531
Total Liabilities & Fund Balance	\$ 1,691,357	\$ 169,412	\$ 1,860,769

Coral Bay
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 12/31/23	Thru 12/31/23	Variance	9 Months	Total Projected	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 1,402,125	\$ 841,275	\$ 1,281,480	\$ 440,205	\$ 120,645	\$ 1,402,125	\$ -
Interest Income	8,000	2,000	2,547	547	10,190	12,737	4,737
Toscana Contributions	2,500	625	3,026	2,401	-	3,026	526
Transponders/Stickers	2,000	500	1,295	795	5,180	6,475	4,475
Total Revenues	\$ 1,414,625	\$ 844,400	\$ 1,288,349	\$443,949	\$ 136,014	\$ 1,424,363	\$ 9,738
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ -	\$ 9,000	\$ 12,000	\$ -
FICA Expense	918	230	229	0	689	918	0
Engineering	30,000	7,500	5,135	2,365	25,000	30,135	(135)
Attorney	40,000	10,000	7,795	2,205	33,333	41,128	(1,128)
Commissions/Tax Collector	16,927	10,156	14,809	(4,653)	1,228	16,036	891
Annual Audit	3,800	950	-	950	3,800	3,800	-
Trustee Fees	3,500	875	-	875	3,500	3,500	-
Management Fees	73,365	18,341	18,341	-	55,024	73,365	-
Computer Time	1,000	250	250	0	750	1,000	-
Postage & Delivery	2,000	500	34	466	1,500	1,534	466
Insurance	69,937	56,589	56,589	-	13,348	69,937	-
Printing & Binding	3,000	750	364	386	2,250	2,614	386
Legal Advertising & Other	2,000	500	897	(397)	1,500	2,397	(397)
Office Supplies	1,000	250	316	(66)	750	1,066	(66)
Dues, Licenses	175	175	175	-	-	175	-
Total General & Administrative	\$ 259,622	\$ 110,066	\$ 107,936	\$ 2,130	\$ 151,671	\$ 259,607	\$ 15

Coral Bay
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 12/31/23	Thru 12/31/23	Variance	9 Months	Total Projected	Variance
<i>Operations & Maintenance</i>							
Field Expenditures							
Field Management Fees	\$ 24,191	\$ 6,048	\$ 6,048	\$ (0)	\$ 18,143	\$ 24,191	\$ -
Contractual-Security	111,072	27,768	8,313	19,455	102,759	111,072	-
Contractual-Security Equipment	51,150	12,788	-	12,788	38,363	38,363	12,788
Security Patrols	37,000	9,250	7,337	1,913	29,292	36,629	371
Parking Enforcement	8,400	2,100	700	1,400	7,700	8,400	-
Fire and Security System Monitoring	500	125	-	125	500	500	-
Telephone	12,000	3,000	2,024	976	9,000	11,024	976
Water & Sewer	14,000	3,500	1,907	1,593	11,667	13,574	426
Electric	95,000	23,750	26,954	(3,204)	71,250	98,204	(3,204)
Pest Control	3,500	875	305	570	3,063	3,368	133
Community Maintenance	299,779	74,945	71,376	3,569	214,128	285,504	14,275
Other Maintenance	10,000	2,500	2,145	356	7,500	9,645	356
Irrigation Pumps Maintenance & Repair	25,000	6,250	5,132	1,118	18,750	23,882	1,118
Wall Maintenance & Repair	3,000	750	-	750	3,000	3,000	-
Park & Pool Maintenance/Repair	50,524	12,631	9,239	3,392	39,998	49,237	1,287
Pool Maintenance - Contract	31,476	7,869	7,875	(6)	23,607	31,482	(6)
Landscape Repairs & Improvements:	43,000	10,750	23,469	(12,719)	19,531	43,000	-
Pruning/Trimming/Clean Up/Tree Removals	-	-	4,019	-	-	-	-
Cleanup	-	-	7,120	-	-	-	-
Mulch	-	-	4,375	-	-	-	-
Landscape Installation	-	-	7,955	-	-	-	-
Lake Maintenance/Repair	34,000	8,500	8,152	348	25,500	33,652	348
Fountain Maintenance/Repair	1,000	250	150	100	1,500	1,650	(650)
Drainage Maintenance	26,000	6,500	3,000	3,500	23,000	26,000	-
Road Maintenance/Repair	20,000	5,000	5,700	(700)	14,300	20,000	-
Sidewalk Maintenance/Repair	20,000	5,000	4,958	43	15,043	20,000	-
Sign Maintenance/Repair	3,000	3,000	3,207	(207)	317	3,523	(523)
Pressure Cleaning	36,000	9,000	27,225	(18,225)	8,775	36,000	-
Electrical Repair & Replacement	23,000	5,750	4,053	1,697	18,208	22,261	739
Holiday Decorations	38,880	23,000	23,000	-	23,000	46,000	(7,120)
Gate Repairs & Replacements:	16,000	4,000	90	3,910	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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Actual Variance	Projected Next 9 Months	FY 2024 Total Projected	Projected Variance
Field Expenditures (Continued)							
Major Projects:	120,000	30,000	19,530	10,470	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	\$ 304,898	\$ 271,887	\$ 33,011	\$ 864,362	\$ 1,136,249	\$ 21,223
Total Operations & Maintenance	\$ 1,157,472	\$ 304,898	\$ 271,887	\$ 33,011	\$ 864,362	\$ 1,136,249	\$ 21,223
Total Expenditures	\$ 1,417,094	\$ 414,964	\$ 379,823	\$ 35,141	\$ 1,016,033	\$ 1,395,856	\$ 21,238
Excess (Deficiency) of Revenues over Expenditures	\$ (2,469)	\$ 429,436	\$ 908,526	\$ 408,808	\$ (880,019)	\$ 28,507	\$ 30,976
Net Change in Fund Balance	\$ (2,469)	\$ 429,436	\$ 908,526	\$ 408,808	\$ (880,019)	\$ 28,507	\$ 30,976
Fund Balance - Beginning	\$ 647,594		\$ 647,594				
Fund Balance - Ending	\$ 645,125		\$ 1,556,119				

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

	Total	Acutal	Projected	Total
	FY 2023	Thru 12/31/23	at 9/30/24	Projected Cost
Expenditures:				
<i>Non-Landscaping Projects</i>				
Gate/Security/Camera System Upgrades	\$ -	\$ -	\$ 153,449	\$ 153,449
North Bay Park - Addition of new Volleyball Court	-	-	24,000	24,000
North Bay Park - Additional Outdoor Equipment	-	-	20,000	20,000
North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	-	-	29,000	29,000
Parks - Additional Lighting (\$2,000 each solar light - 5 in total expected)	-	-	10,000	10,000
Clubhouse - New Lake Fountain	-	-	26,000	26,000
Clubhouse - Addition of Pool Heater	-	-	24,000	24,000
Clubhouse - Dock Extension	-	-	91,000	91,000
Fay's Cove Pool Area - Dock Replacement	-	-	100,000	100,000
Roads - Additional Speed Humps (\$5,000 each - 4 in total expected)	-	-	20,000	20,000
30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	-	-	80,000	80,000
Pickleball Court (North Bay Park)	-	-	59,000	59,000
North Bay Park Tennis Courts Resurfacing	-	-	20,000	20,000
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	-	-	50,000	50,000
Pool Resurfacing - Clubhouse Pool	4,300	-	24,000	28,300
Pool Resurfacing - Peninsula Pool	6,100	19,530	35,000	41,100
Pool Resurfacing - Fay Cove Pool	5,500	-	21,000	26,500
Paint Fencing Around Pools	-	-	7,000	7,000
Peninsula Park Lighthouse	39,975	-	5,649	45,624
<i>Landscaping Projects</i>				
Landscaping Proposal at Entrance Signs / Marquis	14,400	-	44,600	59,000
Projects reported under "Major Projects" Line Item	\$ 70,275	\$ 19,530	\$843,698	\$913,973

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended December 31, 2023

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

ADMINISTRATIVE:

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for December hasn't been received.
Engineering Fees	Budget to Actual	Invoice for December 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 December 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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments Bond A- Tax Roll	\$ 91,163	\$ 22,791	\$ 85,179	\$ 62,388
Interest Income	-	-	1,144	1,144
Total Revenues	\$ 91,163	\$ 22,791	\$ 86,323	\$ 63,532
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)	\$ 16,053	\$ 79,585	\$ 63,532
Fund Balance - Beginning			\$ 89,827	
Fund Balance - Ending			\$ 169,412	

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	\$ 1,170,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,281,480
Interest Income	992	645	910	-	-	-	-	-	-	-	-	-	2,547
Gate Damage Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Toscana Contributions	-	-	3,026	-	-	-	-	-	-	-	-	-	3,026
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders/Stickers	490	-	805	-	-	-	-	-	-	-	-	-	1,295
FEMA Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,482	\$ 111,903	\$ 1,174,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288,349

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	77	76	77	-	-	-	-	-	-	-	-	-	229
Engineering	3,460	-	1,675	-	-	-	-	-	-	-	-	-	5,135
Attorney	7,795	-	-	-	-	-	-	-	-	-	-	-	7,795
Commissions/Tax Collector	-	1,113	13,696	-	-	-	-	-	-	-	-	-	14,809
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,114	6,114	6,114	-	-	-	-	-	-	-	-	-	18,341
Computer Time	83	84	83	-	-	-	-	-	-	-	-	-	250
Postage & Delivery	16	10	8	-	-	-	-	-	-	-	-	-	34
Insurance	31,821	-	24,769	-	-	-	-	-	-	-	-	-	56,589
Printing & Binding	112	86	167	-	-	-	-	-	-	-	-	-	364
Legal Advertising & Other	126	569	203	-	-	-	-	-	-	-	-	-	897
Office Supplies	21	285	10	-	-	-	-	-	-	-	-	-	316
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 50,800	\$ 9,335	\$ 47,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,936

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	\$ 2,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,048
Contractual-Security	8,313	-	-	-	-	-	-	-	-	-	-	-	8,313
Contractual-Security Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrols	2,541	1,595	3,201	-	-	-	-	-	-	-	-	-	7,337
Parking Enforcement	700	-	-	-	-	-	-	-	-	-	-	-	700
Fire and Security System Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	637	667	720	-	-	-	-	-	-	-	-	-	2,024
Water & Sewer	934	-	973	-	-	-	-	-	-	-	-	-	1,907
Electric	8,989	8,700	9,265	-	-	-	-	-	-	-	-	-	26,954
Pest Control	305	-	-	-	-	-	-	-	-	-	-	-	305
Community Maintenance	23,792	23,792	23,792	-	-	-	-	-	-	-	-	-	71,376
Other Maintenance	2,145	-	-	-	-	-	-	-	-	-	-	-	2,145
Irrigation Pumps Maintenance & Repair	480	4,472	180	-	-	-	-	-	-	-	-	-	5,132
Wall Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Pool Maintenance/Repair	4,016	45	5,178	-	-	-	-	-	-	-	-	-	9,239
Pool Maintenance - Contract	2,625	2,625	2,625	-	-	-	-	-	-	-	-	-	7,875
Landscape Repairs & Improvements:	9,837	11,514	2,118	-	-	-	-	-	-	-	-	-	23,469
Lake Maintenance/Repair	2,717	2,717	2,717	-	-	-	-	-	-	-	-	-	8,152
Fountain Maintenance/Repair	150	-	-	-	-	-	-	-	-	-	-	-	150
Drainage Maintenance	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Road Maintenance/Repair	3,800	-	1,900	-	-	-	-	-	-	-	-	-	5,700
Sidewalk Maintenance/Repair	-	-	4,958	-	-	-	-	-	-	-	-	-	4,958
Sign Maintenance/Repair	794	832	1,581	-	-	-	-	-	-	-	-	-	3,207
Pressure Cleaning	8,318	18,907	-	-	-	-	-	-	-	-	-	-	27,225
Electrical Repair & Replacement	1,514	2,539	-	-	-	-	-	-	-	-	-	-	4,053
Holiday Decorations	23,000	-	-	-	-	-	-	-	-	-	-	-	23,000
Gate Repairs & Replacements:	90	-	-	-	-	-	-	-	-	-	-	-	90
Major Projects:	19,530	-	-	-	-	-	-	-	-	-	-	-	19,530
Subtotal Field Expenditures	\$ 130,241	\$ 80,422	\$ 61,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,887
Total Operations & Maintenance	\$ 130,241	\$ 80,422	\$ 61,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,887
Total Expenditures	\$ 181,041	\$ 89,757	\$ 109,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,823
Net Change in Fund Balance	\$ (179,559)	\$ 22,145	\$ 1,065,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 908,526

Coral Bay
Community Development District

CAPITAL RESERVE SCHEDULE

	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	9/30/24
Wall Repainting															
Reserved	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	TOTAL
Spent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$39,500.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
															(\$39,500.00)
															\$20,500.00

Coral Bay
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	Allocation in %	Net Receipts	93.71%		6.29%		100.00%	
								O&M Portion	Debt Service	Total	Total		
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			
12/08/23	11/16/23-11/30/23	1,261,706.54	50,439.31	12,112.67	-		1,199,154.56	1,123,708.36	75,446.20	1,199,154.56			
12/15/23	12/1/23-12/8/23	29,119.24	1,101.51	280.18	-		27,737.55	25,992.41	1,745.14	27,737.55			
12/28/23	12/9/23-12/20/23	9,880.47	373.75	95.07	-		9,411.65	8,819.51	592.14	9,411.65			
TOTAL		\$ 1,424,514.52	\$ 56,995.10	\$ 13,675.20	\$ -		\$ 1,353,844.22	\$ 1,268,665.55	\$ 85,178.67	\$ 1,353,844.22			

91.58%	Percent Collected
\$ 130,994.91	Balance Remaining to Collect

Coral Bay Community Development District

Field Report

January 11, 2024

(To be provided in advance of the meeting)

From: george.mizusawa.cdd@gmail.com <george.mizusawa.cdd@gmail.com>
Sent: Wednesday, December 20, 2023 12:02
To: Patrick Burgess <pburgess@gmssf.com>
Cc: Andrew Gill <agill@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: RE: Agenda Items for Jan 11th Board Meeting

Patrick,

Yes, please do so. And thank you for suggesting. These are the noted palm trees.



I would like to see two (2) quotes:

1. Removal of palm trees and recommended replacements. It would be desirable to have *palm trees*, to maintain the aesthetics, that are (1) non-coconut bearing , (2) provide shading and (2) have long-life, slow growth.
2. Removal of palm trees, trunk grinding or removal with ground coverage (mulch?) at those locations.

Regards,

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

From: Patrick Burgess <pburgess@gmssf.com>
Sent: Wednesday, December 20, 2023 9:48 AM
To: george.mizusawa.cdd@gmail.com
Cc: Andrew Gill <agill@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: RE: Agenda Items for Jan 11th Board Meeting

George,

Do you want us to get a proposal from Shinto for #2?

Regards,

Patrick Burgess

Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Office: 954-721-8681 Ext. 333
Mobile: 540-303-9619



Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws.

From: Julio Padilla <jpadilla@gmssf.com>
Sent: Wednesday, December 20, 2023 9:39 AM
To: George.Mizusawa.CDD@gmail.com
Cc: Andrew Gill <agill@gmssf.com>; Latoya Flowers <LFlowers@gmssf.com>; Jennifer Wasserman <JWasserman@gmssf.com>; Patrick Burgess <pburgess@gmssf.com>
Subject: RE: Agenda Items for Jan 11th Board Meeting

Thank you, George,
Andrew manages the content of the agenda as the District manager and may need to edit the content you provided to place it on the agenda page. I also have cc Latoya and Jennifer from my office.

Thank you,

Julio Padilla, *Manager*
Governmental Management Services South FL, LCC- GMS -SF, LLC
5385 N. Nob Hill Road | Sunrise, FL 33351
office: 954-721-8681 ext. 213 | mobile: 786-352-1110 | fax: 954-721-9202
email: jpadilla@gmssf.com | web: <http://www.govmgtsvc.com>

Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws

From: George.Mizusawa.CDD@gmail.com <george.mizusawa.cdd@gmail.com>
Sent: Wednesday, December 20, 2023 12:46 AM
To: Julio Padilla <jpadilla@gmssf.com>
Cc: Andrew Gill <agill@gmssf.com>
Subject: Agenda Items for Jan 11th Board Meeting

Julio,

If you would, please add the following to the agenda for the next board meeting held Jan 11, 2024. If these item descriptions need to be truncated, please let me know.

1. CDD waterway easement:

- a. Clarification by Attorney on *type(s)* of easement (i.e., Easements Appurtenant, Easements in Gross, Easements by Implication or Necessity, Conservation or Prescriptive Easements) that exists in CB CDD.

Potential for legal dispute based on type of easement.

- b. Initiate draft letter notifying homeowners on CB bay waters of the existence of an easement and *type* of easement between CDD waters and the homeowner's property and actions to be taken in the event access to the easement is required by the CDD.
- c. Establish current state of easement encroachment that exist (i.e., picture of back yards of all properties adjoining waters) and process for periodic "snapshot" of easement such that CDD can evaluate new easement violations.
- d. Rationality of attempting to establish distance of easement enforcement.

2. Peninsula Park Palm Tree Removal:

1. Removal/replacement of seven (7) extremely tall palm trees on west side of the Peninsula Park pool due to concerns about safety and liability.

For item #2, I intend to provide images to be included in the agenda package to support this consideration.

IMPORTANT: It is imperative that we have finalized CBCDD easement analysis completed and introduced and discussed at this next meeting and prior to agenda items #1.

Regards,

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

Account Name	Case Number	Date/Time Opened	Subject
Coral Bay CDD - Margate	03479812	4/19/2023 13:50	Coral Bay - 30th St - gate strike
Coral Bay CDD - Margate	03481868	4/20/2023 14:38	Coral Bay - South gate - gate strike
Coral Bay CDD - Margate	03507205	5/3/2023 13:49	Coral Bay - 30th street gate - gate strike
Coral Bay CDD - Margate	03552718	5/9/2023 14:26	Coral Bay - 30th Street gate - gate strike
Coral Bay CDD - Margate	03554444	5/10/2023 11:52	Coral Bay - 30th street gate - BA malfunction / gate strike
Coral Bay CDD - Margate	03584647	5/25/2023 12:16	Coral Bay - South gate - gate strike
Coral Bay CDD - Margate	03590182	5/28/2023 17:06	(03590184 svc) Coral Bay - 30th St gate - gate strike
Coral Bay CDD - Margate	03592997	5/30/2023 15:02	Coral Bay - 30th st gate - gate strike
Coral Bay CDD - Margate	03610876	6/8/2023 13:31	Coral Bay - North gate - gate strike
Coral Bay CDD - Margate	03610887	6/8/2023 13:35	Coral bay - 30th St - gate strike
Coral Bay CDD - Margate	03722416	7/30/2023 20:25	Coral Bay - 30th St gate - gate strike
Coral Bay CDD - Margate	03732908	8/5/2023 10:16	Coral Bay 30TH Street: Gatestrike Incident Report
Coral Bay CDD - Margate	03845356	10/2/2023 8:48	Coral Bay - South gate - gate strike
Coral Bay CDD - Margate	03861109	10/11/2023 11:34	Coral bay - SG - Entrance Gate Strike
Coral Bay CDD - Margate	03910517	11/7/2023 10:47	Coral Bay - North Gate - Exit - Gate Strike
Coral Bay CDD - Margate	03917779	11/10/2023 19:00	Coral Bay - South - Visitor Gate Strike
Coral Bay CDD - Margate	03933767	11/17/2023 9:41	Coral Bay - SOUTH - Visitor Gate Strike
Coral Bay CDD - Margate	03939349	11/20/2023 16:52	Coral Bay - NORTH - Resident Gate Strike
Coral Bay CDD - Margate	03975258	11/30/2023 18:32	Coral Bay - SOUTH - Resident Gate Strike
Coral Bay CDD - Margate	03985936	12/6/2023 17:18	Coral Bay - NORTH - Resident Gate Strike
Coral Bay CDD - Margate	03987832	12/7/2023 19:06	Coral Bay - NORTH - Resident Gate Strike
Coral Bay CDD - Margate	03989519	12/8/2023 19:21	Coral bay - 30th - Exit Gate Strike
Coral Bay CDD - Margate	03995417	12/12/2023 18:09	Coral Bay CDD - North Gate - Res Entry - Gate Strike
Coral Bay CDD - Margate	03995455	12/12/2023 18:51	Coral Bay - South Gate - Entry - Gate Strike
Coral Bay CDD - Margate	04003738	12/16/2023 8:39	Coral Bay - NORTH - Resident Gate Strike
Coral Bay CDD - Margate	04016546	12/23/2023 22:34	Coral Bay - North - Visitor Gate Strike
Coral Bay CDD - Margate	04017790	12/25/2023 7:08	Coral Bay - North - Visitor Gate Strike

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

Thursday, December 14, 2023
7:00 p.m.

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

Call to Order

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

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

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Patrick Burgess, GMS; Matt Weinrich, Shinto Landscaping; Matt Weinrich, Shinto Landscaping; Robert McCormick, resident; Fred Bourdin, resident; Donna Singh, 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: 0:00:08)

Mr. Spavento asked (Tape Time: 0:00:59) if one item could be addressed without objection from the Board relating to item 5D on the agenda. He stated the resident's paperwork had been submitted and appeared to be in order. Mr. Spavento stated the item was listed under field manager, #5D, item #4, which relates to a resident's permit application from The Cape at 6643 Bayfront Drive asking for approval on an item that had been built a number of years ago and had never been submitted to the CDD and

had therefore never been approved. The homeowner was asking if the item could be moved up on the agenda. *(The Board had no objection to the request)*

Mr. Padilla (Tape Time: 0:00:42) stated this item was regarding an existing deck and the Board requested the homeowner to come to the meeting and explain her item because the deck was built without approval from the CDD, and at the time staff did not have approval from the HOA.

Mr. Spavento stated (Tape Time 0:02:07) that he believed this was a new deck based on the way it was presented to him, but had now been informed it was a 13-year-old deck, and obviously, The Cape had approved it after the fact.

Mr. Mizusawa (Tape Time: 0:02:29) gave some background information relating to this item and also made some additional comments as well.

Ms. Donna Singh (Tape Time: 0:05:53) resident from The Cape at 6643 Bayfront Drive apologized for not attending last month's meeting due to a family emergency she needed to address. She then gave a brief explanation of the application process she had gone through at the time with the City of Margate who had recently informed her they did not have any paperwork on file for her project.

At this point (Tape Time: 0:06:15) a discussion was held among the Board members, staff, and the resident relating to her comments.

(DIRECTION: The Board requested the homeowner to go back to the City of Margate, get a permit, pay the fines, and then have the City inspect the job, and perhaps the District engineer could get or provide some kind of an engineer's report) (Mr. Geiger stated that he had looked at the application and plans that the owner had submitted, and everything appeared to be in order. He therefore suggested that perhaps a letter from District staff to the City stating that they are willing to allow the easement encroachment if the homeowner obtained City sign off and then leave it up to the City of Margate for final approval unless the Board desired a structural engineer to inspect it)

ACTION:	To approve the homeowner's deck extension application from 2010 over the CDD easement at 6643 Bayfront
---------	--

	Drive, The Cape, subject to the City of Margate’s structural inspection and approval
MOVER:	George Mizusawa
SECONDER:	Ron Gallucci
VOTES:	2 in favor (R. Gallucci/G. Mizusawa), 3 opposed (T. Spavento/J. Hall/T. Hagen)
RESULT:	The motion failed
Tape time: 0:54:23	

(DIRECTION: The Board agreed the existing deck was built against CDD rules and requested the homeowner to remove the portion of the deck that was encroaching in the CDD easement, 20’ from her surveyed property line. Once the structure was out of the easement, CDD approval would not be a requirement)

2. Presentations/Reports – Q&A with Nicholas Caine of Light Er UP Miami

Mr. Spavento (Tape Time: 0:57:45) moved on to presentations and asked if Mr. Caine from Light Er Up was in attendance.

Mr. Gill (Tape Time: 0:57:48) stated Mr. Caine was not in attendance but, he did speak with him. Mr. Caine stated that he was dealing with a lot of issues due to all the bad weather, but he (Mr. Caine) would prepare a document to present to the Board before the next meeting with some of his service problems and proposals he would offer. Mr. Gill also made some additional comments and gave some historical background on this item as well.

At this point (Tape Time: 0:058:26) a discussion was held among the Board members, Mr. Gill, and Mr. Burgess relating to this item.

3. Consideration of Resolution #2024-03 Amending Section of Amended and Restated Rules Government the Use of Recreational and Other District Facilities

Mr. Spavento (Tape Time: 1:27:46) moved on to item 3, consideration of resolution #2024-03 and asked Ms. Hagen for a brief explanation.

Ms. Hagen stated (Tape Time: 1:28:02) this resolution cleans up any Scrivener’s errors and corrects any designations of references that were previously discussed. She also noted that this resolution does not replace the previously approved resolution (that amended the rules document); it rather amends the last resolution. Ms. Hagen also made a few additional comments relating to Exhibits A and B attached to the resolution as well.

Mr. Spavento (Tape Time: 1:32:36) then asked for any questions or comments, and upon hearing none, asked for a motion to approve the resolution.

ACTION:	Approve Resolution #2024-03 amending sections of the “Amended and Restated Rules Governing the Use of Recreational and Other District Facilities”
RESULT:	Resolution #2024-03 amending sections of the “Amended and Restated Rules Governing the Use of Recreational and Other District Facilities” was approved
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 1:32:40	

4. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 1:04:25) (There were no comments from the audience)

Ms. Hagen (Tape Time: 1:05:41) stated that Shinto Landscaping is in attendance but, not listed on the agenda.

Mr. Gill stated (Tape Time: 1:05:52) they were not listed on the agenda for presentation but, were in attendance to answer any questions the Board might have.

At this point (Tape Time: 1:06:03) a discussion was held among the Board members, Mr. Padilla, Mr. Burgess, and Matt Weinrich from Shinto Landscaping relating to a new account manager, pending landscaping projects, the previous punch list, and some of the other items listed under landscaping under the field manager's report.

5. Staff Reports

Mr. Spavento asked Ms. Smoker for her report or any other updates. (Tape Time: 1:34:25)

A. Attorney

Ms. Smoker (Tape Time: 1:34:34) stated she had spoken to the District Manager, and the items she had were already addressed, unless the Board had any questions. *(There were no questions from the Board at this time)*

B. Engineer

Mr. Spavento asked *(Tape Time: 1:34:45)* Mr. Geiger to present any engineering updates.

Mr. Geiger (Tape Time: 1:34:46) stated he believed everything he had to discuss was already addressed. He also informed the Board that he had passed his final engineer's exam to become a Certified Engineer.

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: 1:36:02)

Mr. Hall (Tape Time: 1:36:52) made a comment relating to People’s Choice Pressure Cleaning in an amount \$18,907.50 which was their final payment for pressure cleaning. He stated he was not asking to withhold payment; however, he stated that the final pressure cleaning job was not done as well as it was the previous year, and perhaps next year the Board should look for a different vendor to do the job.

At this point (Tape Time: 1:38:59) a discussion was held among the Board members and staff relating to this item and some other monthly charges as well)

ACTION:	Approve Check Run Summary and Invoices
RESULT:	Check Run Summary and invoices were approved
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
AYES:	All in favor
Tape time: 1:45:28	

D. Field Manager

- 1) Monthly Report**

Mr. Spavento asked Mr. Padilla for his monthly report. (Tape Time: 1:46:47)

Mr. Burgess (Tape Time: 1:46:55) gave a brief update relating to a few items listed on the field manager’s monthly report under section #5D, item #1 which was included in the agenda package, and also stated they added dates and additional information to some of the items. He then asked if the Board had any questions regarding those items.

At this point (Tape Time: 1:47:09) a discussion was held among the Board members, Mr. Burgess, Mr. Gill and Mr. Padilla relating to the dates and some other items listed on the Field Manager's report. (Mr. Spavento requested going forward the dates should be from when the project originated to the present and stated he would be happy to work with staff regarding the layout of the monthly report) (Mr. Spavento (Tape Time: 2:06:29) also stated the resident that had their car hit by one of the gate arms back in September, 2023 was still waiting on a check from the insurance company to get her car repaired and wanted to know what was taking so long)

2) Discussion of:

A. Envera Systems Installation Assessment

Mr. Mizusawa (Tape Time: 2:07:42) gave a brief update on the Envera Systems installation assessment stating he had done a pre-inspection before the final scheduled inspection with Envera which was scheduled a week after the last Board meeting. He also stated that many of the new items looked good, and it appeared that Envera did a good job, however, he stated that he saw some very similar installation methods that were used to install the current equipment that he had previously critiqued for the previously installed equipment. Mr. Mizusawa said that as a result, he had sent an email to Phil Allen at Envera, and John Flak, the new project manager, letting them know that the system would not be approved until they implemented the necessary steps to protect the equipment outdoors from wind and rain, and that he was still waiting on their final review of the installation.

At this point (Tape Time: 2:12:37) a discussion was held among the Board members, staff, and Mr. Mizusawa relating to his Envera Systems updates. (Mr. Spavento stated (Tape Time: 2:22:41) he agreed with Mr. Mizusawa's suggestion of having an actual logbook for Envera relating to all the issues going on with the new gate system, any broken gate arms, any maintenance costs being incurred, and any service issues that may arise)

Before moving to the next item under item #2, Ms. Hagen (Tape Time: 2:34:57) noted that some of those items within the item #1 report had not been discussed or addressed but needed to be since they contained items that had proposals that required

action. She first cited exhibit B, the proposal for the Australian pine tree removal on North Bay Drive canal where the monthly report (item #1) stated that Shinto Landscaping would provide a new proposal on that. This item was no problem since earlier in this meeting, Shinto had agreed to provide a revised proposal at the next meeting. However, item No. 8 on the third page of the Field Manager's report notes a proposal for the painting of the Peninsula Park building, and there is a proposal in attachment C. However, action regarding this proposal is not on the list of things to be discussed under item #2 of the agenda. Therefore, it wouldn't have been acted upon unless the Board discussed every line item on the Field Manager's report.

At this point (Tape Time: 2:37:26) a discussion was held among the Board members and staff relating to Ms. Hagen's comment. (Ms. Hagen suggested if the agenda format was going to continue in this manner, anything that required a proposal or the Board's consideration should be listed under the discussion points) (Mr. Padilla agreed with Ms. Hagen's statement)

Mr. Padilla (Tape Time: 2:39:34) stated that going forward, any proposals or items requiring Board consideration in connection with the Field Manager's report will be listed on the agenda page under the "Items for Discussion" heading, and any reports, such as the Solitude Lake Maintenance report, will remain in the Field Manager's report as backup.

B. Peninsula Park Parking

Mr. Spavento asked Mr. Burgess if this was a requested item for the agenda and asked for an update. (Tape Time: 2:41:02)

Mr. Burgess (Tape Time: 2:41:19) stated the short answer was that residents whose properties front the small roundabout (circle) at Peninsula Park had expressed concerns with vendors and other residents parking on the circle and creating access problems. Mr. Burgess stated he spoke to Mr. Gallucci about it and the only thing that could be done to prevent that from happening would be to post "no parking" signs, stating violators would be towed.

Mr. Padilla (Tape Time: 2:41:40) made some additional comments stating for example the porter and other certain people need to park there for short periods of time, and one of the residents stated that the area is used for UPS truck deliveries, so he didn't want anyone parking there, and he wanted to see if there was something that could be done.

At this point (Tape Time: 2:42:20) a discussion was held among the Board members and staff relating to this item.

(DIRECTION: The Board directed staff to install additional "no parking" signs at the Peninsula Park circle)

C. Coconut Palms and Other Trees in District Property and in Lake/Canal Easement

Mr. Spavento moved to item C and asked Mr. Padilla for an update on the coconut palms and other trees in District property. (Tape Time: 2:48:19)

Mr. Hall (Tape Time: 2:48:27) stated when he and Mr. Burgess were checking on things a certain issue came up, and historically whenever coconut palms had died for whatever reason, they were not replaced with new coconut palms but a different type of palm that was more resilient. Mr. Hall also stated that he and Mr. Burgess had been informed that some residents were planting coconut palm trees 2' and 3' off the shoreline in the District easement and that perhaps it would be a good idea to pass a policy stating that no one is allowed to plant anything in the easement.

At this point (Tape Time: 2:49:41) a discussion was held among the Board members and staff relating to this item.

(DIRECTION: The Board directed staff to send a letter to any homeowner living on a lake to remove all objects planted in the District's lake maintenance easement)

3) Proposal to Remove All Coconut Palm Trees in the District

Mr. Spavento (Tape Time: 2:53:58) moved to item 3, proposal to removal all coconut palm trees in the District, and asked Mr. Padilla for an update on this item.

Mr. Gill (Tape Time: 2:54:16) stated this item was not included in the agenda but, he did look at the proposal and it did not have a breakdown of all the costs, just a

lump sum amount. Mr. Gill suggested tabling this item until they can obtain a revised proposal with a more detailed breakdown.

At this point (Tape Time: 2:54:31) a discussion was held among the Board members and staff relating to this item. (The Board agreed with Mr. Gill's suggestion and tabled the item to the next meeting)

4) Permit Application for 6643 Bayfront Drive

Mr. Spavento (Tape Time: 2:58:44) moved on to item 4, permit application for 6643 Bayfront Drive, and stated this item was already discussed at the beginning of the meeting.

5) Attachment C – Peninsula Park Painting of Building Areas (added to the agenda earlier)

Mr. Spavento (Tape Time: 2:58:52) stated he would like to go back to the add-on agenda item that was previously noted by Ms. Hagen to be moved to item D under the Field Manager's report. There were 3 proposals included in the agenda as attachment C.

At this point (Tape Time: 2:59:49) a discussion was held among the Board members and Mr. Padilla relating to the 3 proposals. Mr. Padilla recommended All Counties Painting for \$9,750 since they provided the greatest amount of detail)

Mr. Spavento (Tape Time: 3:02:56) requested this item be brought back to the January 11th Board meeting so they could further review and discuss all 3 proposals apples to apples. He also commented that no vendor would even be available to start the job before the next Board meeting. *(The Board agreed with Mr. Spavento's suggestion) (Mr. Padilla (Tape Time: 3:03:53) stated he would ask the vendors to revise their proposals and attach the Sherwin Williams specs and bring it back to the Board at the January meeting)*

E. CDD Manager

1) Approval of the Minutes of the November 9, 2023 Meeting

Mr. Spavento asked (Tape Time: 3:05:07) for a motion to approve the minutes.

ACTION:	Approve Minutes of the November 9, 2023 Meeting
RESULT:	The November 9, 2023 meeting minutes were approved
MOVER:	George Mizusawa
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 3:05:14	

2) Update on Coralbaycdd.com Website

Mr. Spavento moved to item #2 and asked Ms. Hagen for an update on the www.coralbaycdd.com website. (Tape Time: 3:00:00)

Ms. Hagen (Tape Time: 3:05:25) gave a brief update on the Coral Bay CDD website stating two pages were sent out separately but, did not make the agenda package.

She next updated the Board on what was causing security messages and had been displaying incomplete pages. She stated that she had spoken to Rich Hans on how to resolve it due to needing more knowledge of the technical aspects of the system. Mr. Hans suggested using GMS' current consultant, Dan Bradley, to assist with the resolution, and Ms. Hagen agreed with his suggestion. Mr. Hans put Ms. Hagen in touch with Mr. Bradley and after explaining the situation, Mr. Bradley was able to recover the website, excluding some recent updates that needed to be re-installed.

Ms. Hagen stated that the issue of the website not being secured had been in existence since before she had taken over the website maintenance. She noted that the main difference between the CDD site and her HOA site (that is secure) is the difference in the hosting software. The CDD hosting system is GoDaddy and since all information about GoDaddy had been turned over to Mr. Hans by the person who created the website, she asked Mr. Hans to handle this. Mr. Hans contacted GoDaddy and was told that there was a security option available for purchase. Mr.

Hans purchased the option for the District, so the website will now be secure and protected.

Next, Ms. Hagen addressed (Tape Time: 3:08:45) the issue that more than one person should probably be responsible for maintaining the CDD website since we would be much less dependent on having only a single person to handle particular items in the future if anything did arise. Ms. Hagen stated she had spoken to GMS' consultant who provided 2 options to assist in the maintenance of the website and had spoken to Mr. Hans about modifying the information on the current website to be compatible with the GMS template used for their other clients. A 2-page summary of those options was inadvertently omitted from the agenda package but had been emailed under separate cover. For purposes of the discussion, the 2 pages were projected on the screen by Mr. Burgess.

At this point (Tape Time: 3:14:21) a discussion was held among the Board members relating to this item. (The Board agreed with Ms. Hagen's suggestion to have GMS maintain the Coral Bay CDD website) Ms. Hagen indicated that she would work with GMS to provide the transition of the desired data and asked the Board to review the pages on the existing website to provide any input as to what information might not be necessary and/or shortened.

ACTION:	To authorize GMS to maintain the Coral Bay CDD website for a total amount of \$2,000 per year with consultation from T. Hagen
RESULT:	Authorizing GMS to maintain the Coral Bay CDD website for a total amount of \$2,000 per year with consultation from T. Hagen was approved
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 3:21:25	

6. Audience Comments / Supervisors Comments

Mr. Spavento stated audience comments were addressed earlier at this meeting under item 4. (There were no other comments at this time)

7. Adjournment

ACTION:	Adjourn the Meeting
RESULT:	Meeting adjourned at 10:30 p.m.
MOVER:	John Hall
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 3:22:46	

Secretary/Assistant Secretary

Chairman/Vice Chairman

The Cape at Coral Bay Village Association, Inc.

FENCE & GATE ARCHITECTURAL REQUEST (FGAR) FORM

PO Box 19439 Plantation, Florida 33318, (954)473-4733 x 7562 / (954)473-4755 fax, jhoffman@allprosys.net

For any fence and/or gate replacements, repairs or painting, whether in its entirety or partial, you are required to complete this Fence & Gate Architectural Request (FGAR) form and submit to the Association for approval at the address noted above. The Architectural Review Committee (ARC) will review your request and provide written response of the request within ten (10) days.

This process is REQUIRED to be completed prior to commencement of any fence replacement project.

Property Owner Name:	Josiah Gittman	Date :	12/20/2023
Address (Lot #):	6459 ocean drive margate FL, 33063, lot 2	Phone:	9548700855
Signature (HO only)	Josiah Gittman		

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

Replacing wooden fence. The new fence will also be wood (weather treated) with natural color (light brown) the boards are 6' tall, and the posts are 8' tall (2 feet of it will be underground). Please let me know if you need any other information.

Josiah,

Based on your request you want to replace "42ft" of fencing as noted on the survey you submitted. It also appears that this will extend into the CDD easement space. As such, this request is **tentatively approved** pending your obtaining approval from the Coral Bay CDD. If approved, please submit a copy of CDD approval to Alliance to be attached with this FGAR form. If CDD approval is not granted, this approval is retracted and you will need to resubmit a new request (FGAR) for the modified design.



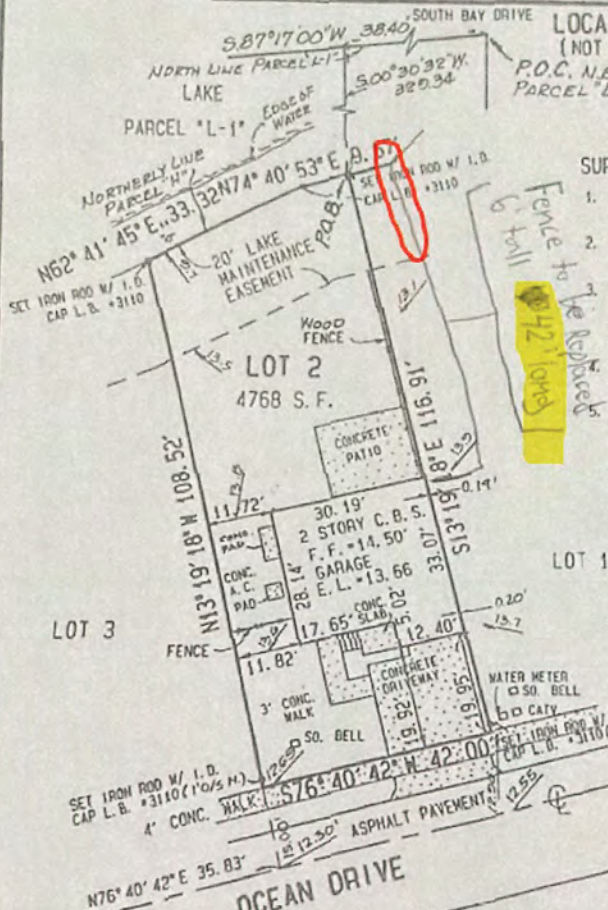
SCALE: 1" = 30'



LOCATION MAP (NOT TO SCALE)

P.O.C. N.E. CORNER PARCEL "L-1"

ADDRESS: 6459 OCEAN DRIVE



SURVEY NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE STONER/KEITH RESURVEY AS RECORDED IN WISC. MAP BOOK 3 AT PAGE 44, BROWARD COUNTY RECORDS.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 5-5 PK NAIL SET IN CONCRETE APRON OF INLET APPROXIMATELY 6' FROM THE SOUTHEAST CORNER OF THE GRATING LOCATED 233 FEET EAST OF THE EAST LINE OF HIGH SCHOOL BUILDING AND APPROXIMATELY ON THE CENTERLINE OF SAMPLE ROAD MEDIAN, ELEVATION 15.005.

Fence to be replaced by 6' tall 4x2 boards

THE FINISHED FLOOR ELEVATION, AS CONSTRUCTED MEETS OR EXCEEDS THE MINIMUM ELEVATION OF 14.5', AS REQUIRED BY THE P. U. D. DOCUMENTS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION IN FEBRUARY, 1990. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3998

CERTIFIED TO: GLENDALE FEDERAL SAVINGS & LOAN ASSOCIATION

SHEET 2 OF 2 SHEETS

CRAIG A. SMITH & ASSOCIATES

REVISION	DWN	DATE	FB/PG	CKD

WOOD FENCE REQUIREMENTS AS PER FBC 2020

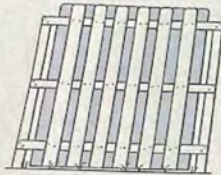


Wood Fence Criteria:

- Wood fences shall be constructed of decay and termite-resistant material as specified in FBC Section 2328.
- Wood fences shall be designed according to the loads as specified in FBC Section 2328.
- Vertical post of P.T. 4" x 4" spaced per diagram.
- Post shall be embedded 2'0" deep in concrete in a 10" diameter hole.
- Horizontal framing shall consist of a minimum of 3 horizontal rails of 2" x 4" P.T. material and shall be fastened with two #16D galvanized nails at each post.
- All lumber shall be a minimum of #2 grade or better.
- All fasteners shall be corrosion resistant.
- NOTE: All PVC, Metal, Aluminum and Plastic Fences require Product Approval or Engineering

WARNING: Pre-manufactured sections may not comply with this code. "Product Approval" or an engineering detail may be required.

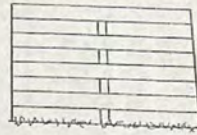
CIRCLE THE PROPOSED FENCE STYLE:



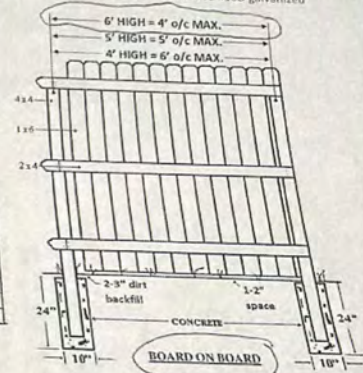
SHADOW BOX



STOCKADE



BASKET WEAVE



FBC 454.2.17.1.8 Access gates, when provided, shall be self-closing, self-latching and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 3/8 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Margate Code of Ordinances 3.14(17) Fences and walls shall be erected up to the property line. All fences shall be installed so that the structural side of the fence or wall shall be visible from the owner's side. Barbed, razor or similar type wire and broken glass is prohibited in all zoning districts.

WHEN IS A MARGATE CITY PERMIT REQUIRED:

- ☒ Entire fence/gate replacement and fence or gate only replacements
- ☒ Any ground-penetrating fence post installations

IMPORTANT:

- ☒ Fence must be constructed in accordance to Margate city requirements.
- ☒ Fence may be constructed of either WOOD or PVC material, not mixed.
- ☒ The entire fence color **MUST MATCH** and may **ONLY** be BRIGHT WHITE or any shade of BROWN. ☒ Fence may be privacy or shadowbox design, not mixed. Lattice design is not permitted. ☒ Fence replacement projects must be completed within 30 days of approval. Extensions beyond 30 days can be authorized only if requested & approved by the association.
- ☒ Failure to comply with these requirements will result in removal of fence at homeowner's expense. Refusal will result in fines totaling \$1000 and lien on property.
- ☒ Homeowner must also obtain Coral Bay CDD approval if their fence encroaches on any CDD and/or city of Margate property or easements (i.e., bay waters, creeks...).
- ☒ Homeowner should contact the city of Margate to confirm fence permit requirements.

DO NOT WRITE BELOW THIS LINE. FOR ASSOCIATION USE ONLY

APPROVAL: YES _____ / NO _____

IF DENIED, REASON FOR DENIAL:

CITY OF MARGATE PERMIT REQUIRED: YES X / NO _____

AUTHORIZED SIGNATURE: 

PRINTED NAME: George Mizusawa

AUTHORIZED SIGNATURE: _____

PRINTED NAME: _____

DATE: Dec 21, 2023

Subject: **Coral Bay - Update on Lake Bank Encroachment Violations in CDD - Drone Footage**

Drone Video Lake & Canals Easement Inspection Report-Rev.xlsx

32 KB



Good afternoon, Coral Bay CDD Board of Supervisors Members,

I'm writing to provide you with an update on the current situation regarding lake bank encroachment violations within the Coral Bay Community Development District.

Following a review of drone footage videos of the District's lake bank, we determined that there are a total of roughly 162 instances of 20' lake bank encroachment violations by CDD homeowners and we've included a spreadsheet detailing the violations. These violations span across various categories, including Decks, Docks, Patios, Palms, Trees, Landscaping, Concrete Paths, Fences, and Hedges, or a combination of these elements that encroach upon the lake banks of the CDD. We propose that the next step following determining the violations is to create a resolution process.

To streamline the resolution process, we propose breaking down the violations into specific categories (such as permanent, semipermanent, and temporary). This approach will enable us to develop targeted strategies for rectifying each type of encroachment. Some encroachments may necessitate items to be relocated, repaired, or destroyed. To initiate the resolution process, we suggest the following steps:

- **Categorization of Violations**

Classify the violations into specific categories such as Decks, Docks, Patios, Palms, Trees, Landscaping, Concrete Paths, Fences, and Hedges, and whether each is permanent, semipermanent, or temporary.

- **Communication with Homeowners**

Notify each homeowner (whether involved in the violations or not) about the specific nature of the encroachments, CDD rules, and provide a timeline for correction.

- **Enforcement and Penalties**

Determine enforcement penalties and ensure a fair approach to the resolution process.

This decision is ultimately up to the Board of Supervisors and as such we look forward to discussing this matter further during our January 11, 2024, Board Meeting and will include this update in the proposed agenda to ensure an informed decision on the best course of

action. Should you have any specific questions in advance of the January 11, 2024, meeting please feel free to reach out to me or Julio.

Thanks,

Andrew Gill

Coral Bay CDD - Drone Video Lake & Canals Easement Inspection Report

Number	Address	HOA	Location	Easement / Encroachment	20' Violation	Type of Violation	Comments
1	3444 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	No	n/a	
2	3436 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Landscape	
3	3428 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	No	n/a	
4	3420 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees/ Landscape	
5	3408 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Palms	
6	3404 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Palms	
7	3396 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees	
8	3388 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	No	n/a	
9	3380 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	No	n/a	
10	3372 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees/Fence	
11	3364 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	No	n/a	
12	3356 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees	
13	3348 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees	
14	3340 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees	
15	3332 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Trees	

16	3324 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Palm
17	3316 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	No	n/a
18	3308 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Palms
19	3300 Orinoco Ln	Indian Key	Canal-62nd	Encroachment	Yes	Palms/ Landscape
20	6130 Buena Vista Dr	Indian Key	Lake & Canal-62nd	Easement / Encroachment	Yes	Palms / Trese Landscape
21	6131 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees/ Palms/ Landscape
22	6138 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
23	6146 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
24	6154 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Tree
25	6162 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
26	6170 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Hedge/ Landscape
27	6178 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Palm
28	6186 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
29	6194 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Palm/ Dock
30	6202 Buena Vista Dr	Indian Key	Lake	Easement Encroachment	Yes	Palm / Landscape/ Dock/ Deck
31	6210 Buena Vista Dr	Indian Key	Lake	Easement Encroachment	Yes	Palm / Landscape/ Dock
32	6218 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Palm / Tree / Deck

33	6226 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Palm / Tree
34	6234 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
35	6242 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees/ Fence
36	6250 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees/ Palms/ Fence
37	6258 Buena Vista Dr	Indian Key	Lake	Easement Encroachment	Yes	Trees/ Palms/ Dock
38	6266 Buena Vista Dr	Indian Key	Lake	Easement Encroachment	Yes	Tree/ Dock Hedge/
39	6278 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Concrete Path Fence / Palm
40	6282 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Landscape
41	6290 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees/ Palms
42	6298 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees/ Palms
43	6306 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Tree/ Palms
44	6314 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees
45	6322 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Tree/ Palms
46	6330 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Deck/ Palm
47	6338 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
48	6346 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Palms
49	6354 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
50	6362 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Trees/ Palm
51	6370 Buena Vista Dr	Indian Key	Lake	Easement	No	n/a
52	6378 Buena Vista Dr	Indian Key	Lake	Easement	Yes	Palms
53	6386 Buena Vista Dr	Fay's Cove	Lake	Easement	Yes	Palm
54	6394 Buena Vista Dr	Fay's Cove	Lake	Easement	Yes	Plams
55	6402 Buena Vista Dr	Fay's Cove	Lake	Easement	Yes	Palm

56	6410 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
57	6418 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
58	6426 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
59	6434 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
60	6442 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
61	6450 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
62	6458 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
63	6466 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
64	6474 Buena Vista Dr	Fay's Cove	Lake	Easement	Yes	Palm
65	6482 Buena Vista Dr	Fay's Cove	Lake	Easement	Yes	Trees
66	6490 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
67	6498 Buena Vista Dr	Fay's Cove	Lake	Easement	Yes	Palms / Trees Landscape/ Dock
68	6506 Buena Vista Dr	Fay's Cove	Lake	Easement Encroachment	Yes	Palms/ Dock
69	6514 Buena Vista Dr	Fay's Cove	Lake	Easement	No	n/a
70	6522 Buena Vista Dr	Fay's Cove	Lake	Easement Encroachment	Yes	Palms / Trees Landscape/ Dock
71	6548 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms/ Landscape
72	6558 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms
73	6568 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Trees/ Palms
74	6578 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Trees/ Palms
75	6588 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms

76	6598 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms
77	6608 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms
78	6618 Buena Vista Dr	Port Antigua	Lake	Easement	No	n/a
79	6628 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Trees/ Palms
80	6638 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Trees/ Palms
81	6648 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Trees/ Palms
82	6658 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Trees/ Palms
83	6668 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Pine Trees/ Palms/ Trees
84	6678 Buena Vista Dr	Port Antigua	Lake	Easement	No	n/a
85	6688 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Pool Deck/ Fence @ 15 ft
86	6698 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms / Trees Landscape
87	6708 Buena Vista Dr	Port Antigua	Lake	Easement	No	n/a
88	6718 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palm Tree/
89	6728 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Landscape
90	6738 Buena Vista Dr	Port Antigua	Lake	Easement	No	n/a
91	6748 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palms/ Landscape
92	6758 Buena Vista Dr	Port Antigua	Lake	Easement	Yes	Palm/ Trees/ Landscape
93	3298 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
94	3290 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a

95	3282 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Trees
96	3274 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Trees
97	3266 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palm / Tree
98	3258 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palm
99	3250 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
100	3242 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
101	3234 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
102	3226 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palms/ Landscape
103	3218 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
104	3210 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palm
105	3202 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
106	3194 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
107	3186 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
108	3178 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
109	3170 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Tree
110	3162 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palm
111	3154 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Tree
112	3146 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palms
113	3138 W Buena Vista Dr	Islamorada	Lake	Easement Encroachment	Yes	Palms Dock
114	3130 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Landscape Path / Palms
115	3122 W Buena Vista Dr	Islamorada	Lake	Easement Encroachment	Yes	Landscape Dock

116	3114 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
117	3106 W Buena Vista Dr	Islamorada	Lake	Easement	No	n/a
118	3098 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Landscape
119	3090 W Buena Vista Dr	Islamorada	Lake	Easement Encroachment	Yes	Palms / Trees Dock
120	3082 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palms / Trees
121	3074 W Buena Vista Dr	Islamorada	Lake	Easement	Yes	Palms
122	3066 W Buena Vista Dr	Islamorada	Lake	Easement Encroachment	Yes	Palms/Patio Dock
123	3058 W Buena Vista Dr	Islamorada	Lake	Easement Encroachment	Yes	Palms/Dock
124	3050 W Buena Vista Dr	Islamorada	Lake	Easement Encroachment	Yes	Palms/Dock
125	6821 Bayfront Cir	The Cape	Lake	Encroachment	Yes	Dock
126	6811 Bayfront Cir	The Cape	Lake	Easement	No	n/a
127	6801 Bayfront Cir	The Cape	Lake	Easement	Yes	Palms / Trees
128	6793 Bayfront Dr	The Cape	Lake	Easement	Yes	Trees
129	6783 Bayfront Dr	The Cape	Lake	Encroachment	Yes	Dock
130	6773 Bayfront Dr	The Cape	Lake	Easement	Yes	Palm
131	6763 Bayfront Dr	The Cape	Lake	Easement	Yes	Palm
132	6753 Bayfront Dr	The Cape	Lake	Easement	Yes	Palms
133	6743 Bayfront Dr	The Cape	Lake	Easement Encroachment	Yes	Landscape / Tent / Dock
134	6733 Bayfront Dr	The Cape	Lake	Easement	No	n/a
135	6723 Bayfront Dr	The Cape	Lake	Easement	Yes	Tree
136	6713 Bayfront Dr	The Cape	Lake	Easement	Yes	Palms / Trees

137 6703 Bayfront Dr	The Cape	Lake	Easement	Yes	Palm
138 6693 Bayfront Dr	The Cape	Lake	Easement	Yes	Plams / Landscape
139 6683 Bayfront Dr	The Cape	Lake	Easement	Yes	Palms / Trees
140 6673 Bayfront Dr	The Cape	Lake	Easement	Yes	Deck / Palms
141 6663 Bayfront Dr	The Cape	Lake	Easement	Yes	Landscape
142 6653 Bayfront Dr	The Cape	Lake	Easement	Yes	Deck
143 6643 Bayfront Dr	The Cape	Lake	Easement	Yes	Deck
144 6633 Bayfront Dr	The Cape	Lake	Easement	No	n/a
145 6623 Bayfront Dr	The Cape	Lake	Easement	Yes	Deck
146 6613 Bayfront Dr	The Cape	Lake	Easement	Yes	Landscape
147 6603 Bayfront Dr	The Cape	Lake	Easement	Yes	Deck / Landscape
148 6593 Bayfront Dr	The Cape	Lake	Easement	Yes	Plam
149 6583 Bayfront Dr	The Cape	Lake	Easement	No	n/a
150 6573 Bayfront Dr	The Cape	Lake	Easement	No	n/a
151 3085 Lighthouse Pl	The Cape	Lake	Easement	No	n/a
152 3091 Lighthouse Pl	The Cape	Lake	Easement	Yes	Fence
153 3097 Lighthouse Pl	The Cape	Lake	Easement	Yes	Palms / Landscape
154 3103 Lighthouse Pl	The Cape	Lake	Easement	Yes	Palms
155 3120 Cape Cir	The Cape	Lake	Easement	Yes	Fence / Landscape
156 3128 Cape Cir	The Cape	Lake	Easement	Yes	Landscape
157 3134 Cape Cir	The Cape	Lake	Easement	No	n/a
158 3137 Cape Cir	The Cape	Lake	Easement	No	n/a

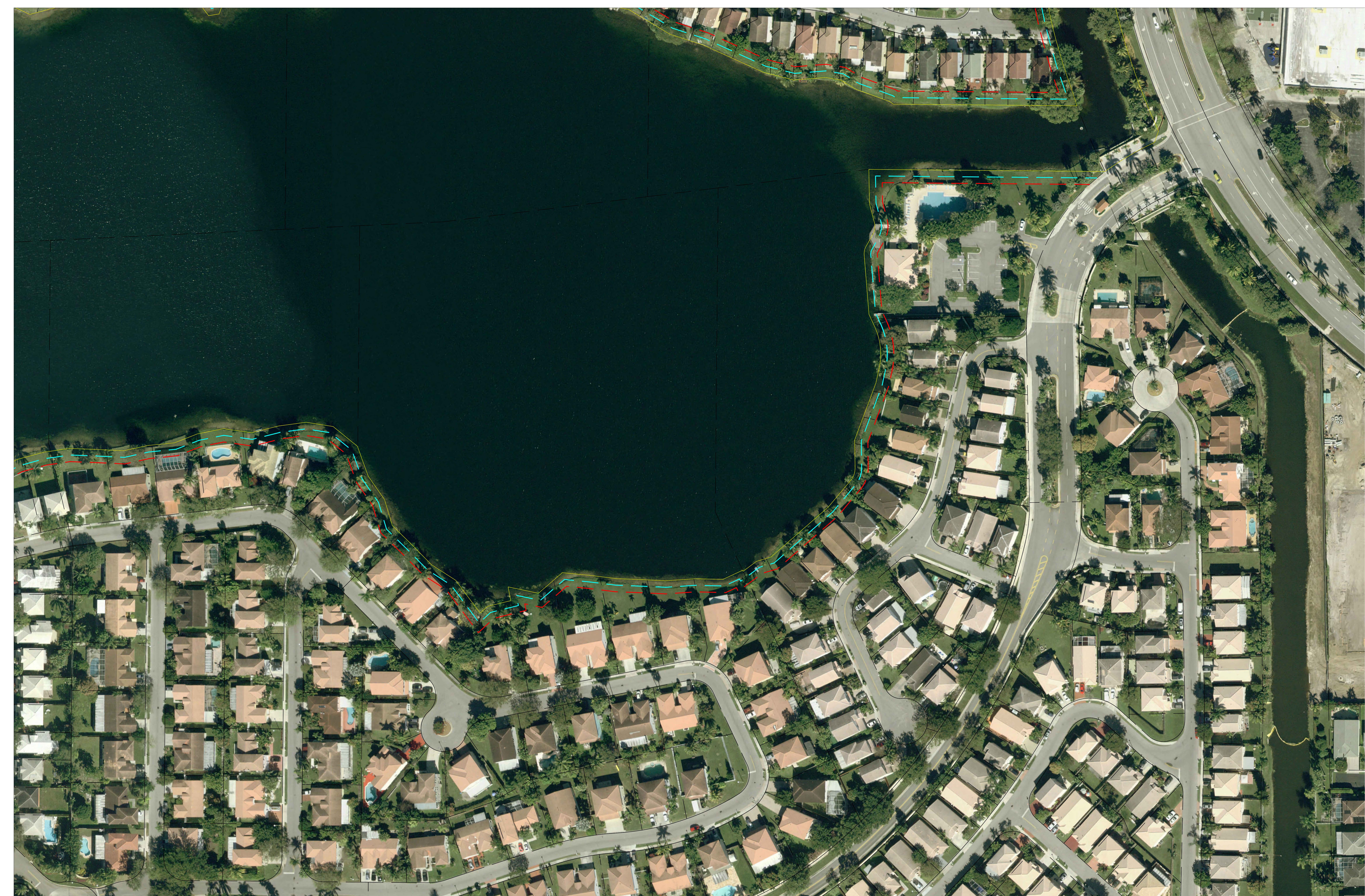
159 3129 Cape Cir	The Cape	Lake	Easement	Yes	Concrete Path
160 3121 Cape Cir	The Cape	Lake	Easement	Yes	Palms
161 6507 Ocean Dr	The Cape	Lake	Easement	Yes	Palms / Landscape
162 6499 Ocean Dr	The Cape	Lake	Easement	Yes	Palms / Landscape
163 6491 Ocean Dr	The Cape	Lake	Easement	No	n/a
164 6483 Ocean Dr	The Cape	Lake	Easement	Yes	Palms
165 6475 Ocean Dr	The Cape	Lake	Easement	No	n/a
166 6467 Ocean Dr	The Cape	Lake	Easement	No	n/a
167 6459 Ocean Dr	The Cape	Lake	Easement	Yes	Palm
168 6451 Ocean Dr	The Cape	Lake	Easement	Yes	Palm
169 6445 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Palms
170 6435 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Tree
171 6425 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Trees/Palms
172 6415 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Palms
173 6405 Ocean Dr	Mallory Harbor	Lake	Easement	No	n/a
174 6395 Ocean Dr	Mallory Harbor	Lake	Easement	No	n/a
175 6385 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape

176	6375 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape
177	6365 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Palms / Trees Deck/ Patio
178	6355 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape Palms / Trees
179	6345 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape
180	6335 Ocean Dr	Mallory Harbor	Lake	Easement	No	n/a
181	6325 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape Tree
182	6315 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape
183	6305 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape
184	6295 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Fence /Tree
185	6285 Ocean Dr	Mallory Harbor	Lake	Easement	Yes	Landscape Landscape
186	3101 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Palms
187	3109 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Palms / Trees Fence / Trees
188	3117 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Landscape
189	3125 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Trees
190	3133 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Tree
191	3141 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Tree
192	3149 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Palms
193	3157 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	No	n/a
194	3165 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Landscape
195	3173 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Deck

196	3181 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Landscape Trees
197	3189 Vista Del Mar	Las Brisas Del Mar	Lake	Easement	Yes	Fence
198	3141 Sunset Cir	East Mallory Harbor	Canal-31st	Broward County Encroachment	No	n/a
199	3142 Sunset Cir	East Mallory Harbor	Canal-31st	Broward County Encroachment	No	n/a
200	3136 Sunset Cir	East Mallory Harbor	Canal-31st	Broward County Encroachment	No	n/a
201	3130 Sunset Cir	East Mallory Harbor	Canal-31st	Broward County Encroachment	No	n/a
202	3124 Sunsert Ln	East Mallory Harbor	Canal-31st	Broward County Encroachment	Yes	Palm
203	3118 Sunset Ln	East Mallory Harbor	Canal-31st	Broward County Encroachment	Yes	Palms
204	3112 Sunset Ln	East Mallory Harbor	Canal-31st	Broward County Encroachment	Yes	Palms / Trees
205	3106 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Trees
206	3100 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Trees
207	3094 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Trees




208	3088 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Trees
209	3082 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Trees
210	3076 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Tree
211	3070 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Landscape
212	3064 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	No	n/a
213	3058 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Trees Landscape
214	3052 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Trees
215	3046 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Fence / Trees Landscape
216	3040 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Tree
217	3034 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palm / Tree
218	3028 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Trees

219 3022 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Trees
220 3016 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Trees
221 3010 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Trees
222 3004 Sunset Ln	Las Brisas	Canal-31st	Broward County Encroachment	Yes	Palms / Landscape






*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)



LEGEND

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