



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

February 8, 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
February 8, 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
3. Audience Comments / Supervisors Comments
4. Ongoing Discussion of District Lake Maintenance Easements
 - A. Encroachment Case Scenario
 - B. Easement and Encroachment Analysis
 - C. Lake Maintenance Easement Letter (DRAFT)
5. Staff Reports
 - A. Attorney – Ethics Training and Financial Disclosure
 - B. Engineer
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices
 - 2) Acceptance of Unaudited Financials
 - D. Field Manager
 - 1) Monthly Report
 - a. Solitude Water Management Report
 - E. CDD Manager
 - 1) Approval of the Minutes of the January 11, 2024 Meeting
 - 2) Discussion of Major Projects
 - a. Discussion of Tennis Courts Restoration and/or Pickleball Courts Installation
 - 3) Discussion of City of Margate (Resolution No. 8580) Traffic Control Agreement
 - 4) Status of Envera System
 - 5) Letter from Homeowner Regarding Gate Damages
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>



CORAL BAY Community Development District

5385 N. Nob Hill Road, Sunrise, FL 33351
954-721-8681 Telephone 954-721-9202 Facsimile

January 18, 2024

Via Certified Mail and U.S. Mail

[RESIDENT INFORMATION]

Re: **Coral Bay Community Development District - Lake Maintenance Easement**

Dear Coral Bay Resident:

As a property owner, you should be aware that the Coral Bay Community Development District is the grantee of a 20-foot lake maintenance easement, as recorded and identified in the Public Records of Broward County, Florida. The 20-foot lake maintenance easement is measured from your property line and should be reflected on any survey of your property. The purpose of the easement is for lake maintenance purposes, including but not limited to providing the District with access to the entire perimeter of the lake for District vehicles and emergency equipment for maintenance purposes and to have access prior to, during, and after hurricanes and/or other emergency events. The District policy has been to not allow encroachments into its lake maintenance easement without specific approval from the Board of Supervisors, therefore based on the current District policy, all encroachments into the lake maintenance easement will be inspected by District staff. Encroachments include, but are not limited to, any and all types of landscaping (other than grass), fences, pavers and other structural items, including decks and docks.

Under the Amended and Restated Rules Governing the Use of the Recreational and other District Facilities of the Coral Bay Community Development District Revised 12/14/2023 (Section 4.15):

- 4.15 No property owner or person shall permit the encroachment of any structure, fence, impervious surface, tree, or landscaping material other than sod into, over, on, under or within the Lake Maintenance Easement without the express authority of the District Board of Supervisors. Such permission shall be evidenced by an Encroachment Agreement, in a form approved by the District, between the property owner and the District. Encroachment Agreements will be considered by the District on a case-by-case basis upon the petition of the property owner.

The District staff is in the process of determining where there are encroachments within the lake maintenance easement. If it is determined that an encroachment needs to be removed, District staff will report this to the Board of Supervisors and may thereafter proceed to notify you of the need for removal.

Should you have any questions regarding this correspondence, please do not hesitate to contact me or Julio Padilla at (954) 721-8681, extensions 226 and 213, respectively.

Thank you.
Sincerely,

Andrew J. Gill
District Manager

DRAFT

MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](https://floridaethics.gov). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
Payroll	01/11/24	50835-50839	\$	923.50
General	01/17/24	20141		1,900.00
General	01/22/24	20142-20143		6,221.46
General	01/25/24	20144		1,740.00
General	02/08/24	20145-20160		40,323.74
TOTAL			\$	51,108.70

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/24	00239	12/20/23	70700051	202312 320-53800-46513		FCC CARPENTRY & GENERAL PAINTING	*	1,900.00	1,900.00	020141
1/22/24	00244	12/26/23	716	202312 320-53800-46600		A1 PAVERS AND CONCRETE USA	*	4,957.50	4,957.50	020142
1/22/24	00086	12/18/23	138546	202312 320-53800-46504		FIRST SIGN CORP.	*	1,263.96	1,263.96	020143
1/25/24	00239	1/22/24	70700012	202401 320-53800-46408		FCC CARPENTRY & GENERAL PAINTING	*	1,740.00	1,740.00	020144
2/08/24	00246	1/09/24	4015	202401 320-53800-46408		ARMOR COURTS INCORPORATED	*	1,382.50	1,382.50	020145
2/08/24	00009	12/31/23	184822	202312 310-51300-31500		BILLING, COCHRAN, LYLES, MAURO &	*	7,857.50	7,857.50	020146
2/08/24	00012	12/29/23	23122947	202312 320-53800-34502		CITY OF MARGATE-POLICE DEPARTMENT	*	231.00	231.00	020147
		12/29/23	23122948	202312 320-53800-34502			*	962.50	962.50	
		1/12/24	24011706	202401 320-53800-34502			*	1,155.00	1,155.00	
2/08/24	00013	1/22/24	230058-1	202312 320-53800-43100		CITY OF MARGATE-UTILITIES	*	276.08	276.08	020148
		1/22/24	230060-1	202312 320-53800-43100			*	312.62	312.62	
		1/22/24	230064-1	202312 320-53800-43100			*	516.20	516.20	
		1/22/24	239260-1	202312 320-53800-43100			*	16.08	16.08	
2/08/24	00197	12/31/23	10025	202312 320-53800-46507			*	766.06	766.06	
		12/31/23	10027	202311 320-53800-46507			*	644.64	644.64	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/31/23	10030	202312	320	53800	46507			*	650.20		
			SVCS-12/06/23						EAGLE GROUP, INC			2,060.90	020149
2/08/24	00053	1/23/24	83859074	202401	310	51300	42000		DELIVERIES THRU 01/17/24	*	28.88		
									FEDEX			28.88	020150
2/08/24	00020	1/30/24	012024	202401	320	53800	43000			*	9,262.15		
			SVCS-01/24						FPL			9,262.15	020151
2/08/24	00021	1/15/24	23333	202401	320	53800	46409			*	3,779.00		
			SVCS-01/24						LANDSCAPE INST				
		1/19/24	23373	202401	320	53800	46404			*	150.00		
			REPAIRS-01/24						INNOVATIVE GROUNDS MANAGEMENT, LLC			3,929.00	020152
2/08/24	00195	1/09/24	1010586	202312	310	51300	31100			*	1,560.00		
			SVCS THRU 12/28/23										
		1/09/24	1010586	202312	320	53800	46611			*	855.00		
			SVCS THRU 12/28/23						KCI TECHNOLOGIES, INC.			2,415.00	020153
2/08/24	00209	1/30/24	114	202311	320	53800	34503			*	700.00		
			SVCS-11/23						PARKING ENFORCEMENT			700.00	020154
2/08/24	00248	1/26/24	1088	202401	320	53800	46505			*	500.00		
			SVCS-01/24										
		1/26/24	1088	202401	320	53800	46408			*	1,533.33		
			SVCS-01/24						ROCKERS PAINTING CORP			2,033.33	020155
2/08/24	00185	2/01/24	1340441	202402	320	53800	34501			*	105.00		
			SVCS-02/01/24-04/30/24						SECURITY & FIRE SYSTEMS, INC.			105.00	020156
2/08/24	00198	1/10/24	01102024	202401	320	53800	46401			*	505.00		
			SVCS-01/24						SOUTHERN PLANT AND PEST SERVICES			505.00	020157
2/08/24	00247	12/29/23	410	202312	320	53800	46505			*	1,890.00		
			SVCS-12/23										
		1/09/24	412	202401	320	53800	46506			*	3,300.00		
			SVCS-01/07/24										

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/24/24 415	202401 320-53800-46505		*	415.00	
		SVCS-01/24		911 COMMERCIAL PRESSURE CLEANING			5,605.00 020158
2/01/24 00247		12/29/23 410	202312 320-53800-46505		V	1,890.00-	
		SVCS-12/23					
		1/09/24 412	202401 320-53800-46506		V	3,300.00-	
		SVCS-01/07/24					
		1/24/24 415	202401 320-53800-46505		V	415.00-	
		SVCS-01/24		911 COMMERCIAL PRESSURE CLEANING			5,605.00-020158
2/08/24 00249		1/31/24 01312024	202401 320-53800-46508		*	880.00	
		REIMBURSE DAMAGES		FARIDA NATASHA RAMSAHAI			880.00 020159
2/08/24 00247		12/29/23 410	202312 320-53800-46505		*	1,890.00	
		SVCS-12/23					
		1/09/24 412	202401 320-53800-46506		*	3,300.00	
		SVCS-01/07/24					
		1/24/24 415	202401 320-53800-46505		*	415.00	
		SVCS-01/24		911 COMMERCIAL PRESSURE CLEANING			5,605.00 020160
TOTAL FOR BANK C						50,095.20	
TOTAL FOR REGISTER						50,095.20	

Coral Bay
Community Development District

Unaudited Financial Reporting
January 31, 2024



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Coral Bay
Community Development District
Combined Balance Sheet
January 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 256,543	\$ -	\$ 256,543
Bank Of America - Savings	57,626	-	57,626
Due from General Fund	-	1,908	1,908
<u>Investments:</u>			
State Board of Administration	8,556	-	8,556
BankUnited Money Market	1,205,284	-	1,205,284
<u>Series 2012</u>			
Reserve	-	46,738	46,738
Revenue	-	120,374	120,374
Interest	-	7	7
Principal	-	2,075	2,075
Electric Deposits	218	-	218
Total Assets	\$ 1,528,227	\$ 171,101	\$ 1,699,328
Liabilities:			
Accounts Payable	\$ 39,249	\$ -	\$ 39,249
Due to Debt Service	1,908	-	1,908
Deposits	460	-	460
Total Liabilities	\$ 41,617	\$ -	\$ 41,617
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	171,101	171,101
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,465,892	-	1,465,892
Total Fund Balances	\$ 1,486,610	\$ 171,101	\$ 1,657,711
Total Liabilities & Fund Balance	\$ 1,528,227	\$ 171,101	\$ 1,699,328

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2024

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 01/31/24	Thru 01/31/24	Variance	8 Months	Total Projected	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 1,402,125	\$ 1,121,700	\$ 1,301,270	\$ 179,570	\$ 100,855	\$ 1,402,125	\$ -
Interest Income	8,000	2,667	6,721	4,054	20,162	26,883	18,883
Toscana Contributions	2,500	833	3,026	2,193	-	3,026	526
Transponders/Stickers	2,000	667	1,715	1,048	5,145	6,860	4,860
Total Revenues	\$ 1,414,625	\$ 1,125,867	\$ 1,312,731	\$186,865	\$ 126,163	\$ 1,438,894	\$ 24,269
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ -	\$ 8,000	\$ 12,000	\$ -
FICA Expense	918	306	306	0	612	918	0
Engineering	30,000	10,000	6,695	3,305	22,500	29,195	805
Attorney	40,000	13,333	15,653	(2,319)	30,000	45,653	(5,653)
Commissions/Tax Collector	16,927	13,542	14,999	(1,457)	1,032	16,031	896
Annual Audit	3,800	1,267	-	1,267	3,800	3,800	-
Trustee Fees	3,500	1,167	-	1,167	3,500	3,500	-
Management Fees	73,365	24,455	24,455	-	48,910	73,365	-
Computer Time	1,000	333	333	0	667	1,000	-
Postage & Delivery	2,000	667	127	539	1,333	1,461	539
Insurance	69,937	56,589	56,589	-	13,348	69,937	-
Printing & Binding	3,000	1,000	479	521	2,000	2,479	521
Legal Advertising & Other	2,000	667	1,216	(549)	1,333	2,549	(549)
Office Supplies	1,000	333	327	6	667	994	6
Dues, Licenses	175	175	175	-	-	175	-
Total General & Administrative	\$ 259,622	\$ 127,833	\$ 125,354	\$ 2,479	\$ 137,702	\$ 263,056	\$ (3,434)

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2024

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 01/31/24	Thru 01/31/24	Variance	8 Months	Total Projected	Variance
<i>Operations & Maintenance</i>							
Field Expenditures							
Field Management Fees	\$ 24,191	\$ 8,064	\$ 8,064	\$ (0)	\$ 16,127	\$ 24,191	\$ -
Contractual-Security	111,072	37,024	8,313	28,711	102,759	111,072	-
Contractual-Security Equipment	51,150	17,050	-	17,050	34,100	34,100	17,050
Security Patrols	37,000	12,333	9,686	2,648	26,208	35,894	1,106
Parking Enforcement	8,400	2,800	1,400	1,400	7,000	8,400	-
Fire and Security System Monitoring	500	167	-	167	500	500	-
Telephone	12,000	4,000	2,798	1,202	8,000	10,798	1,202
Water & Sewer	14,000	4,667	3,028	1,639	10,500	13,528	472
Electric	95,000	31,667	36,216	(4,549)	63,333	99,549	(4,549)
Pest Control	3,500	1,167	810	357	2,771	3,581	(81)
Community Maintenance	299,779	99,926	95,168	4,758	190,336	285,504	14,275
Other Maintenance	10,000	3,333	2,145	1,189	6,667	8,811	1,189
Irrigation Pumps Maintenance & Repair	25,000	8,333	7,572	761	16,667	24,239	761
Wall Maintenance & Repair	3,000	1,000	-	1,000	3,000	3,000	-
Park & Pool Maintenance/Repair	50,524	16,841	16,190	652	33,683	49,872	652
Pool Maintenance - Contract	31,476	10,492	10,500	(8)	20,984	31,484	(8)
Landscape Repairs & Improvements:	43,000	14,333	27,248	(12,915)	15,752	43,000	-
Pruning/Trimming/Clean Up/Tree Removals	-	-	4,019	-	-	-	-
Cleanup	-	-	7,120	-	-	-	-
Mulch	-	-	4,375	-	-	-	-
Landscape Installation	-	-	11,734	-	-	-	-
Lake Maintenance/Repair	34,000	11,333	10,870	464	22,667	33,536	464
Fountain Maintenance/Repair	1,000	333	300	33	1,500	1,800	(800)
Drainage Maintenance	26,000	8,667	3,000	5,667	23,000	26,000	-
Road Maintenance/Repair	20,000	6,667	7,600	(933)	12,400	20,000	-
Sidewalk Maintenance/Repair	20,000	6,667	9,915	(3,248)	10,085	20,000	-
Sign Maintenance/Repair	3,000	3,000	4,471	(1,471)	317	4,787	(1,787)
Pressure Cleaning	36,000	30,030	30,030	-	5,970	36,000	-
Electrical Repair & Replacement	23,000	7,667	6,114	1,553	16,292	22,406	594
Holiday Decorations	38,880	26,300	26,300	-	23,000	49,300	(10,420)
Gate Repairs & Replacements:	16,000	5,333	90	5,243	15,910	16,000	-
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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Actual Variance	Projected Next 8 Months	FY 2024 Total Projected	Projected Variance
Field Expenditures (Continued)							
Major Projects:	120,000	40,000	20,385	19,615	99,615	120,000	-
Peninsula Park Lighthouse	-	-	-	-	-	-	-
Restoration from Car Incident in 2021	-	-	-	-	-	-	-
Healing Garden	-	-	-	-	-	-	-
Entrance Signs/Marquis	-	-	-	-	-	-	-
Clubhouse - Dock Extension	-	-	855	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	-	-	-	-	-
Pool Resurfacing - Peninsula Pool	-	-	19,530	-	-	-	-
Pool Resurfacing - Fay Cove Pool	-	-	-	-	-	-	-
Total Field Expenditures	\$ 1,157,472	\$ 419,194	\$ 348,210	\$ 70,984	\$ 789,142	\$ 1,137,352	\$ 20,120
Total Operations & Maintenance	\$ 1,157,472	\$ 419,194	\$ 348,210	\$ 70,984	\$ 789,142	\$ 1,137,352	\$ 20,120
Total Expenditures	\$ 1,417,094	\$ 547,027	\$ 473,565	\$ 73,462	\$ 926,844	\$ 1,400,409	\$ 16,685
Excess (Deficiency) of Revenues over Expenditures	\$ (2,469)	\$ 578,839	\$ 839,166	\$ 113,402	\$ (800,681)	\$ 38,485	\$ 40,954
Net Change in Fund Balance	\$ (2,469)	\$ 578,839	\$ 839,166	\$ 113,402	\$ (800,681)	\$ 38,485	\$ 40,954
Fund Balance - Beginning	\$ 647,594		\$ 647,444				
Fund Balance - Ending	\$ 645,125		\$ 1,486,610				

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

	Total	Acutal	Projected	Total
	FY 2023	Thru 01/31/24	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	-	855	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	\$ 20,385	\$843,698	\$913,973

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended January 31, 2024

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 January hasn't been received.
Engineering Fees	Budget to Actual	Invoice for January 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. Invoices for December or January haven'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 January 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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Special Assessments Bond A- Tax Roll	\$ 91,163	\$ 30,388	\$ 86,495	\$ 56,107
Interest Income	-	-	1,517	1,517
Total Revenues	\$ 91,163	\$ 30,388	\$ 88,012	\$ 57,625
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)	\$ 23,650	\$ 81,275	\$ 57,625
Fund Balance - Beginning			\$ 89,827	
Fund Balance - Ending			\$ 171,101	

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	\$ 19,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301,270
Interest Income	992	645	910	4,173	-	-	-	-	-	-	-	-	6,721
Gate Damage Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Toscana Contributions	-	-	3,026	-	-	-	-	-	-	-	-	-	3,026
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders/Stickers	490	-	805	420	-	-	-	-	-	-	-	-	1,715
FEMA Reimbursement	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,482	\$ 111,903	\$ 1,174,964	\$ 24,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,312,731
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	77	76	77	77	-	-	-	-	-	-	-	-	306
Engineering	3,460	1,675	1,560	-	-	-	-	-	-	-	-	-	6,695
Attorney	7,795	-	7,858	-	-	-	-	-	-	-	-	-	15,653
Commissions/Tax Collector	-	1,113	13,696	190	-	-	-	-	-	-	-	-	14,999
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,114	6,114	6,114	6,114	-	-	-	-	-	-	-	-	24,455
Computer Time	83	84	83	83	-	-	-	-	-	-	-	-	333
Postage & Delivery	16	10	8	93	-	-	-	-	-	-	-	-	127
Insurance	31,821	-	24,769	-	-	-	-	-	-	-	-	-	56,589
Printing & Binding	112	86	167	115	-	-	-	-	-	-	-	-	479
Legal Advertising & Other	126	569	203	319	-	-	-	-	-	-	-	-	1,216
Office Supplies	21	285	10	11	-	-	-	-	-	-	-	-	327
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 50,800	\$ 11,010	\$ 55,543	\$ 8,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,354

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	\$ 2,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,064
Contractual-Security	8,313	-	-	-	-	-	-	-	-	-	-	-	8,313
Contractual-Security Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrols	2,541	1,595	3,201	2,349	-	-	-	-	-	-	-	-	9,686
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	637	667	720	774	-	-	-	-	-	-	-	-	2,798
Water & Sewer	934	973	1,121	-	-	-	-	-	-	-	-	-	3,028
Electric	8,989	8,700	9,265	9,262	-	-	-	-	-	-	-	-	36,216
Pest Control	305	-	-	505	-	-	-	-	-	-	-	-	810
Community Maintenance	23,792	23,792	23,792	23,792	-	-	-	-	-	-	-	-	95,168
Other Maintenance	2,145	-	-	-	-	-	-	-	-	-	-	-	2,145
Irrigation Pumps Maintenance & Repair	480	4,472	180	2,440	-	-	-	-	-	-	-	-	7,572
Wall Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Pool Maintenance/Repair	4,016	45	5,178	6,951	-	-	-	-	-	-	-	-	16,190
Pool Maintenance - Contract	2,625	2,625	2,625	2,625	-	-	-	-	-	-	-	-	10,500
Landscape Repairs & Improvements:	9,837	11,514	2,118	3,779	-	-	-	-	-	-	-	-	27,248
Lake Maintenance/Repair	2,717	2,717	2,717	2,717	-	-	-	-	-	-	-	-	10,870
Fountain Maintenance/Repair	150	150	-	-	-	-	-	-	-	-	-	-	300
Drainage Maintenance	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Road Maintenance/Repair	3,800	-	1,900	1,900	-	-	-	-	-	-	-	-	7,600
Sidewalk Maintenance/Repair	-	-	4,958	4,958	-	-	-	-	-	-	-	-	9,915
Sign Maintenance/Repair	794	832	1,581	1,264	-	-	-	-	-	-	-	-	4,471
Pressure Cleaning	8,318	18,907	1,890	915	-	-	-	-	-	-	-	-	30,030
Electrical Repair & Replacement	1,514	2,539	2,061	-	-	-	-	-	-	-	-	-	6,114
Holiday Decorations	23,000	-	3,300	-	-	-	-	-	-	-	-	-	26,300
Gate Repairs & Replacements:	90	-	-	-	-	-	-	-	-	-	-	-	90
Major Projects:	19,530	-	855	-	-	-	-	-	-	-	-	-	20,385
Subtotal Field Expenditures	\$ 130,241	\$ 82,245	\$ 69,476	\$ 66,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,210
Total Operations & Maintenance	\$ 130,241	\$ 82,245	\$ 69,476	\$ 66,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,210
Total Expenditures	\$ 181,041	\$ 93,256	\$ 125,020	\$ 74,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,565
Net Change in Fund Balance	\$ (179,559)	\$ 18,647	\$ 1,049,944	\$ (49,865)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839,166

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															TOTAL
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	\$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	Allocation in %			Total
						Net Receipts	O&M Portion	Debt Service	
						93.71%	6.29%	100.00%	
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	9,832.92	326.21	95.06	-	9,411.65	8,819.51	592.14	9,411.65
01/12/24	12/1/23-12/31/23	20,884.99	626.55	202.59	-	20,055.85	18,794.01	1,261.84	20,055.85
01/25/24	INTEREST	-	-	-	859.00	859.00	804.96	54.04	859.00
TOTAL		\$ 1,445,351.96	\$ 57,574.11	\$ 13,877.78	\$ 859.00	\$ 1,374,759.07	\$ 1,288,264.52	\$ 86,494.55	\$ 1,374,759.07

92.92%	Percent Collected
\$ 110,157.47	Balance Remaining to Collect

Coral Bay
Community Development District

Field Report
February 08, 2024



1

#	Description/Task/Location	Initial Discussion	Completion Status	Comments	Cost
<u>LAKE AND CANALS</u>					
1	Solitude Water Management	Monthly	ON-GOING	See Tab A	No Cost
2	District Easement and Encroachments	Jun-23	ON-GOING	Board to continue discussion at February 8th Board Meeting	No Cost
3	Peninsula Park and Clubhouse Docks Removal		APPROVED/IN PROGRESS	Update to be provided at February 8th Board Meeting.	\$28,000
4	Management to review Lake shoreline video	Jun-23	COMPLETED		\$300
<u>LANDSCAPING</u>					
5	Remove all Coconut Palms around the District	Nov-23	APPROVED/IN PROGRESS	Management will approve appropriate vendor based on cost and NTE from the Board	\$27,000
6	Fays Cove (Southwind Lane) entrance landscaping project	Mar-23	APPROVED/IN PROGRESS	Management will approve appropriate vendor based on cost and NTE from the Board	\$14,000
7	Mulch bed reducing	Nov-23	ON-GOING	Further discussion needed at next field inspection meeting	TBD
8	Removal of dead Bottle Palm in Indian Key monument planter	Dec-23	APPROVED/IN PROGRESS	Approved, pending Shinto confirmaiton, on 1/31/2024	\$536
9	Sod installation at Las Brisas fire access where old pavers were removed	Jan-24	APPROVED/IN PROGRESS	Pending installation schedule by Shinto	\$4,500
10	Removal of Australian Pine on NB canal	Nov-24	ON-GOING	Obtaining additonal proposals	TBD
11	Fays Cove sod installation	Oct-23	COMPLETED		\$3,779
12	Installation of Clusia Hedge at 30th Street gate along sidewalk by preserve	Dec-24	COMPLETED		\$2,744

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13	Removal of mulch at Dennis Baldis path	Nov-24	COMPLETED		\$4,262
14	Relocation of 2 Gumbo Limbos from Dennis Baldis path	Oct-24	COMPLETED		\$1,200
15	Replacement of dead flowers	Oct-23	COMPLETED		No Cost
16	Annual Tree/Palm Trimming	Nov-23	COMPLETED		Contractual
17	Sod Installation at SBD Buffer to repair deep ruts	Oct-23	COMPLETED		\$2,360
18	South Bay Dr. Tree trimming of trees touching residents roofs	Jun-23	COMPLETED		\$2,440
19	Removal of three (3) dead trees located along NW 31 st Street	Sep-23	COMPLETED		\$1,882
20	Install 7-gallon Clusia to fill the void near Clubhouse entrance area	Sep-23	COMPLETED		\$355
21	Install of fire bush after removal of dead ones on S. Bay Dr. Buffer	Aug-23	COMPLETED		\$1,002
22	Install of wax jasmine to fill in the gap of removed Bougainvillea	Sep-23	COMPLETED		\$485
23	Removal of two (2) dead Washingtonian Palms on N. & S Bay Dr.	Aug-23	COMPLETED		\$2,137
24	Shinto modified sprinkler to prevent water intrusion on Envera camera electrical box at post on SBD resident entrance by the gate arm	Dec-23	COMPLETED		\$150
25	Install 25 Fire Bush in middle median outside the gate on 30 th Street by blue sign	Dec-23	COMPLETED		\$650

COMMUNITY ITEMS

26	Peninsula Park facility painting of lighthouse building	Jun-24	APPROVED/IN PROGRESS	Rockers Painting to complete work by February 5th	\$6,100
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27	Tennis Courts fence & court resurfacing	Nov-23	ON-GOING	To be discussed at February 8th Board Meeting	~ \$26,000
28	(2) Clubhouse door replacements	Sep-23	APPROVED/IN PROGRESS	Vendor is scheduling services	\$3,480
29	Repair of Peninsula Park pool pavers	Aug-23	APPROVED/IN PROGRESS	To be completed after pool re-finish	\$16,070
30	Street name sign brackets and old bracket replacements	Jan-23	APPROVED/IN PROGRESS	FCC Carpentry to schedule for February 2024.	\$3,157
31	Peninsula Park pool remodeling	May-23	APPROVED/IN PROGRESS	Completed tile selection. As of November 2023, renovation is in permitting. Possible start, first week of February.	
32	Envera Upgrades	Feb-23	ON-GOING	George Mizusawa and management met with John Flack on 1/3/2023 about current status. Details will be provided at the 2/8 Board Meeting	No Cost
33	30 th Street Blue resident sign replacement	May-23	APPROVED/IN PROGRESS	Ordered was placed on 12/21/2023	\$634
34	Fays Cove and Clubhouse swimming pool lights	Aug-23	APPROVED/IN PROGRESS	Empire Lighting Contractor to provide a response to agreement by February 2nd	\$20,520
35	Main Entrance Coral Bay sign repairs at SBD & NBD	Aug-23	ON-GOING	Meeting with Sherwin-Williams on 02/01/2024 to provide specs to obtain proposals.	TBD
36	Roadway paver repairs at North Bay Drive and the roundabout at Mallory Harbor	Dec-23	ON-GOING	Direction needed at February 8th meeting	TBD
47	Las Brisas Del Mar PVC Gate - City of Margate Fire Department Knox-Box Lock Installation	Nov-23	APPROVED/IN PROGRESS	Fire Marshal has scheduled the installation on February 2nd	No Cost
53	N. and S. Bay Drive Speed Hump/Bump Signs and Poles - Move poles/signs from intersection areas around community	Nov-23	ON-GOING	Met with handyman and pending proposal	TBD

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54	Install Tow Away Signs with poles at Fay's Cove and Port Antigua District Property - Near Fay's Cove Pool Facility	Nov-23	ON-GOING	Met with handyman and pending proposal	TBD
37	North Bay Park - New basketball backboard and rims	Apr-23	COMPLETED		\$2,765
38	Removal of pavers at Las Brisas and installation of 12ft wide concrete slab	Sep-23	COMPLETED		\$9,915
39	Replacement of two Mallory Harbor and The Cape Sidewalk locations.	Sep-23	COMPLETED		Included in above
40	Subsoil Investigation for North Bay Park tennis court sinkhole issues	Dec-24	COMPLETED	KCI is reviewing the report	\$2,000
41	Replacement of Peninsula Park lock, Clubhouse, and Fays Cove storage room	Dec-23	COMPLETED		\$1,455
42	Fuse changed in one tennis court light	Nov-23	COMPLETED		TBD
43	North Bay Park children's bucket swing	Nov-24	COMPLETED		\$525
44	FPL Light repairs at Tot Lot	Aug-23	COMPLETED		No Cost
45	Repair of Clubhouse Pavers	Nov-23	COMPLETED		\$4,090
46	North and South Bay Drive Median Curb Repairs, Painting, and solar reflector lights installed	Nov-23	COMPLETED		\$7,600 (3,700 each)
48	Fay's Cove Wall Painting - After vines Removal	Jan-24	COMPLETED		\$2,000
49	Replace Faded/Damage Signs - Various areas around community	Nov-23	COMPLETED		No Cost
50	Remove Holiday Lights - By 1/14/24	Jan-24	COMPLETED		Contractual
51	Islamorada Entrance/Exit - Repair burned wall light fixtures	Jan-24	COMPLETED		TBD
52	N. and S. Bay Drive Exits by Bridges - Installed 2 missing Desert Cassias	Nov-23	COMPLETED		\$1,287

Service Report



Work Order
Work Order Number 00467658
Created Date 1/12/2024

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

Work Details

Specialist Comments to Customer Treated the lake for submerged vegetation and algae. Treated canal segments 1 and 2 for nuisance shoreline species. D.O. 7.44 mg/L, temp 70.2 °F, pH 8.3.
Prepared By David Frazier

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up some trash.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Treated canal segments 1 and 2 for nuisance shoreline species.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake for submerged vegetation.
Coral Bay CDD - Lakes all	ALGAE CONTROL	Treated the lake for algae.
Coral Bay CDD - Lakes all		



Work Order
 Work Order Number 00488443
 Created Date 1/26/2024

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

Work Details

Specialist Comments to Customer: Treated the main lake and canal segment 2 for submerged vegetation. Overall the lake and canals looked good. Picked up some trash. Temp 71.4° F, D.O. 8.12 mg/L, pH 8.07

Prepared By: David Frazier

Work Order Assets

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

Service Parameters

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

MINUTES OF THE JANUARY 11, 2024 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, January 11, 2024
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; Andrew Gill, GMS; Julio Padilla, GMS; Patrick Burgess, GMS; John Flak, Envera Systems, Raul Chevez, 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: 0:00:01)

2. Presentations/Reports

A. Garden Leader Corp Presentation for Landscaping Services

Mr. Spavento (Tape Time: 0:00:48) moved on to presentations and asked if there was anyone from Garden Leader Corp in attendance.

Mr. Gill (Tape Time: 0:00:57) stated the vendor was in attendance but, Jose Sanchez from Garden Leader Corp did provide a written presentation for the Board to

review which was included in the agenda package. Mr. Gill also stated the Board could take a look at their website and discuss the vendor's presentation.

Ms. Hagen (Tape Time: 0:01:16) stated if the Board could obtain a list of some of the properties that they provide landscaping services for, then the Board could go and take a look at them.

Mr. Gill stated (Tape Time: 0:01:31) the vendor has a list of clients on their website.

Mr. Spavento (Tape Time: 0:01:45) suggested since there were 2 other landscaping items on the agenda, (palm tree removal on District property and landscape proposal for Fay's Cove) that perhaps the Board would be interested in obtaining prices on those items from Garden Leader Corp as well. *(The Board agreed with Mr. Spavento's suggestion)*

At this point (Tape Time: 0:02:18) a discussion was held among the Board members relating to this item and the other landscaping items on the agenda.

(DIRECTION: The Board requested staff to obtain additional pricing from the vendor and bring everything back to the next Board meeting)

B. Update on Envera

Mr. Spavento (Tape Time: 0:02:53) moved on to the update on Envera and asked Mr. Mizusawa to give his update or have Envera give their presentation.

Mr. Mizusawa (Tape Time: 0:03:00:) stated a meeting was set up with Mr. Burgess, Mr. Gill, himself, and John Flak of Envera Systems who was in attendance. Mr. Mizusawa then gave a brief summary of that meeting which was to get updates on the installation process and the modifications the Board had previously requested, along with some follow-up relating to the last updates Envera had provided.

Mr. Flak from Envera Systems (Tape Time: 0:05:08) then gave a brief update on the status of the installation project, the position and location of certain cameras, and some other items as well.

At this point (Tape Time: 0:10:43) a discussion was held among the Board members, Mr. Mizusawa, staff, Mr. Flak, and any residents attending relating to the updates.

C. Light Er Up Presentation

Mr. Spavento (Tape Time: 0:27:45) moved on to the Light Er UP presentation and asked if Mr. Caine was in attendance.

Mr. Gill (Tape Time: 0:27:49) stated Mr. Caine was not in attendance today.

At this point (Tape Time: 0:027:57) a discussion was held among the Board members and Mr. Gill relating to this item.

D. Shinto Landscaping Update (not on the Agenda)

Mr. Gill (Tape Time: 0:31:07) stated that Shinto Landscaping was not on the agenda, however the new account manager, Mr. Raul Chevez, was in attendance if the Board wouldn't mind him making a few comments. *(The Board had no objection)*

Mr. Chevez (Tape Time: 0:31:25) briefly introduced himself, and gave a brief summary of what was brought to his attention on his drive around the community with the Board members, what his responsibilities would be, and what outstanding items still needed to be completed.

At this point (Tape Time: 0:32:26) a discussion was held among the Board members, staff, and Mr. Chevez relating to some landscaping items.

3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:34:25)

Mr. Fred Bourdin (Tape Time: 0:34:34) made a few comments relating to the new year with Envera and how Mr. Mizusawa's expertise was having a great impact on the community. *(There were no other audience or Supervisor comments at the time)*

4. Staff Reports

Mr. Spavento asked Ms. Smoker for her report. (Tape Time: 0:35:38)

A. Attorney

Ms. Smoker (Tape Time: 0:35:43) stated she had nothing to report at this time but had been in contact with Mr. Gill since the last meeting for any items that might be coming up at the meeting. *(There were no questions from the Board at this time)*

B. Engineer

Mr. Spavento *Tape Time: 0:35:57*) stated Mr. Geiger was not present at the meeting but, asked if there were any updates.

Mr. Gill (Tape Time: 0:36:00) stated he didn't have any updates at this time but, he did reach out to Mr. Geiger relating to the previous discussion on the speed hump distance between the sign and the speed hump and Mr. Geiger would be following up on that item and get back to the Board at the next meeting.

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Acceptance of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Spavento asked for any questions, or a motion to approve the financials. *(Tape Time: 0:36:20)*

Ms. Hagen (Tape Time: 0:36:35) made a comment relating to the check run summary stating some of the checks listed had already been approved and paid by GMS since they represented small repair-type jobs that required immediate payment and were within GMS' limits. She further stated that the only checks that were being approved by the Board today would be checks #121 through #137.

At this point (Tape Time: 0:37:37) a discussion was held among the Board members and staff relating to the check run and why the landscaping charges still referenced IGM as opposed to Shinto Landscaping. The reason was that the change of name due to the purchase of IGM by Shinto had not been completed yet.

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	John Hall

VOTE: All in favor

RESULT: Check Run Summary and unaudited financials were approved

Tape time: 0:38:17

D. Field Manager
1) Monthly Report

Mr. Spavento asked Mr. Padilla for his monthly report. (Tape Time: 0:38:36)

Mr. Burgess (Tape Time: 0:36:41) gave a brief update relating to a few items listed on the field manager’s monthly report under section 4D, item #1 which was included in the agenda package. He also stated that they were looking for Board direction on some of the items that were highlighted in green and that some of those items were already discussed earlier. He then asked if the Board had any questions regarding those items.

At this point (Tape Time: 0:39:15) a discussion was held among the Board members, Mr. Burgess, Mr. Gill, and Mr. Padilla relating to some of the items listed on the Field Manager’s report.

(Mr. Spavento (Tape Time: 0:39:91) stated what he suggested earlier about getting additional pricing from Garden Leader Corp for landscaping didn’t prevent the Board from approving the current items on the report if that’s what the Board wanted to do)

At this point (Tape Time: 0:39:15) some additional discussion was held among the Board members relating to the Shinto Landscaping proposal for \$14,783.

MOTION: Approve proposal from Shinto Landscaping not to exceed a total amount of \$14,783 for landscaping enhancements unless the proposal to be requested from Graden Leader Corp is lower.

MOVER: Tina Hagen

SECONDER: Goerge Mizusawa

VOTE: All in favor

RESULT: The proposal from Shinto Landscaping in an amount not to exceed \$14,783 was approved. However, if the proposal from Garden Leader Corp proposal is lower, GMS is authorized to award the contract to Garden Leader Corp for that lower amount

Tape time: 0:40:48

2) Discussion of Palm Removal on District Property

Mr. Spavento (Tape Time: 0:43:57) moved on to discussion of palm removal on District property and stated this was listed as item #5 on the field manager’s report. Mr. Spavento asked for any questions, or a motion to approve the proposal to remove all coconut palms around the District. Mr. Spavento also stated the Board reviewed this item last month and decided it was a reasonable price, and that’s why it’s in front of the Board today.

At this point (Tape Time: 0:44:23) a discussion was held among the Board members and staff relating to the Shinto Landscaping proposal for coconut palm removal on District property for \$27,225.

(DIRECTION: The Board approved the proposal at a not to exceed amount of \$30,000 with the condition that sod replacement would be included)

MOTION: Approve proposal from Shinto Landscaping not to exceed a total amount of \$30,000 for removal, debris removal, and stump grinding of 68 coconut palms located on District property (including sod replacement)

MOVER: George Mizusawa

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: The proposal from Shinto Landscaping in an amount not to exceed \$30,000, for removal, debris removal, and stump grinding of 68 coconut palms located on District property

was approved, subject to the inclusion of sod replacement in the contract within the not-to-exceed price.

Tape time: 1:04:19

1a) Monthly Report (continued) – Painting of Peninsula Park Buildings

Mr. Burgess (Tape Time: 1:05:35) continued with item #26 on the field manager’s report, under community items, Peninsula Park painting of buildings, and stated pictures and estimates were included in the agenda.

Mr. Gill (Tape Time: 1:05:54) stated this item was previously brought before the Board for discussion at a prior meeting.

At this point (Tape Time: 1:06:20) a discussion was held among the Board members and staff relating to the submitted painting proposals for the lighthouse building, the bathrooms, the workroom, the rusted metal doors, etc.

(DIRECTION: The Board requested staff to bring back to the next Board meeting revised painting proposals comparing apples-to-apples, with backup documentation for each proposal)

MOTION: Approve proposal from Rockers Painting not to exceed a total amount of \$6,100 for Peninsula Park buildings painting project

MOVER: Tina Hagen confirms that Rockers Painting’s proposals would be subject to the required specifications.

SECONDER: Goerge Mizusawa

VOTE: All in favor

RESULT: The proposal from Rockers Painting not to exceed a total amount of \$6,100 for Peninsula Park buildings painting project subject to the vendor meeting the specifications with their bid, as discussed, was approved

Tape time: 1:35:14

1b) Monthly Report (continued) – Tenns Court-Related Items

Mr. Burgess (Tape Time: 1:36:24) continued with item #27 on the field manager’s report, under community items, tennis court fence, and court resurfacing. Mr. Burgess stated he noticed the tennis court chain link fence was literally falling apart and the tennis courts were also failing and hadn’t been resurfaced for many years. He also mentioned there was a sinkhole on the left tennis court and it was recommended to him to contact a subsoil surface engineering company to test the sinkhole to make sure it would not come back if filled in. Mr. Burgess stated he was still waiting on the results of that test which would then determine the scope of work to repair the sinkhole before the resurfacing work could be done. Mr. Burgess also stated he met with Armor Courts, Inc. to obtain a quote to repair the fence and resurface the tennis courts and their proposal with two different options was included in the agenda. (DIRECTION: Mr. Burgess will bring back the result of the sinkhole test when he receives it, along with the financial requirements to correct the problem. The Board will then consider the options for the tennis courts)

1c) Monthly Report (continued) – Demolition and Dock Replacements at Clubhouse and Peninsula Park?

At this point (Tape Time: 1:38:59) a discussion was held among the Board members and staff relating to this item and a few other items listed on the monthly report)

(DIRECTION: The Board requested staff to negotiate with the vendor for the dock demolition and replacement and bring back the agreement for discussion at the next Board meeting)

MOTION: Approving the dock demolition and replacement that was previously approved allowing District staff to negotiate the contract

MOVER: Tina Hagen

SECONDER: John Hall

VOTE: All in favor

RESULT: District staff to negotiate the dock replacement contract and bring back the agreement to the next meeting

Tape time: 2:03:45

3) Envera Gate Hit Summary

Mr. Spavento moved to item 3, Envera gate hit summary (Tape Time: 2:04:42) and asked Mr. Padilla for an update on this item.

At this point (Tape Time: 2:04:44) a discussion was held among the Board members and staff relating to the gate hit summary report and previous gate hits.

MOTION: Authorizing District staff to offer a payment of 50% of the \$1,700 damage claim submitted by a CDD resident for the gate hit that occurred 5 months earlier. That claim has been denied by the insurance company. The Board has determined the hit to be of questionable fault based on a review of the Envera video.

MOVER: John Hall

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: District to pay 50% of the \$1,700 invoice from the resident for gate damages due to the claim denial from the CDD's insurance company and the questionable fault based on a review of the video by the Board and CDD Management.

Tape time: 2:19:15

4) Landscape Proposal for Fay's Cove (Southwind Lane) Entrance Walls

Mr. Spavento (Tape Time: 2:19:36) moved on to item 4, landscape proposal for Fay's Cove, Southwind Lane entrance walls, and stated this item was already discussed earlier and asked if there were any additional comments.

At this point (Tape Time: 2:19:46) a discussion was held among the Board members relating to this item. No Board direction was required.

E. CDD Manager

1) Approval of the Minutes of the December 14, 2023 Meeting

Mr. Spavento asked (Tape Time: 2:28:21) for a motion to approve the minutes.

MOTION:	Approve Minutes of the December 14, 2023 Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The December 14, 2023 meeting minutes were approved
Tape time: 2:31:53	

2) 6459 Ocean Dr – Fence Replacement – Cape HOA and Encroachment

Mr. Spavento (Tape Time: 2:31:57) moved to item #2, 6459 Ocean Drive fence replacement, Cape HOA and encroachment.

Mr. Mizusawa (Tape Time: 2:32:04) stated this item didn't need to be on the agenda but did give a brief summary of the homeowner's request and his submitted paperwork stating he just wanted to replace the existing fence that was already in place.

At this point (Tape Time: 3:33:11) a discussion was held among the Board members relating to this item. (The Board agreed this item would be withdrawn since there would be no encroachment on District property)

3) Update on Website Transition

Mr. Spavento (Tape Time: 2:34:11) moved to item #3, update on website transition and asked Ms. Hagen for an update.

Ms. Hagen (Tape Time: 3:34:19) gave a brief overview of the Coral Bay CDD website transition stating GMS would be maintaining the CDD website but, she would

continue to work with GMS to provide the desired data requested from the Board for the official website, and the Board members could also send any comments or changes relating to the website directly to Mr. Gill as well.

At this point (Tape Time: 2:41:55) a discussion was held among the Board members relating to this item. (DIRECTION: Mr. Gill will send a copy of the content and format, as it has been developed so far, to each of the Board members and will request their feedback sent to him by January 29 for review by him prior to the February CDD Board meeting.

4) Discussion of 20' Easement Encroachment

Mr. Spavento (Tape Time: 2:43:41) moved to item #4, discussion of 20' easement encroachment, and asked the Board for their input on this item and how they wished to move forward if the Board wanted to send a letter to the entire community warning those residents of their encroachments or prioritize certain items over others.

Mr. Mizusawa (Tape Time: 2:44:07) requested this item be tabled to the next meeting stating it was important for the Board to understand the data to make sure the appropriate decisions would be made going forward. Mr. Mizusawa then made some additional comments relating to the easement encroachment inspection report analysis, which was provided in the agenda, and also gave a short presentation to the Board of his analysis.

At this point (Tape Time: 2:47:35) a discussion was held among the Board members and Mr. Padilla relating to this item. (Mr. Spavento suggested sending a notification letter to all residents encroaching in the easement stating it has been noted that you are encroaching on District property, please reply with the approved documentation or come to a CDD Board meeting to explain your case. If there was no approval or other reason for the encroachment to remain, you will need to remove whatever is encroaching on District property) (DIRECTION: The Board agreed with Mr. Spavento's suggestion, without objection, to bring this agenda item back to the next meeting, along with the drafted letters for the Board's discussion.)

5. Audience Comments / Supervisors Comments

Mr. Spavento stated audience comments were addressed earlier at this meeting under item 3 and asked if there were any additional comments. (There were no other comments at this time)

6. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	Meeting adjourned at 10:20 p.m.

Tape time: 3:21:10

Secretary/Assistant Secretary

Chairman/Vice Chairman

CITY OF MARGATE, FLORIDA

RESOLUTION NO. 8580

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA,
APPROVING TRAFFIC CONTROL AGREEMENT WITH
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
MARGATE, FLORIDA:

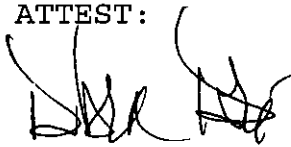
SECTION 1: That the City Commission of the City of
Margate, Florida hereby approves Traffic Control agreement with
Coral Bay Community Development District.

SECTION 2: That the Mayor and City Manager are hereby
authorized and directed to execute an agreement on behalf of the
City of Margate, a copy of which is attached and made a part of
this Resolution.

SECTION 3: That this Resolution shall become effective
immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS 1ST day of JULY, 1998.

ATTEST:



CITY CLERK



MAYOR JOSEPH VARSALLONE

RECORD OF VOTE

Talerico	<u>AYE</u>
Donovan	<u>AYE</u>
Bross	<u>AYE</u>
Schwartz	<u>AYE</u>
Varsallone	<u>AYE</u>

TRAFFIC CONTROL AGREEMENT

THIS AGREEMENT between the CITY OF MARGATE, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter called "CITY", and CORAL BAY COMMUNITY DEVELOPMENT DISTRICT located at 3101 South Bay Drive, Margate, Florida 33063, (a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes), hereinafter called "OWNER".

WHEREAS, CITY, through its Police Department, and all other duly appointed officers, employees and agents, recognizes that it has full power and jurisdiction to patrol on CDD property to enforce all of the laws of the nation, state, county and city, duly enacted, excluding those of traffic control and enforcement; and

WHEREAS, OWNER specifically recognizes the above; and

WHEREAS, OWNER wishes to have CITY exercise jurisdiction for traffic regulation purposes over any CDD limited access road or roads owned or maintained by OWNER, which is described in attached Exhibit "A", pursuant to F.S. 316.006(b);

W I T N E S S E T H :

NOW, THEREFORE, for and in consideration of the mutual covenants and undertakings of the parties hereto, and other good and valuable considerations, the parties hereto covenant and agree, each with the other as follows:

1. That the foregoing preamble is hereby ratified and confirmed as true and correct.
2. That OWNER hereby recognizes the jurisdiction of CITY over any CDD limited access road or roads within the property described in Exhibit "A" attached hereto, for traffic control purposes.
3. That CITY hereby agrees to exercise jurisdiction for traffic control purposes over any CDD limited access road or roads within the property described in attached Exhibit "A".
4. That OWNER agrees, at its own expense, to pay all costs necessary for signage and markings as prescribed by the Margate Police Department, as necessary for traffic control purposes.
5. That OWNER shall, to the extent provided by law, indemnify, defend and hold harmless the CITY, its officers, agents and employees from and against any and all claims, suit actions, damages, liabilities, expenditures, or causes of action of any kind or nature that may be filed against the CITY, its officers, agents or employees arising from any negligent act, omission or error, conduct or misconduct of OWNER, its officers, agents and employees. It is specifically understood and agreed that the indemnification provisions of this Agreement do not cover or indemnify the CITY for the negligence of the CITY or its employees.

6. That OWNER agrees to name CITY as an additional insured under its general liability policy for all actions arising out of this Agreement.

7. That OWNER and CITY agree that at this time, it is impracticable to determine any other costs except for those above stated for traffic control and enforcement purposes. However, if additional costs for traffic control purposes, as provided in this Agreement, are determined, OWNER agrees to pay same.

8. That although OWNER recognizes the authority of CITY to patrol on private property or CDD property to enforce all laws of the nation, state, county and city upon OWNER'S property other than for traffic control purposes, same is done pursuant to law and not through this or any other Agreement.

9. That either party may terminate this Agreement upon sixty (60) days notice by notifying the opposite party in writing of its intention to do same.

IN WITNESS WHEREOF, CITY and OWNER have executed by their duly authorized officers, this 6th day of July, 1998.

ATTEST:



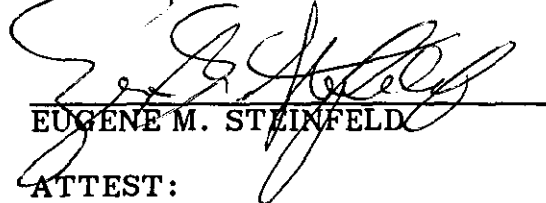
CITY CLERK

APPROVED BY RESOLUTION NO. 8580
CITY OF MARGATE, FLORIDA 7/1/98



BY: MAYOR JOSEPH VARSALLONE

APPROVED AS TO FORM:

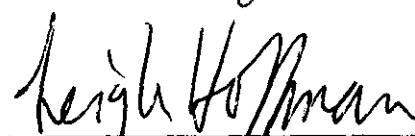


EUGENE M. STEINFELD



BY: LEONARD B. GOLUB
CITY MANAGER

ATTEST:



BY: MANAGER

CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT

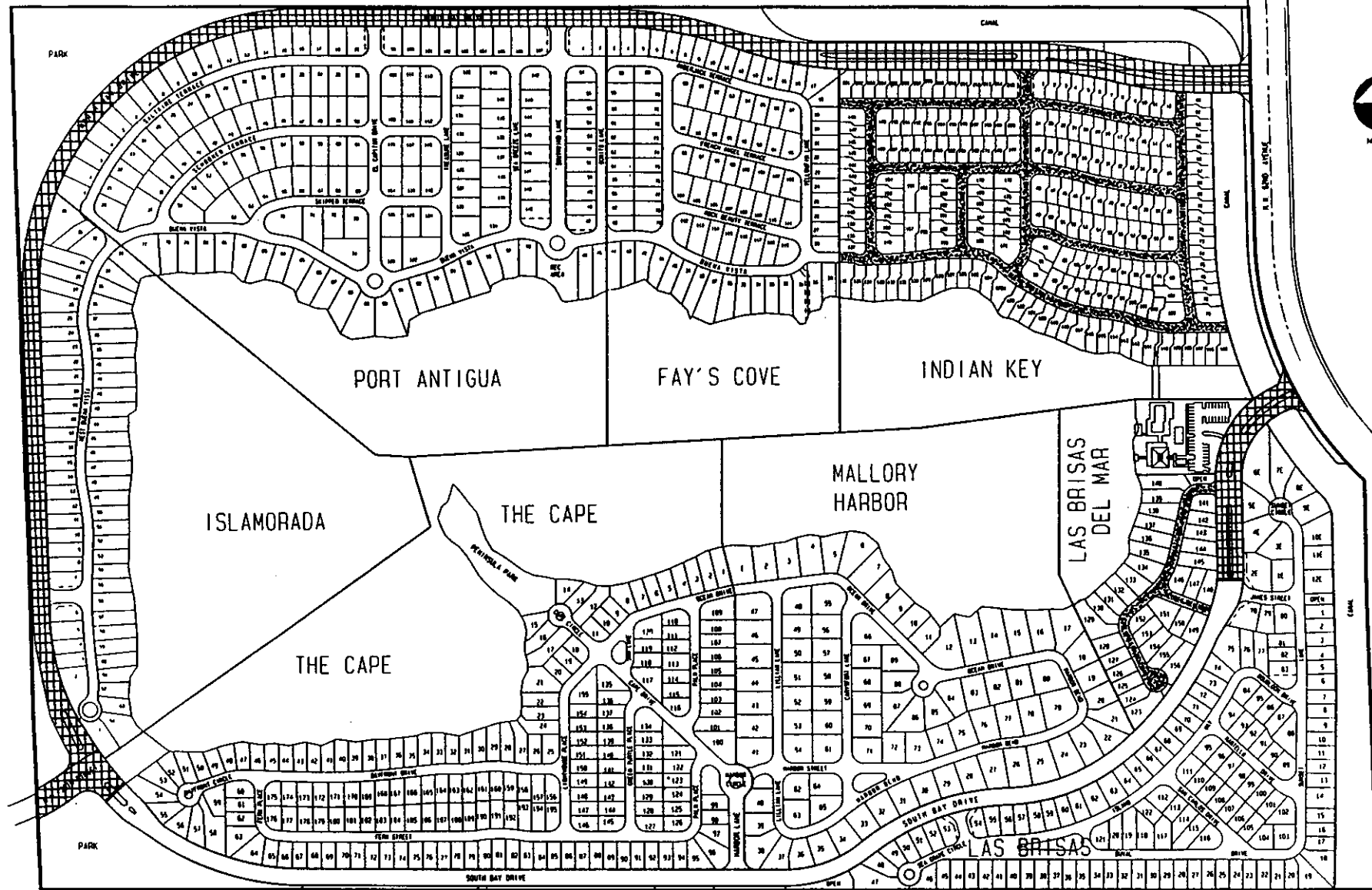


BY: Chairman, Board of Supervisors

APPROVED AS TO FORM:



DENNIS E. LYLES
District Counsel



Denotes CITY ROADWAY



Denotes DISTRICT ROADWAY



Denotes DEVELOPER'S ROADWAY

PREPARED BY

Craven • Thompson & Associates, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 730-8400
 FAX: (954) 730-8408

ROADWAY OWNERSHIP PLAN

NOT TO SCALE

PREPARED FOR

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

MAY 1998

CERTIFICATE OF COVERAGE

Certificate Holder CITY OF MARGATE 5790 MARGATE BOULEVARD MARGATE, FL 33063-3699	Administrator Issue Date 2/20/98 Florida League of Cities, Inc. Public Risk Services P.O. Box 530065 Orlando, Florida 32853-0065
------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

COVERAGES
 THIS IS TO CERTIFY THAT THE AGREEMENT BELOW HAS BEEN ISSUED TO THE DESIGNATED MEMBER FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE AGREEMENT DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH AGREEMENT.

COVERAGES PROVIDED BY: **FLORIDA MUNICIPAL INSURANCE TRUST**

AGREEMENT NUMBER: FMIT 119	COVERAGES PERIOD: FROM 10/1/97	COVERAGES PERIOD: TO 9/30/98 12:00 Midnight Standard Time
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TYPE OF COVERAGE - LIABILITY

General Liability

Comprehensive General Liability, Bodily Injury, Property Damage and Personal Injury

Errors and Omissions Liability

Supplemental Employment Practice

Employee Benefits Program Administration Liability

Medical Attendants'/Medical Directors' Malpractice Liability

Broad Form Property Damage

Law Enforcement Liability

Underground, Explosion & Collapse Hazard

Limits of Liability
 * Combined Single Limit

Deductible N/A

Automobile Liability

All owned Autos (Private Passenger)

All owned Autos (Other than Private Passenger)

Hired Autos

Non-Owned Autos

Limits of Liability
 * Combined Single Limit

Deductible N/A

TYPE OF COVERAGE - PROPERTY

<input type="checkbox"/> Buildings <input type="checkbox"/> Basic Form <input type="checkbox"/> Special Form <input type="checkbox"/> Personal Property <input type="checkbox"/> Basic Form <input type="checkbox"/> Special Form <input type="checkbox"/> Agreed Amount <input type="checkbox"/> Deductible N/A <input type="checkbox"/> Coinsurance N/A <input type="checkbox"/> Blanket <input type="checkbox"/> Specific <input type="checkbox"/> Replacement Cost <input type="checkbox"/> Actual Cash Value	<input type="checkbox"/> Miscellaneous <input type="checkbox"/> Inland Marine <input type="checkbox"/> Electronic Data Processing <input type="checkbox"/> Bond <input type="checkbox"/> Money & Securities
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Limits of Liability on File with Administrator

TYPE OF COVERAGE - WORKERS' COMPENSATION

Statutory Workers' Compensation

Employers Liability \$1,000,000 Each Accident
\$1,000,000 By Disease
\$1,000,000 Aggregate By Disease

Deductible N/A

Automobile/Equipment - Deductible

Physical Damage N/A - Comprehensive - Auto N/A - Collision - Auto N/A - Miscellaneous Equipment

Other

The limit of liability is \$100,000 Bodily Injury and/or Property Damage per person or \$200,000 Bodily Injury and/or Property Damage per occurrence. These specific limits of liability are increased to \$1,000,000 (combined single limit) per occurrence, solely for any liability resulting from entry of a claims bill pursuant to Section 768.28 (5) Florida Statutes or liability imposed pursuant to Federal Law or actions outside the State of Florida.

Description of Operations/Locations/Vehicles/Special Items

RE: Police patrols and traffic code enforcement on Community Development property. The certificate holder is added as an additional insured, as respects the members liability for the above described item.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE AGREEMENT ABOVE.

DESIGNATED MEMBER

LEIGH HOFFMAN
 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
 C/O ALLIANCE PROPERTY SYSTEMS
 P O BOX 26478
 FORT LAUDERDALE, FL 33320-6478

CANCELLATIONS
 SHOULD ANY PART OF THE ABOVE DESCRIBED AGREEMENT BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED ABOVE, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE PROGRAM, ITS AGENTS OR REPRESENTATIVES.

Stanley A. Clark

AUTHORIZED REPRESENTATIVE

Dear Coral Bay Community Association,

I trust this letter finds you well. I am writing to address the matter of the fund been allocated from the Coral Bay Community Association, which pertains to the recent incident involving the security gate.

As you are aware, Coral Bay Community insurance company has declined coverage for the damage caused to our vehicle, which occur when the security gate closed unexpectedly. We have thoroughly watch video evidence demonstrating that the gate remained open as our car approached, consistent with its operation over the past 19 years.

In light of these findings, we have opted to handle the repair costs ourselves and, therefore, kindly decline the reimbursement offered by the Coral Bay Community Association. We firmly believe in community solidarity and wish to ensure that our fellow residents are not burdened with expenses that our insurance provider has chosen not to cover.

Throughout our many years of residency in this community, we have never experienced the security gate closing on our vehicle. While we acknowledge that the gate system is not infallible and errors may occur, it has been the exception rather than the norm. We have passed through these gates thousands of times without incident.

We appreciate the Association's willingness to address this matter promptly, and we hope you understand our decision to manage the repair costs independently. Our intention is to contribute to the well-being of our community, and in this instance, we believe it is more appropriate for us to bear the financial responsibility.

We request that the funds allocated for our reimbursement be retained within the community, contributing to the enhancement of shared facilities and services.

Thank you for your understanding in this matter. We remain dedicated to the well-being and harmony of Coral Bay Community.

Sincerely,

Steve Ramsahai

Thank you,