



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

March 14, 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
March 14, 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. Item(s) for Board Consideration
 - A. Permit Application– Seawall Installation – 3128 Cape Cir (Incomplete)
 - B. Permit Application Review – Lake Water Sprinkler System
 - C. Permit Application Review – 6768 Fern Street Driveway Expansion
 - D. Envera Final Inspection Review
5. Discussion of:
 - A. Fiscal Year 2025 Draft Budget
 - B. FY25 Contract Amendments
 - C. Procedures for the General Election
6. Staff Reports
 - A. Attorney – Unrecorded Encroachment
 - B. Engineer – Discussion of 2024 KCI Hourly Rates
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices
 - 2) Acceptance of Unaudited Financials
 - D. Field Manager – Monthly Report
 - E. CDD Manager
 - 1) Approval of the Minutes of the February 8, 2024 Meeting
 - 2) Easement Affidavit with City of Margate
 - 3) Update on Website

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>



A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Instructions:

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

Please return the completed application to the District Offices at:

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

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

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

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

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

Applicant Information:

Name of Property Owner: CASIMIR KOZINA

Street Address of Property: 3128 CAPE CIR.

Mailing Address of Owner: MARGATE FL 33063

Telephone Number(s): 954 646 9235

Date Application Submitted: February 09 2024

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



Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

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

Signature of Property Owner / Applicant

Feb. 09 2024

Date

Signature of Co-Property Owner / Applicant

Feb 09 2024

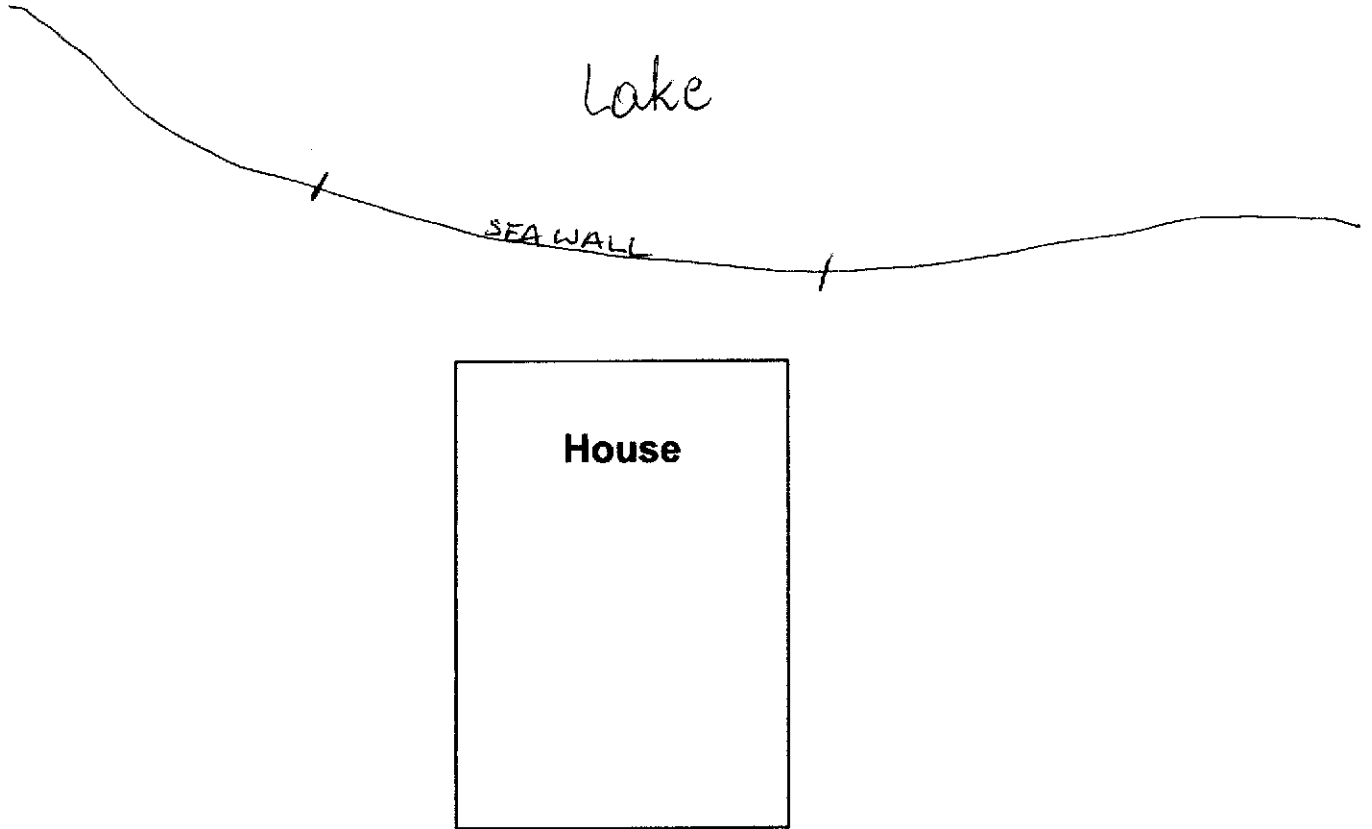
Date

Permit Application Instructions



Coral Bay Community Development District Permit Application

D. Project Location Sketch:





A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

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

B. Project Description:

Install seawall along lake shoreline

C. District Property or Easement Affected:

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



Coral Bay Community Development District Permit Application

Instructions:

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c/o Governmental Management Services - South Florida
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Sunrise, Florida 33351

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

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

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

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

Applicant Information:

Name of Property Owner: Madison Collins Stefano Fragale

Street Address of Property: 6410 Buena vista drive Margate FL 33063

Mailing Address of Owner: 6410 Buena vista drive Margate FL 33063

Telephone Number(s): 516 398-4840

Date Application Submitted: 02/13/2024

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



A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

<input type="checkbox"/> Dock	<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/> Other (Describe):
<input type="checkbox"/> Landscape	<input type="checkbox"/> Anchorage	<u>Pump that uses lake water for</u>
<input type="checkbox"/> Structures	<input type="checkbox"/> Erosion Control	<u>sprinkler system.</u>
<input type="checkbox"/> Irrigation		<u>_____</u>

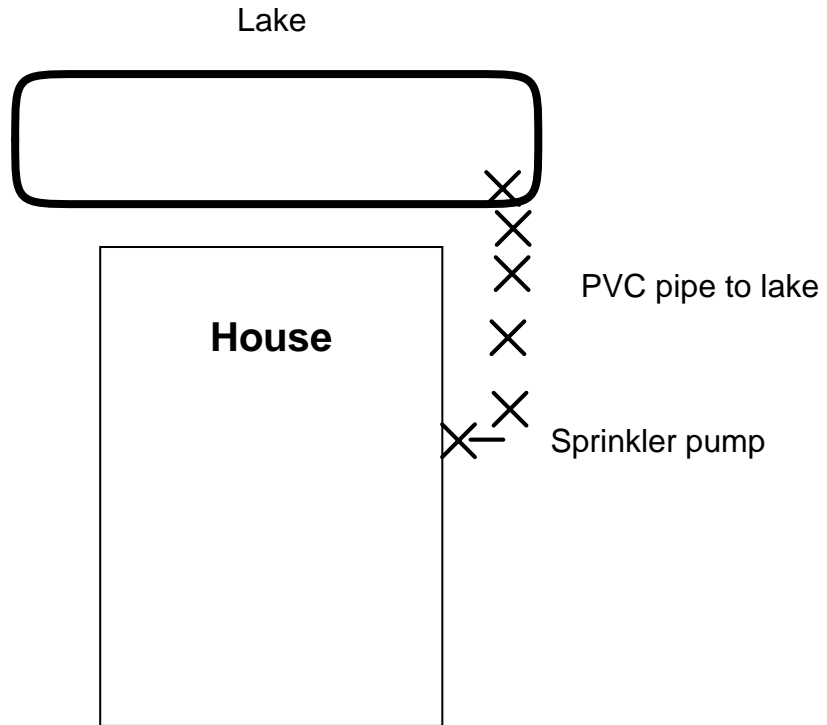
B. Project Description:

We would like to install a pump that will take lake water and use it for our sprinkler system.

C. District Property or Easement Affected:

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

D. Project Location Sketch:





Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

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

Madison Collins

Signature of Property Owner / Applicant

02/13/2024

Date

Stefano Fragale

Signature of Co-Property Owner / Applicant

02/13/2024

Date

FAY'S COVE AT CORAL BAY

Architectural Review Form

c/o Alliance Property Systems
P.O. Box 19439
Plantation, FL 33318
P: (954)616-3090 Fax: 954.473.4755
Email: jdervishi@allprosys.net

To request approval for an **improvement or modification** to your property, you are required to fill out and submit this form to the Association at the address noted at the top of this form **prior to commencing work. A \$100 fee may be imposed by the Association if improvements/modifications commence prior to the written response of the Architectural Review Board. All request, approvals, denials or modifications to this ARC form must be in writing and shall not be valid or enforceable unless in writing signed by the Board. Any reliance on verbal or other representations which do not appear in writing or written within the ARC application shall be deemed unjustifiable reliance and shall not be an enforceable or valid authorization.**

The Architectural Review Board will review your request and provide the association with approval or denial of request. Once you have completed the ARC application and submitted all the required paperwork, your request will be processed and reviewed and will be notified upon your approval or denial by mail within 30 days. **Improvements/modifications are effective for 180 days from the date of approval by the Review Board and if the improvements or modifications are not finished within 180 days from the date of approve, you must resubmit your approval to the Board.**

Note: The City of Margate may require a building permit. Please call 954-970-3004 if you have any questions.

Property Owner Name:

Madison Collins Stefano Fragale Date: 02/11/2024 Email: madisonm.collins@yahoo.com

Property Address: Telephone #: (516) 398-4840

6410 Buena vista drive Margate FL 33063

Driveway: Cloud White Cement Seagull Bombay

Instructions: Check or enter all that apply to your improvement or modification.

Location on property: Front: Side: Rear:
Dimension of item(s): Length: Width: Height: Depth:

Is improvement or modification above the fence line?	Yes	No
Is improvement or modification visible from the street?	<input checked="" type="checkbox"/> Yes	No
Is improvement or modification visible from any adjacent property?	Yes	No
Have you referred to the Declaration of Covenants, Conditions and Restrictions?	Yes	No

IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTUAL REVIEW BOARD OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE ASSOCIATION DOCUMENTS FOR FAY'S COVE AT CORAL BAY HOMEOWNERS ASSOCIATION, TO WHICH I BELONG, I HEREBY REQUEST APPROVAL FOR THE FOLLOWING IMPROVEMENT OR MODIFICATION (TO THE ABOVE NAMED UNIT: (BRIEFLY DESCRIBE IMPROVEMENT). **A COPY OF LICENSE, CERTIFICATE OF LIABILITY INSURANCE (Certificate Holder Section to list Fay's Cove at Coral Bay and Consolidated Community Management, 7124 N Nob Hill Road, Tamarac, FL 33321), AUTOMOBILE INSURANCE & WORK COMPENSATION INSURANCE OF VENDOR/CONTRACTOR IS REQUIRED TO BE INCLUDED WITH REQUEST AS WELL AS THE CONTRACTOR'S LICENSE.**

DESCRIBE IN DETAIL BELOW, THE TYPE OF ALTERATION, THE DIMENSIONS, MATERIALS, COLORS, DESIGN AND LOCATION OF PLACEMENT, AS WELL AS SKETCH AND SITE SURVEY OF YOUR PROPERTY. THIS IS REQUIRED INFORMATION FOR A MODIFICATION REQUEST TO BE CONSIDERED FOR APPROVAL. IF THESE REQUIRED ITEMS ARE NOT INCLUDED, YOUR APPLICATION WILL BE MARKED "INCOMPLETE" AND WILL NEED TO BE RESUBMITTED.

IT IS IMPORTANT TO INDICATE ON THE COPY OF YOUR SURVEY THE EXACT LOCATION OF THE MODIFICATION.

Give a description of your project, (i.e. install a white screen door on front of house, see photo/diagram). Note: Expansion or addition to existing structures must be accompanied with a site plan layout showing dimensions of the addition along with its placement on the property. You are encouraged to provide a sketch to help the Board better understand the nature of the project.

Repair sprinklers and add sprinklers to our entire property. Additionally adding a pump to supply Coral Bay lake water to sprinkler system.

I / We hereby make application to the ARC for the above described alterations, additions, or modifications.

I / We understand that the approval of our request must be granted before any installation/construction commences. Any installation/construction made before formal written approval may need to be removed and the property restoration to original form at the owner's sole cost and expense. All contractors must remove debris as result of improvement.

I / We hereby understand that the approved color for roof tile 90014 replacement is WHITE FLAT only.

I hereby covenant and agree to hold the Association, its directors, officers, agents, property manager and its employees, harmless from any claim of injury or damage due to the possible approval of this request and from any damages which may ultimately be found to have been proximately caused by the approved improvement as installed or constructed and indemnify the Association, its directors, officers, agents and property manager for any resulting damages, costs and/or expenses, including attorney's fees and costs, which any of the foregoing may incur at any stage of any claim made, including trial and appellate levels.

I agree that approval by the ARC is for appearance only and does not imply that any review has been made of the structural or other adequacy of the improvement nor does it replace or in any way substitute for approval of appropriate governmental or municipal authorities. I further agree that any improvement made or constructed pursuant to this request, if approved, shall continue to be subject to all relevant provisions of the Declaration and the Rules and Regulations of the Association and of the ARC.

I do hereby acknowledge that I will be responsible for repairing any damage to common area property and or restoring any damage to common property to its original condition resulting in negligence or error from the contractor I have hired to perform work on my home and have met HOA requirements, permits etc.

Madison Collins

stefano fragale

APPLICANT/OWNER'S SIGNATURE

APPLICANT SIGNATURE

Date: 02/11/2024

Date: 02/11/2024

Do not write below this line – for Association use only

Approval: Yes No Subject to:

Reason for denial:

Authorized by: (Board member or agent)

[Handwritten signature] Date _____
[Handwritten signature]
[Handwritten signature]



Coral Bay Community Development District Permit Application

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

Applicant Information:

Name of Property Owner: Eduardo Millan & Maria Rio
Street Address of Property: 6768 Feen St, Margate, FL 33063
Mailing Address of Owner: 6768 Feen St, Margate FL 33063
Telephone Number(s): 786-443-1977
Date Application Submitted: 03/04/24

District Use Only

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



Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

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

B. Project Description:

DRIVEWAY Expansion - Apron

Widen apron over swale to match

existing driveway

C. District Property or Easement Affected:

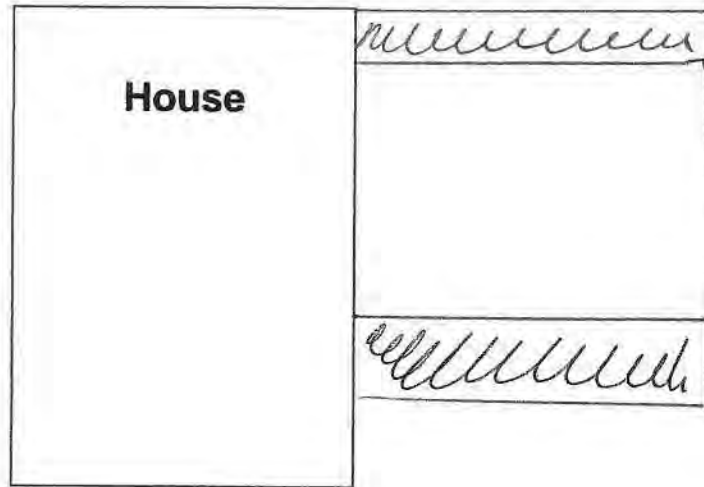
<input type="checkbox"/> 20' Lakeshore Easement	<input type="checkbox"/> Roadway
<input type="checkbox"/> Lake	<input checked="" type="checkbox"/> Swale
<input type="checkbox"/> Fence	<input type="checkbox"/> Other: _____



Coral Bay Community Development District Permit Application

D. Project Location Sketch:

N



W

Fern Street

S



Coral Bay Community Development District Permit Application

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6. I will maintain at all times, at my expense, the approved improvement or alteration.
7. I have obtained or will obtain the permission of the Homeowner's Association responsible for enforcing the affected property's Restrictive Covenants.
8. I have obtained or will obtain all required building and engineering permits from the City of Margate.

Signature of Property Owner / Applicant

3/4/24

Date

Signature of Co-Property Owner / Applicant

3/4/24

Date

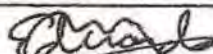
The Cape at Coral Bay Village Association, Inc.
GENERAL ARCHITECTURAL REQUEST (GAR) FORM

Ver. June 4, 2018

PO Box 19439 Plantation, Florida 33318
 954.473.4733 x 7562 / 954.473.4755 fax / jhoffman@allprosys.net

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

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

Property Owner Name:	EDUARDO MILLAN	Date:	1/17/2024
Address (Lot #):	6768 FERN ST, MARGATE FL	Phone:	786-443-1977
Signature			

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

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

TO EXTEND EXISTING CONCRETE DRIVEWAY BY 2'-6" ON THE NORTH SIDE AND 8'-0" ON THE SOUTH SIDE USING CONCRETE @ 3000 PSI @ 4" THICK REINFORCED WITH WWM OUTSIDE THE ROW AND 6" THICK IN THE ROW

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

By signing above, I (The Homeowner) agree:

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

DO NOT WRITE BELOW THIS LINE. FOR ASSOCIATION USE ONLY

APPROVED: YES / NO NOTE: Homeowner is required to obtain CDD approval for use of swale area.

IF DENIED, REASON FOR DENIAL: _____

AUTHORIZED SIGNATURE: George Mizusawa AUTHORIZED SIGNATURE: _____

DATE: Jan 23, 2024

ACORD™

Client#: 2240842

04A1PAV

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: McGriff Insurance Services LLC, 7701 Airport Center Dr, Suite 1800, Greensboro, NC 27409. CONTACT NAME: Commercial Client Center 888-743-2217. PHONE: 888 743-2217. FAX: 8888279861. E-MAIL ADDRESS: ClientServiceCenter@mcgriff.com. INSURER(S) AFFORDING COVERAGE: INSURER A: Technology Insurance Company, NAIC #: 42376.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY 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 INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR INSR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation and Employers' Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

** Workers Comp Information **

Other States Coverage

Blanket Waiver of Subrogation Form# WC000313

CERTIFICATE HOLDER CANCELLATION

The Cape at Coral Bay Village Association, Inc PO Box 19439 Plantation, FL 33318

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Lisa Murray



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/18/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Best One Insurance Inc. 18503 Pines Blvd. Suite 206 Pembroke Pines FL 33029		CONTACT NAME: Luis Ortega PHONE (A/C, No, Ext): (954) 944-3928 E-MAIL ADDRESS: lortega@bestoneins.com		FAX (A/C, No): (866) 428-2249	
INSURED M.E.T. DRIVEWAYS, LLC DBA A1 PAVERS AND CONCRETE USA 3150 NW 69TH CT FORT LAUDERDALE FL 33309		INSURER(S) AFFORDING COVERAGE INSURER A : CYPRESS PROPERTY AND CASUALTY			NAIC # 10953
		INSURER B :			
		INSURER C :			
		INSURER D :			
		INSURER E :			
		INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY 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 INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD | WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		FGL 5015948 06	10/25/2023	10/25/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTH-ER E.L EACH ACCIDENT \$ E.L DISEASE - EA EMPLOYEE \$ E.L DISEASE - POLICY LIMIT \$

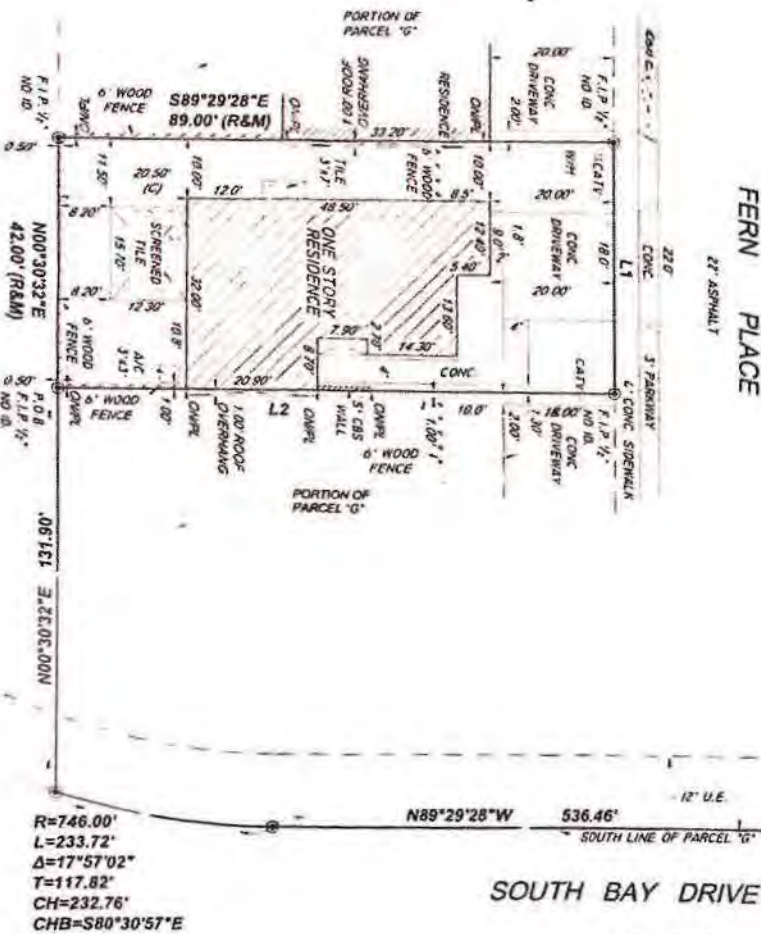
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER The Cape at Coral Bay Village Association, Inc PO Box 19439 Plantation FL 33318	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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LEGAL DESCRIPTION:

A portion of Parcel 40, COAL BAY PARCEL 40, according to the plat thereof as recorded in Plat Book 110, Page 18 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel 40 (said point also being located on the North line of Parcel 40-1 (said point being the SW corner of said Parcel 40-1) according to the plat thereof as recorded in Plat Book 140, Page 17 of the Public Records of Broward County, Florida);

THENCE North 89° 29' 28" West, along the South line of said Parcel 40, and along the West line of said Parcel 40-1 (South Bay Driveway) 89.00 feet to the beginning of a 231.72 feet curve to the northeast;

THENCE Northwest, continuing along said North line and said South line and along the arc of said curve, having a radius of 746.00 feet, a Delta of 17° 57' 02", an arc distance of 231.72 feet to an intersection with a non-curve line;

THENCE North 00° 30' 32" East, a distance of 42.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00° 30' 32" East, a distance of 42.00 feet;

THENCE South 00° 30' 32" East, a distance of 42.00 feet;

THENCE South 00° 30' 32" West, a distance of 42.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Margate, Broward County, Florida, containing 2736 square feet, more or less.

LOCATION SKETCH



SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEARINGS IF ANY SHOWN ARE BASED ON LEGAL DESCRIPTION AT WEST BOUNDARY LINE OF SUBJECT PROPERTY = N00°30'32"E.

FERN PLACE

L1
S00°30'32"W
42.00' (R&M)

L2
N89°29'28"W
89.00' (R&M)

CERTIFIED TO:

LAW OFFICE OF CORY S. ROBBINS, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
 EDUARDO J. MILLAN AND MARIA G. RIOS,
 BRANCH BANKING AND TRUST COMPANY, ITS SUCCESSORS
 AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

LEGEND	ICV IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W.W. WATER WETTER
AC AIR CONDITIONER	IP IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
AVE AVERAGE	FLP FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.P. WOOD PILE
B.V. BOLLARD	F.P. FOUND IRON PIPE	P.O.B. POINT OF BEGINNING	
CATV CABLE TELEVISION	F.R. FOUND IRON ROD	P.O.C. POINT OF COMMENCEMENT	
C.B. CATCH BASIN	L ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	
CB CONCRETE BLOCK STRUCTURE	L.P. LIGHT POLE	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD BEARING	L.S. LICENSED SURVEYOR	P.T. POINT OF TANGENCY	
CHD CHORD DISTANCE	L.S. LICENSED SURVEYOR	R RADIUS	
CONC CONCRETE	L.S. LICENSED SURVEYOR	R.R. RECORD	
CT COURT	M.M. MEASURED	R.W. RAW ELEVATION	
C CENTERLINE	N.A.V.D. NORTH AMERICAN VERTICAL DATUM	R.O.W. RIGHT-OF-WAY	
CLEAR	N.G.M.D. NORTH GEODETIC METRIC DATUM	SANITARY	
CL CLEAR	NO.D. NOT DETERMINABLE	S.P. SET FROM PIPE	
CO CLEANOUT	NO. NUMBER	S.R. SET FROM ROAD	
E ELECTRIC	NOT TO SCALE	ST STREET	
ELEV ELEVATION	O.R. OFFICIAL RECORD BOOK	T TANGENT	
ENC ENCROACHMENT	ON.P. ON PROPERTY LINE	T.B.M. TEMPORARY BENCHMARK	
E.R.P. ELEVATION REFERENCE POINT	O.U.L. OVERHEAD UTILITY LINE	T.P. TYPICAL	
FF FRESH FLOOR	P.C. POINT OF CURVATURE	U.U. UTILITY EASEMENT	
F.H. FIRE HYDRANT	P.C.C. POINT OF COMPASS CURVATURE		

R=746.00'
 L=233.72'
 Δ=17°57'02"
 T=117.82'
 CH=232.76'
 CHB=S80°30'57"E

SOUTH BAY DRIVE

FLOOD ZONE: X
MAP & PANEL= 12011C0165
COMMUNITY No.: 120047
SUFFIX: H
DATE OF FIRM: 08-18-2014
BASE ELEV = N/A

PROPERTY OF: EDUARDO J. MILLAN AND MARIA G. RIOS

6768 FERN PLACE,
 MARGATE, FLORIDA 33063

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.927 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4167



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 385 ALHAMBRA CIRCLE - SUITE C,
 CORAL GABLES, FLORIDA 33134
 PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 02/12/2015	SCALE: 1" = 20'	DRAWN BY: E.O.	DWG No: 257999
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Google Maps 6768 Fern St



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 20 ft



Home
Building

A1 Pavers and Concrete USA
 2020 W McNab Rd Ste 118
 Fort Lauderdale, FL 33309
 754-205-0802
 info@a1paversandconcrete.com
 www.a1paversusa.com

Estimate



ADDRESS
Mr Eduardo Millan 6768 Fern St Margate, FL 33063

ESTIMATE #	DATE
2382	12/14/2023

DESCRIPTION	QTY	RATE	AMOUNT
Driveway Extension To demo and haul away 240sf of existing organic material, to form up, to supply and install welded wire mesh, to supply, pump, place and finish 3000psi concrete with fiber mesh additive, to strip forms, to clean up and haul away all construction debris. All labor, materials and permit processing are included. All fees charged by the city are to the customers account. NOTE: 1. While every precaution will be taken, contractor assumes no responsibility for damaged clean-out valves, sprinkler heads, sprinkler lines or utility cables of any kind. 2. Contractor is not responsible for the restoration of sod damaged during any phase of demolition or construction.	1	3,965.00	3,965.00
Existing concrete driveway repair (crack)	1	0.00	0.00

35% Deposit, 35% on Commencement, 30% on Completion.
 PLEASE ALLOW 6-10 WEEKS FOR APPROVED PERMIT.

TOTAL

\$3,965.00

Accepted By

customer

Accepted Date

12/15/2023

Licensed and Insured
 Concrete - 23-CP-22375X
 Pavers - 22-PV-22376-X

From: George.Mizusawa.CDD@gmail.com <george.mizusawa.cdd@gmail.com>

Sent: Monday, February 26, 2024 20:47

To: Julio Padilla <jpadilla@gmssf.com>; Andrew Gill <agill@gmssf.com>; Patrick Burgess <pburgess@gmssf.com>

Subject: Envera Final Inspection/Results and CBCDD Board Recommendation

Julio, Patrick, Andrew,

Since the Envera Systems final inspection was completed this past Friday, below is my concluding message to the CBCDD board concerning the CDD's transitioning to the new Envera System's Access Control (Gating) and Camera Surveillance systems. Please feel free to pass the message below along to the other board members for their review. You should also include in the agenda package to place on record.

Also, from this point forward, I am relinquishing my assignment as *principal* board member on this effort and pass all future responsibilities to GMS.

Lastly, "***Thank you all***" for the efforts you put in to get to this point, ***especially you Julio***. You've done a great job and I very much appreciate your support. It's been a long journey and it has not been easy. Unfortunately, it will likely require both the CDD and GMS to stay on top of Envera to avoid the shortcomings of their service levels of past. Never ending battle.

Thanks again!

Regards,

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

Coral Bay CDD Members,

An onsite final inspection of the Envera access control (gating) and surveillance (camera) systems was performed by Phil Allen and John Flak of Envera Systems, Julio Padilla (GMS) and myself (as representative of the CBCDD) on Friday, Feb 16, 2024.

All eight (8) Coral Bay deployment sites were visited, installation of all equipment (housing, camera's, gating systems, core platforms...) inspected and the operational state and functionality of each system reviewed.

Coral Bay Envera Deployment Sites:

- Clubhouse
- South Bay Drive Gate
- North Bay Drive Gate
- West (30th St.) Gate

- Fay's Cove
- North Bay Drive Park
- South Bay Drive Park (i.e., "Tot Lot")
- Peninsula Park

For CBCDD records and future use, images of the current state of equipment installation were taken and the field-of-view from all cameras using the Honeywell AdPro XO software monitoring tool were captured. All images and captures were submitted to GMS for record keeping and available to all board members for review.

Previously updated Envera CAD drawings (Feb 23, 2024) and Material Equipment (ME) list (Feb 23, 2024) were reviewed against installation and corrections were noted. Both noted CAD drawings and ME list were submitted to GMS for record keeping and available to all board members for review. Envera was made aware of required documentation corrections and is taking actions to ensure accurate design documentation is provided to GMS for record keeping.

Over the past month, up to including the day of the final inspection, Envera had been addressing all installation, functional and operational outstanding issues as brought to their attention by both GMS and myself. While Envera had made excellent progress, a few unresolved issues were identified and discussed with both Phil and John. They are committed to making the required corrections (implementation, installation) over the week following the final inspection.

Outstanding corrections:

1. All GATE Locations:

- a. Barrier Arms (BA) are not properly installed in break-away clamps resulting in BA hitting ground/concrete surfaces with consequential damage to barrier arms when dislodged due to excessive travel.
 - Barrier arm "travel limiter" *bracket* that restricts BA travel was missing on most installations or improperly installed on others in such a manner that it defeats the parts functionality.
 - **Correction:** At all barrier gate locations, install "travel limiting" bracket in correct orientation to limit BA from hitting ground-level surface(s) and test to confirm proper breakaway operation.



2. South Bay Drive GATE:
 - a. "Head-End" core network platform cabinet has cabling routed between interior equipment shelf (ES) and interior cabinet bracket, which is installed directly behind ES, such that it cannot be fully inserted and secured without damaging cabling.
 - **Corrective Action:** Remove cabling from between ES and bracket and re-route behind bracket, thus allowing full shelf travel/seating.
3. North Bay Drive GATE:
 - a. ENTRY BA's (Qty 2) are not correct design size: 10 ft installed versus required 12 ft.
 - **Corrective Action:** New 12 ft BA's to be installed.
4. Fays Cove:
 - a. Camera installed at alternate (*unapproved*) location (i.e. side of building) versus required design placement to provide coverage of both bathroom/storage entry doors and walkway on north side as well as rear of building (Envera equipment, FPL electrical service panel and pool pump).
 - **Corrective Action:** Camera to be re-installed on aluminum post at required designed location.
5. North Bay PARK:
 - a. Camera cluster installed at alternate (*unapproved*) location (i.e., near HE unit) versus required design placement.
 - **Corrective Action:** Camera cluster to be re-installed on aluminum post at required designed location.

INSPECTION RESULTS: Envera has put in significant efforts to ensure the new systems are properly installed and protected (environmental conditions, surge...) to ensure system reliability. While outstanding items still need to be resolved they will be corrected in short order and all systems are fully functional, operational and performing as expected. Ongoing maintenance, while expected to be significantly reduced compared to the prior system, will always be necessary to ensure these systems continue to provide high-quality service levels. Finally, it is imperative the CBCDD board maintain close relationship with Envera to ensure they are meeting the expectations of the CDD over the life of these systems.

BOARD RECOMMENDATION: **APPROVE** acceptance of the equipment, installation and operational functionality of the Envera Access Control (Gating) and Camera Surveillance systems.

Lastly, as this should be considered my concluding message concerning the CDD's transitioning (*installation, commissioning and acceptance*) to the new Envera System's Access Control (Gating) and Camera Surveillance systems, from this point forward, I relinquish my assignment as *principal* on this effort and pass all future responsibilities to GMS.

Regards,

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

Coral Bay
Community Development District

Draft Budget
Fiscal Year 2025



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Coral Bay
Community Development District
Draft Budget
General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 2/29/24	Projected Next 7 Months	Projected Through 9/30/24	Draft Budget Fiscal Year 2025
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 1,402,125	\$ 1,319,894	\$ 82,231	\$ 1,402,125	\$ 1,521,767
Interest Income	8,000	11,609	16,252	27,861	8,000
Toscana Contributions	2,500	3,026	-	3,026	2,500
Transponders/Stickers	2,000	1,715	1,801	3,516	2,000
Unassigned Fund Balance *	565,355	-	-	-	631,716
TOTAL REVENUES	\$ 1,979,980	\$ 1,336,244	\$ 100,284	\$ 1,436,527	\$ 2,165,982
<u>EXPENDITURES:</u>					
<u>General and Administrative:</u>					
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 7,000	\$ 12,000	\$ 12,000
FICA Expense	918	382	536	918	918
Engineering	30,000	8,305	20,000	28,305	35,000
Attorney	40,000	28,885	26,667	55,552	50,000
Commissions/Tax Collector	16,927	15,185	842	16,027	18,123
Annual Audit	3,800	-	3,800	3,800	3,900
Trustee Fees	3,500	-	3,500	3,500	3,500
Management Fees	73,365	30,569	42,796	73,365	75,566
Information Technology	1,000	417	583	1,000	1,000
Postage and Delivery	2,000	210	1,167	1,377	2,000
Insurance	69,937	56,589	49,537	106,126	88,974
Printing and Binding	3,000	562	1,750	2,312	2,500
Legal Advertising and Other	2,000	1,408	1,167	2,574	2,500
Office Supplies	1,000	361	583	944	1,000
Dues, Licenses	175	175	-	175	175
TOTAL GENERAL AND ADMINISTRATIVE:	\$ 259,622	\$148,047	\$159,927	\$ 307,975	\$ 297,157

Coral Bay
Community Development District
Draft Budget
General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 2/29/24	Projected Next 7 Months	Projected Through 9/30/24	Draft Budget Fiscal Year 2025
<u>Operations and Maintenance</u>					
Field Management Fees	\$ 24,191	\$ 10,080	\$ 14,111	\$ 24,191	\$ 53,045
Contractual-Security	111,072	8,313	102,759	111,072	111,072
Contractual-Security Equipment	51,150	-	29,838	29,838	51,150
Security Patrols	37,000	13,712	22,354	36,066	41,000
Parking Enforcement	8,400	1,400	7,000	8,400	8,400
Fire and Security System Monitoring	500	105	315	420	500
Telephone	12,000	3,552	5,607	9,159	12,000
Water and Sewer	14,000	4,607	9,214	13,821	14,000
Electric	95,000	45,024	55,417	100,440	105,000
Pest Control	3,500	810	2,333	3,143	3,500
Community Maintenance	299,779	118,960	166,544	285,504	299,779
Other Maintenance	10,000	2,691	5,833	8,524	10,000
Irrigation Pumps Maintenance and Repair	25,000	13,260	14,583	27,843	28,000
Wall Maintenance and Repair	3,000	-	1,750	1,750	3,000
Park & Pool Maintenance/Repair	50,524	19,616	29,472	49,089	50,524
Pool Maintenance - Contract	31,476	13,125	17,500	30,625	32,445
Landscape Repairs and Improvements:	43,000	39,302	17,917	57,219	
Pruning/Trimming/Clean Up/Tree Removals	-	7,945	-	7,945	10,000
Cleanup	-	7,120	-	7,120	-
Mulch	-	4,375	-	4,375	5,000
Landscape Installation	-	19,862	-	19,862	45,000
Lake Maintenance/Repair	34,000	13,587	19,022	32,609	34,000
Fountain Maintenance/Repair	1,000	300	1,500	1,800	1,800
Drainage Maintenance	26,000	3,000	23,000	26,000	26,000
Road Maintenance/Repair	20,000	12,931	7,070	20,000	20,000
Sidewalk Maintenance/Repair	20,000	9,915	10,085	20,000	20,000
Sign Maintenance/Repair	3,000	7,521	-	7,521	10,000
Pressure Cleaning	36,000	31,030	4,970	36,000	36,000
Electrical Repair and Replacement	23,000	9,501	14,375	23,876	25,000
Holiday Decorations	38,880	26,300	17,073	43,373	46,000
Gate Repairs & Replacements:	16,000	2,719	13,281	16,000	16,000
Gate Repairs	-	2,719	-	2,719	-
Equipment Replacement	-	-	-	-	-
Transponders	-	-	-	-	-
Envera - Contractual	-	-	-	-	-

Coral Bay
Community Development District
Draft Budget
General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 2/29/24	Projected Next 7 Months	Projected Through 9/30/24	Draft Budget Fiscal Year 2025
<u>Operations and Maintenance (Continued)</u>					-
Major Projects:	120,000	52,714	67,286	120,000	120,000
Peninsula Park Lighthouse	-	-	-	-	-
Restoration from Car Incident in 2021	-	-	-	-	-
Healing Garden	-	-	-	-	-
Entrance Signs/Marquis	-	6,199	-	6,199	-
Clubhouse - Dock Extension	-	855	-	855	-
Pool Resurfacing - Clubhouse Pool	-	-	-	-	-
Pool Resurfacing - Peninsula Pool	-	39,060	-	39,060	-
Pool Resurfacing - Fay Cove Pool	-	-	-	-	-
Paint Fencing Around Pools	-	6,600	-	6,600	-
TOTAL OPERATIONS AND MAINTENANCE	\$ 1,157,472	\$ 464,072	\$ 680,208	\$ 1,144,281	\$ 1,178,215
TOTAL EXPENDITURES	\$ 1,417,094	\$ 612,120	\$ 840,136	\$ 1,452,255	\$ 1,475,372
EXCESS REVENUES (EXPENDITURES)	\$ 562,886	\$ 724,124	\$(739,852)	\$ (15,728)	\$ 690,611

Note - Prior year surplus reserves are being used for the unassigned fund balance.

Coral Bay
Community Development District
Schedule of Approved Major Projects FY 2024 - 2025

	Total
	Projected Cost
Expenditures:	
<i>Non-Landscaping Projects</i>	
North Bay Park - Addition of new Volleyball Court	\$ 24,000
North Bay Park - Additional Outdoor Equipment	20,000
North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	29,000
Parks - Additional Lighting (\$2,000 each solar light - 5 in total expected)	10,000
Clubhouse - New Lake Fountain	26,000
Clubhouse - Addition of Pool Heater	24,000
Clubhouse - Dock Extension	91,000
Fay's Cove Pool Area - Dock Replacement	100,000
Roads - Additional Speed Humps (\$5,000 each - 4 in total expected)	20,000
30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	80,000
Pickleball Court (North Bay Park)	59,000
North Bay Park Tennis Courts Resurfacing	20,000
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	50,000
Pool Resurfacing - Clubhouse Pool	28,300
Pool Resurfacing - Peninsula Pool	71,200
Pool Resurfacing - Fay Cove Pool	26,500
Paint Fencing Around Pools	7,000
Peninsula Park Lighthouse	45,624
<i>Landscaping Projects</i>	
Landscaping Proposal at Entrance Signs / Marquis	59,000
Projects reported under "Major Projects" Line Item	\$ 790,624

Coral Bay
Community Development District
Budget Narrative
Fiscal Year 2025

Revenues

Special Assessments - On Roll

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Toscana Contribution

Amount the Toscana development to the south of the CDD on NW 62 Ave pays to the District for their use of the drainage system.

Gate Damage Proceeds

Amount recovered for damaged gates. This will offset the gate repair and replacement expense (all or in part).

Unassigned Fund Balance

The fiscal year end undesignated fund reserve balance that provides a portion of the revenue input to the next fiscal year.

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all monthly meetings.

FICA Expense

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Commissions/Tax Collector

The Broward County Property Appraiser charges \$2 per unit for placing the assessments on the county tax roll. Also included in this amount is the 1% commission the tax collector receives for collecting the assessments for the District.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

Trustee Fees

The District bonds will be held and administered by a trustee. This represents the trustee annual fee.

Management Fees

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Coral Bay
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - General and Administrative (Continued)

Legal Advertising and Other

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. Also included are bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

Expenditures - Operations and Maintenance

Field Management Fees

The District has contracted with Governmental Management Services-South Florida, LLC for the supervision and on-site management services. Their responsibilities include reviewing contracts, providing the on-site support during designated times, and other maintenance related items.

Contractual-Security

This includes off-site monitoring and control of the District's security gates by Envera and assisting the District with updating the database of owners, residents, and authorized guests.

Contractual-Security Equipment

The District entered into contract to purchase new security equipment.

Security Patrols

The District has contracted with the Margate Police Department for security patrol throughout the District.

Parking Enforcement

The District has contracted with a parking enforcement company for parking control monitoring.

Fire and Security System Monitoring

The District has a contract with Security & Fire Systems with alarm monitoring.

Telephone

The District currently has seven accounts for services with Comcast. Services include business lines and broadband services for the security gates and pool areas.

Water and Sewer

The District is currently responsible for 4 accounts with the city of Margate. Costs are budgeted based on historical charges.

Electric

The District is currently responsible for 24 accounts with Florida Power & Light and costs have been budgeted based on historical charges:

Pest Control

Services include the interior/exterior service treatment of pest, insects, and rodents.

Community Maintenance

The District has contracted with Innovative Grounds Management of Florida, LLC for its annual common area landscape maintenance. The monthly maintenance services will include: grass mowing, trimming and edging, plant and tree trimming, weeding and clearing, mulching and fertilization.

Other Maintenance

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Irrigation Pumps Maintenance & Repair

The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system. Services will include making unscheduled repairs and replacements as required.

Wall Maintenance and Repair

All expenses to maintain the perimeter wall surrounding the District, including vehicle accident repairs.

Coral Bay
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Operations and Maintenance (Continued)

Park and Pool Maintenance/Repair

Expenses related to maintaining the park, playground, and pools within the District, including maintenance and minor repairs to pool and parks, playgrounds, maintenance contracts, and minor repairs, except for the portion reported separately under “Pool Maintenance - Contract”.

Pool Maintenance - Contract

The District has a contract with East River Pools to maintain the pools.

Pruning/Trimming/Clean Up/Tree Removals

Pruning, trimming, tree removals, and other clean up that is not part of the contractual services provided by Innovative Grounds Management of Florida, LLC.

Mulch

Mulching that is not part of the contractual services provided by Innovative Grounds Management of Florida, LLC.

Landscape Installation

Landscape improvements installed as approved by the Board.

Lake Maintenance/Repair

The District is contracted with Solitude Lake Management for the monthly, semi-annual and yearly maintenance. Services include: control algae, border grass and brush control, monthly water testing, and management reporting.

Fountain Maintenance/Repair

Repairs and maintenance to the District’s fountains, as needed. Monthly services are provided by Eco Blue Aquatic Services.

Drainage Maintenance

Repairs and maintenance to the District’s drainage system. Also includes annual inspections and reports for the culverts at three locations (North Bay Drive Bridge, South Bay Drive Bridge, and South Canal Broward County Culvert). All the drains, outfalls, culverts, and catch basins are inspected periodically.

Road Maintenance/Repair

Unscheduled and scheduled repairs and maintenance to the District’s roads.

Sidewalk Maintenance/Repair

Unscheduled and scheduled repairs and maintenance to the District’s sidewalks.

Sign Maintenance/Repair

Unscheduled and scheduled repairs, replacements and additions to District signage.

Pressure Cleaning

Annual pressure cleaning of sidewalks, entrance walls, clubhouse, park and pools, etc. and includes subdivision sidewalks.

Electrical Repair and Replacement

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

Holiday Decorations

The District has contracted with Light Er Up for the annual holiday lighting of the District.

Gate Repairs and Replacements

Scheduled repairs and performance maintenance on the gates as well as any unscheduled repairs that may occur.

Major Projects

This line item consists of projects that are large repairs, replacements, enhancements, and other items that may add to the District’s capital assets. See separate schedule on page 4.

Coral Bay
Community Development District
Draft Budget
Debt Service Series 2012 Special Assessment Revenue Bonds

Description	Adopted Budget Fiscal Year 2024	Actuals Through 2/29/24	Projected Next 7 Months	Projected Through 9/30/24	Draft Budget Fiscal Year 2025
REVENUES:					
Special Assessments - On Roll	\$ 91,163	\$ 87,732	\$ 3,431	\$ 91,163	\$ 91,163
Interest Income	-	2,000	800	2,800	-
Carry Forward Surplus ⁽¹⁾	44,882	-	-	44,396	44,884
TOTAL REVENUES	\$ 136,045	\$ 89,732	\$ 4,231	\$ 138,359	\$136,046
EXPENDITURES:					
Interest - 11/1	\$ 6,738	\$ 6,738	\$ -	\$ 6,738	\$ 4,538
Interest - 5/1	6,738	-	6,738	6,738	4,538
Principal - 5/1	80,000	-	80,000	80,000	80,000
TOTAL EXPENDITURES	\$ 93,475	\$ 6,738	\$ 86,738	\$ 93,475	\$89,075
EXCESS REVENUES (EXPENDITURES)	\$ 42,570	\$ 82,995	\$ (82,507)	\$ 44,884	\$46,971

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$2,337.50
	\$2,337.50
	\$2,337.50

Coral Bay
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2012 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest
11/01/24	\$165,000	5.50%	-	\$4,537.50
05/01/25	165,000	5.50%	80,000	4,537.50
11/01/25	85,000	5.50%	-	2,337.50
05/01/26	85,000	5.50%	85,000	2,337.50
Total			\$165,000	\$13,750

Coral Bay
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Product	O&M Units	Bonds Units 2012	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			Fiscal Year 2025	Fiscal Year 2024	Increase/(decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/(decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/(decrease)
Single Family	997	997	\$1,588.85	\$1,463.85	\$125.00	\$96.34	\$96.34	\$0.00	\$1,685.19	\$1,560.19	\$125.00
Total Assessment Units	997	997									

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [Coral Bay Community Development District](#) will commence at [noon on June 10, 2024](#), and close at [noon on June 14, 2024](#). Candidates must qualify for the office of Supervisor with the [Broward County Supervisor of Elections](#) located at [115 South Andrews Avenue, Room 102, Fort Lauderdale, Florida 33301](#) and the telephone number is [954-357-7050](#). All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Broward County](#) Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The [Coral Bay Community Development District](#) has [two seats](#) up for election, specifically [seat #1](#), and [seat #2](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 5, 2024](#), in the manner prescribed by law for general elections.

For additional information, please contact the [Broward County](#) Supervisor of Elections.

ENCROACHMENT AGREEMENT

THIS IS AN ENCROACHMENT AGREEMENT, entered into this ____ day of _____, 2006, by and between:

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, hereinafter referred to as "DISTRICT",

and

CHARMAINE C. LEE-SPENCE, hereinafter referred to as "OWNER".

OWNER owns the following described property located at 6783 Bay Front Drive, Margate, Florida 33063 ("OWNER's Property"):

See attached Exhibit "A"

OWNER desires permission from DISTRICT to erect a screened porch, which would encroach on a DISTRICT easement. The encroachment occurs at the Encroachment Area described as five (5') feet +/- inside the DISTRICT lake maintenance easement.

The DISTRICT, by motion adopted on February 9, 2006, authorized the proper DISTRICT Officials to execute this Agreement.

IN CONSIDERATION of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated into this Agreement.
2. DISTRICT hereby grants its permission to OWNER to encroach on to the DISTRICT's easement to the extent depicted in the Encroachment Area, which is more particularly described in Exhibit "B" attached hereto and incorporated herein. This grant of permission is subject to Owner constructing a screened porch no more than five (5') feet into the DISTRICT easement, that all construction be properly permitted by all governmental agencies or entities having jurisdiction thereover, and that the screened porch be constructed in a manner that it is easily detachable from the permanent single-family residence on OWNER's Property.
3. OWNER agree to indemnify and hold the DISTRICT harmless from any and all liability incurred now or in the future as a result of any claim, injury, death or property damage,

arising out of or in any way connected to the existence of, or the failure to maintain, including negligence, the encroachment or any part of it.

4. It is understood that this Encroachment Agreement is granted to OWNER for her sole benefit and as a special exception to the policy of the DISTRICT and that this Agreement shall be construed most strictly in favor of the DISTRICT and against OWNER.

5. It is agreed that OWNER shall remove the encroachment or any portion of it at any time that the DISTRICT requires the use of any portion of the Encroachment Area, or determine that continuation of such encroachment is not in the public interest. Such removal shall be at OWNER's sole cost and expense. In the event OWNER fails to remove all or any part of such encroachment within thirty (30) days after written demand by the DISTRICT to do so, DISTRICT is authorized to remove the encroachment or any portion of it and all costs associated with the removal shall become a lien against OWNER's Property as described above, which lien may be enforced through foreclosure and shall include court costs and reasonable attorney's fees.

6. This Agreement shall not be effective until it has been executed by all parties and recorded by OWNER in the public records of Broward County, Florida, at OWNER's expense.

7. The provisions of this Agreement are covenants running with the land described as OWNER'S property above and are binding upon OWNER and her respective successors and assigns.

8. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

ATTEST:

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: [Signature]
John Hall, as Chair
Irving Eisenbaum, As District Manager

Address: _____
c/o District Manager
New Community Strategies
3924 N.W. 94th Terrace
Fort Lauderdale, Florida 33351

STATE OF FLORIDA }
 } ss
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by JOHN HALL, as Chair of the Board of Supervisors for CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, and Chris Wallace as Secretary/Assistant Secretary, who are personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

Robin Glander Levy
Notary Public, State of Florida
[Signature]

ROBIN GLANDER LEVY
MY COMMISSION #DD245002
EXPIRES: AUG 26, 2007
Name of Notary: _____
Bonded through Advantage Notary
[Typed, Printed or Stamped]

My Commission Expires: 8/26/07
Commission No.: _____

ABBREVIATIONS

- A = Air Line
- AC = Air Condition
- AS = As-Built
- AD = Adjacent
- B.C.R. = Deed County Record
- B.M. = Bench Mark
- C.B. = Catch Basin
- C.B.S. = Concrete Box Structure
- C.L. = Center Line
- C.F.T. = Contiguous Feet Traverse
- D = Deed
- D.M.C. = Deed Survey
- C.L. = Contour Line
- C.M. = Concrete Monument
- CDL = Contour
- CC = Centerline
- (C) = Contour
- D.L. = Drainage Location
- D.U. AND M.E. = Drainage Utility and Maintenance Easement
- (D) = Deed or Deed Reference
- E.C. = Edge of Curb
- D.L. = Ditch
- E.S. = Edge of Sidewalk
- ES = Easement
- L.P. = Long Pole
- F.P. = Front Face
- FWB = Front Wall
- IP = Iron Pipe
- IR = Iron Rod
- L.A.E. = Land Access Easement
- L.F. = Lateral Floor
- L.M.E. = Lateral Maintenance Easement
- M.L. = Maintenance Easement
- MO = Monument
- M.C.V.B. = National Geodetic Vertical Datum
- R.I.S. = Red Iron Stake
- R.I.Z. = Rail and Tie Stake
- R.W. = Right of Way
- P.P. = Point of Intersection
- P.P.C. = Point of Commencement
- P.P.B. = Point of Beginning
- P.A.C. = Point of Reverse Curvature
- P.R.M. = Permanent Reference Monument
- (P) = Pipe
- R = Range
- R.C.E. = Right of Easement
- R.P. = Right of Passage
- S/W = Side of Way
- SLC = Sewer Line
- S/W = Side of Way
- 7/8 = Top of 8"
- 1/2" = Top of 2"
- 1/4" = Top of 1/2"
- 1/8" = Top of 1/4"
- 1/16" = Top of 1/16"
- T.P. = Trench
- U.E. = Utility Easement
- U. AND M.E. = Utility and Maintenance Easement

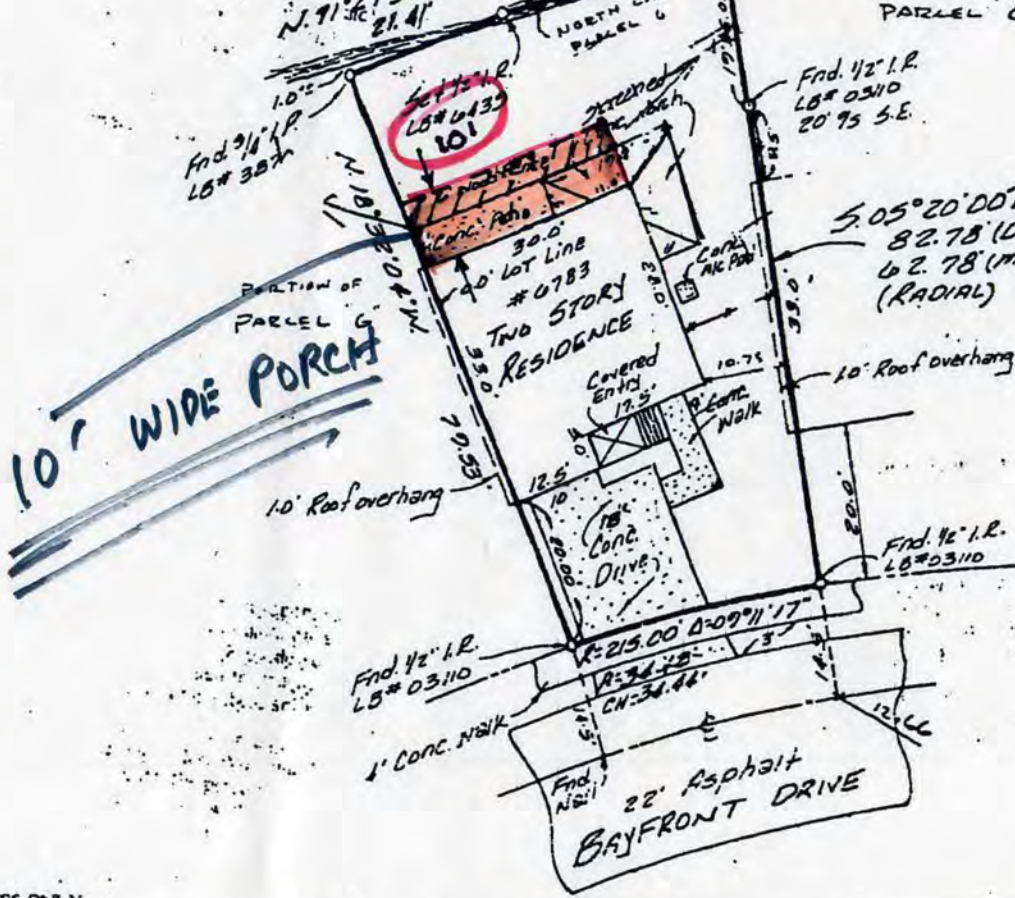
LEGEND

- Center Line
- In Line
- Property Line
- Wood Fence (W.F.)
- Chain Link Fence (C.L.F.)
- Iron Pipe
- Fire Hydrant (F.H.)
- Monument (M.M.)
- Catch Basin (C.B.)
- Anchor and Guy Wire
- Iron Rod and Cap (I.R.C.)
- Wood Post and Cap
- Concrete Post and Cap
- Permanent Control Point (P.C.P.)
- Permanent Reference Monument (P.R.M.)
- Water Meter (W.M.)
- Cellar T.V. (C.T.V.)
- Telephone (T.E.)
- Concrete
- Existing Ditch

FOR FINANCING PURPOSES ONLY

CERTIFIED TO LEE-SPENCE, CHARLES TITLE PROFESSIONAL AMERICAN PIONEER NATIONAL CITY MORTGAGE PROFESSIONAL

LEGAL DESCRIPTION: A PORTION OF PARCEL AS RECORDED IN DEED COUNTY, FLORIDA, BEGIN COMMENCE AT THE THENCE SOUTH S... PARCEL "G", A DIS... THENCE SOUTH 05°... THE NORTHERLY B... THENCE CONTINGEN... 00° WEST FROM THE... THENCE SOUTHWEST... FEET, A DELTA OS... THENCE NORTH... THE NORTHERLY B... THENCE NORTH... FEET TO THE POINT OF...



Scale 1/8" = 20' NORTH

MAP OF BOUNDARY SURVEY				NOTES/REVISIONS	GENERAL NOTES
TR0047-0115 F	AH	NO. 355° 11' 41" W	CHG 48		
10-2-97	11.0	B.C. 8 M # 2242	EL = 10.275	FIELD BOOK: FOLDER FILE	
6783 Bayfront Drive Margate, FL 33063				PROPERTY CHIEF: P. Keratza	
				SURVEY DATE: 1-12-99	

JAMES D. BOBBINS REGISTERED PROFESSIONAL SURVEYOR

NAME OF APPLICANT(S) Charmaine & Douglas Spence
 MAILING ADDRESS 6783 BAYFRONT DR. MARLBOROUGH FL 33063
 NAME OF ASSOCIATION Consolidated Community Management INC
 UNIT NUMBER _____ MODEL TYPE _____ TELEPHONE (954) 979-8767

COPY
is not
good

In accordance with requirements of the Architectural Review Committee of the Declaration of Covenants, Restrictions and Easements of the Master Association Documents and/or the requirements of the Sub-Association to which I belong, I hereby request approval for the following modification: (Describe here the modification requested)

EXPAND EXISTING CONCRETE SLAB BY FIVE FEET
ENCLOSURE SCREEN PATIO WITH ROOF (APPROX

Applicant's Signature Charmaine Spence Date 12/5/05

INSTRUCTIONS

1. Complete all items. Sign where required.
2. Please consult the Architectural Review Manual for proper approval procedures.
3. Two complete sets of plans and specifications prepared by an architect, landscape architect, engineer or other qualified person shall be attached to this application.
4. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration, depending on the type of modification requested.
5. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration, or change and shall indemnify and hold each Association harmless from and against all claims, causes of action and expenses (including attorneys' fees) made against each Association in connection with, or as a result of, the modification to be performed under this request.
6. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
7. An approval or denial for each applicable Association will be delivered within 30 days after that Association's receipt of this request together with all required materials.
8. Approval of this request does not constitute approval of the structural integrity of the requested modification, and is intended solely to maintain harmonious visual aesthetics within the community.
9. All applicable governmental permits or approvals must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin.

ACTION TAKEN

Your request is APPROVED CONDITIONALLY APPROVED _____ DISAPPROVED _____ INCOMPLETE _____
The following additional information is required or approval is conditioned upon:

By: THE ARCHITECTURAL REVIEW COMMITTEE

Signature _____ Date _____

WHITE - File 1 - YELLOW - Unit File - PINK - Applicant

REQUEST FOR APPROVAL TO MODIFY FLOOR PLAN

To be filled in by applicant (PLEASE PRINT):

NAME OF APPLICANT(S) CHARMAINE & DOUGLAS SPENCE
 MAILING ADDRESS 6783 BAY FRONT DR. MARGATE FL. 33063
 NAME OF ASSOCIATION Consolidated Community Management INC
 UNIT NUMBER _____ MODEL TYPE _____ TELEPHONE (954) 979-8767

CAPE CORAL BAY

In accordance with requirements of the Architectural Review Committee of the Declaration of Covenants, Restrictions and Easements of the Master Association Documents and/or the requirements of the Sub-Association to which I belong, I hereby request approval for the following modification: (Describe here the modification requested)

EXPAND EXISTING Concrete SLAB BY FOUR FEET
ENCLOSED SCREEN PATIO WITH ROOF (APPROX

Applicant's Signature

Charmaine Spence

Date

11/19/2003

INSTRUCTIONS

1. Complete all items. Sign where required.
2. Please consult the Architectural Review Manual for proper approval procedures.
3. Two complete sets of plans and specifications prepared by an architect, landscape architect, engineer or other qualified person shall be attached to this application.
4. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration, depending on the type of modification requested.
5. As a condition precedent to granting any request for a change, alteration or addition, the applicant, his heirs and assigns, hereby assumes sole responsibility for the repair, maintenance or replacement of any such addition, alteration, or change and shall indemnify and hold each Association harmless from and against all claims, causes of action and expenses (including attorneys' fees) made against each Association in connection with, or as a result of, the modification to be performed under this request.
6. The applicant assumes all responsibility for any infringement on or interference with existing facilities and easements on the property.
7. An approval or denial for each applicable Association will be delivered within 30 days after that Association's receipt of this request together with all required materials.
8. Approval of this request does not constitute approval of the structural integrity of the requested modification, and is intended solely to maintain harmonious visual aesthetics within the community.
9. All applicable governmental permits or approvals must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin.

ACTION TAKEN

Your request is APPROVED _____ CONDITIONALLY APPROVED DISAPPROVED _____ INCOMPLETE _____

The following additional information is required or approval is conditioned upon:

MUST STAY 20 FT FROM WATER

By: THE ARCHITECTURAL REVIEW COMMITTEE

Signature

[Signature]

Date

12-8-03



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

EXHIBIT A 2024 HOURLY RATE SCHEDULE	
<u>Job Classification</u>	<u>Hourly Rate</u>
Project Assistant	\$100.00
Engineer-in-Training	\$130.00
Design Engineer	\$140.00
Senior Design Engineer	\$165.00
Project Engineer	\$185.00
Senior Project Engineer	\$210.00
Landscape Designer	\$130.00
Landscape Architect	\$190.00
Project Manager	\$190.00
Senior Project Manager	\$225.00
Practice Leader	\$230.00
Regional Practice Leader	\$250.00
Construction Inspector	\$100.00
Senior Construction Inspector	\$125.00
Senior Project Engineer Construction	\$235.00
Project Administrator	\$190.00
Contract Support Specialist	\$140.00
Senior Inspector Roadway	\$130.00
Senior Inspector Bridge	\$150.00
Inspector Roadway	\$130.00
Survey CAD Technician	\$110.00
Surveyor	\$190.00
Senior Surveyor	\$215.00
Laser Scan/Specialty Survey Crew	\$350.00
Survey Field Crew Supervisor	\$135.00
UAS Operator (Drone Pilot)	\$135.00
Mobile Survey Analyst	\$135.00
2 Person Survey Crew	\$185.00
3 Person Survey Crew	\$260.00

Employee-Owned Since 1988

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
Payroll	02/08/24	50840-50844	\$	923.50
General	02/09/24	20161-20162		7,171.50
General	02/16/24	20163-20164		24,914.00
General	03/14/24	20165-20184		170,024.32
TOTAL			\$	203,033.32

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/09/24	00244	2/09/24 734	202402 320-53800-46408	DEPOSIT	*	1,505.00		
							A1 PAVERS AND CONCRETE USA	1,505.00 020161
2/09/24	00239	2/01/24 70700001	202402 320-53800-46513	02/24-SVCS	*	1,391.00		
		2/01/24 70700031	202402 320-53800-46513	02/24-SVCS	*	927.00		
		2/07/24 70700001	202402 320-53800-46513	2/24-SERVICES	*	309.00		
		2/07/24 70700001	202402 320-53800-46000	02/24-SVCS	*	431.00		
		2/08/24 70700001	202402 320-53800-46513	02/24-SVCS FINAL PMT	*	1,391.00		
		2/08/24 70700071	202402 320-53800-46513	02/24-SVCS	*	1,217.50		
							FCC CARPENTRY & GENERAL PAINTING	5,666.50 020162
2/16/24	00250	2/07/24 4789	202402 320-53800-46409	LANDSCAPE ENHANCEMENT	*	5,384.00		
							JUST CALL JAMES, INC.	5,384.00 020163
2/16/24	00238	2/13/24 45103548	202402 320-53800-46613	RESURFACE & RETILE POOL	*	19,530.00		
							SHAMROCK POOL SERVICES	19,530.00 020164
3/14/24	00242	2/02/24 24215375	202402 320-53800-46508	SVCS-02/24	*	180.00		
		2/13/24 24215459	202402 320-53800-46508	SVCS-02/24	*	862.53		
		2/22/24 24215563	202402 320-53800-46508	SVCS-02/24	*	706.80		
							ASAP GATE PLUS LLC	1,749.33 020165
3/14/24	00009	11/30/23 184328	202311 310-51300-31500	SVCS-11/23	*	6,327.50		
		1/31/24 186072	202401 310-51300-31500	SVCS-01/24	*	6,905.00		
							BILLING, COCHRAN, LYLES, MAURO &	13,232.50 020166
3/14/24	00012	1/26/24 24013016	202401 320-53800-34502	SVCS THRU 01/25/24	*	1,650.00		
		2/09/24 24021405	202402 320-53800-34502	SVCS THRU 02/08/24	*	990.00		
		2/23/24 24022913	202402 320-53800-34502	SVCS-02/14/24	*	231.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/23/24	24022914 202402 320-53800-34502 SVCS THRU 02/20/24		*	1,155.00		
							CITY OF MARGATE-POLICE DEPARTMENT	4,026.00 020167
3/14/24	00013	2/21/24	230058-0 202401 320-53800-43100 SVCS-01/24		*	328.28		
		2/21/24	230060-0 202401 320-53800-43100 SVCS-01/24		*	320.45		
		2/21/24	230064-0 202401 320-53800-43100 SVCS-01/24		*	914.23		
		2/21/24	239260-0 202401 320-53800-43100 SVCS-01/24		*	16.08		
							CITY OF MARGATE-UTILITIES	1,579.04 020168
3/14/24	00197	2/07/24	10047 202401 320-53800-46507 SVCS-01/18/24		*	499.64		
		3/03/24	10059 202403 320-53800-46507 SVCS THRU 03/01/24		*	4,115.22		
							EAGLE GROUP, INC	4,614.86 020169
3/14/24	00032	2/01/24	4220 202402 320-53800-46418 SVCS-02/24		*	2,625.00		
		2/01/24	4221 202402 320-53800-46408 REPAIRS-02/24		*	45.00		
		2/29/24	4222 202403 320-53800-46418 SVCS-03/24		*	1,750.00		
							EAST RIVER POOLS AND SPAS, INC.	4,420.00 020170
3/14/24	00191	3/01/24	4988 202403 320-53800-46417 MAINT-03/24		*	150.00		
							ECO BLUE AQUATIC SERVICES, INC.	150.00 020171
3/14/24	00239	1/22/24	70700011 202401 320-53800-46504 SVCS-01/24 STREET SIGNS		*	1,578.37		
		2/14/24	02142024 202402 320-53800-46504 SVCS-EXTERIOR MISC REPAIR		*	660.00		
		2/14/24	02142024 202402 320-53800-46000 SVCS-EXTERIOR MISC REPAIR		*	115.00		
		2/14/24	70700012 202402 320-53800-46408 SVCS-02/24 NON-IMPACT DOO		*	1,740.00		
		2/14/24	70700017 202402 320-53800-46408 SVC-02/24 NON-IMPACT DOOR		*	920.00		
		2/15/24	70700019 202402 320-53800-46504 SVCS-02/24 SIGNS RELOCATE		*	495.00		
		2/15/24	70700019 202402 320-53800-46408 SVCS-02/24 WOMENS R/ROOM		*	20.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/15/24	70700019	202402 320-53800-46513 SVCS-02/24 BOLLARD/REFLEC	*	95.00		
		3/04/24	70700017	202403 320-53800-46408 SVCS-03/24 NON-IMPACT DOO	*	920.00		
		3/04/24	70700022	202403 320-53800-46408 SVCS-03/24 SIGNAGE	*	185.00		
							FCC CARPENTRY & GENERAL PAINTING	6,728.37 020172
3/14/24	00053	1/30/24	83938917	202401 310-51300-42000 DELIVERIES THRU 01/17/24	*	40.48		
		2/27/24	84208256	202402 310-51300-42000 DELIVERIES THRU 02/21/24	*	31.57		
							FEDEX	72.05 020173
3/14/24	00086	12/20/23	138580-B	202312 320-53800-46504 BALANCE	*	316.85		
							FIRST SIGN CORP.	316.85 020174
3/14/24	00003	3/01/24	INV39990	202403 310-51300-45000 3RD INSTALLMENT FY23/24	*	24,768.50		
							FLORIDA MUNICIPAL INSURANCE TRUST	24,768.50 020175
3/14/24	00020	2/22/24	022024	202402 320-53800-43000 SVCS-02/24	*	8,807.74		
							FPL	8,807.74 020176
3/14/24	00001	2/01/24	360	202402 310-51300-34000 MGMT FEES-02/24	*	6,113.75		
		2/01/24	360	202402 310-51300-35100 COMPUTER TIME	*	83.33		
		2/01/24	360	202402 310-51300-51000 OFFICE SUPPLIES	*	33.92		
		2/01/24	360	202402 310-51300-42000 POSTAGE AND DELIVERY	*	10.71		
		2/01/24	360	202402 310-51300-42500 COPIES	*	82.40		
		2/01/24	361	202402 320-53800-34000 FIELD SVCS-02/24	*	2,015.92		
		3/01/24	362	202403 310-51300-34000 MGMT FEES-03/24	*	6,113.75		
		3/01/24	362	202403 310-51300-35100 COMPUTER TIME	*	83.33		
		3/01/24	362	202403 310-51300-51000 OFFICE SUPPLIES	*	10.00		
		3/01/24	362	202403 310-51300-42000 POSTAGE AND DELIVERY	*	18.64		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/24 362	202403 310-51300-42500		*	108.00		
		COPIES						
		3/01/24 363	202403 320-53800-34000		*	2,015.92		
		FIELD SVCS-03/24						
							GMS-SO FLORIDA, LLC	16,689.67 020177
3/14/24	00021	1/31/24 23777	202401 320-53800-46409		*	2,744.00		
		SVCS-01/24 LANDSCAPE INST						
		2/07/24 23713	202402 320-53800-46404		*	1,604.25		
		SVCS-02/24 IRRIGATION						
		2/08/24 23730	202402 320-53800-46409		*	6,199.00		
		SVCS-02/24 LANDSCAPE INST						
		2/14/24 23816	202402 320-53800-46404		*	4,083.75		
		SVCS-02/24 REPAIRS						
		2/26/24 23906	202402 320-53800-46409		*	3,926.00		
		SVCS-02/24 TREE&PALM TRIM						
		3/01/24 24036	202403 320-53800-46202		*	23,792.00		
		MAINT-03/24						
							INNOVATIVE GROUNDS MANAGEMENT, LLC	42,349.00 020178
3/14/24	00195	2/05/24 1018785	202401 310-51300-31100		*	1,610.00		
		SVCS THRU 01/25/24						
							KCI TECHNOLOGIES, INC.	1,610.00 020179
3/14/24	00248	2/13/24 0001091	202402 320-53800-46615		*	2,000.00		
		SVCS-02/24						
		2/13/24 0001093	202402 320-53800-46615		*	3,066.67		
		SVCS-02/24 FINAL PMT						
		2/13/24 0001093	202402 320-53800-46505		*	1,000.00		
		SVCS-02/24 FINAL PMT						
							ROCKERS PAINTING CORP	6,066.67 020180
3/14/24	00196	2/02/24 PSI04727	202402 320-53800-46407		*	2,717.40		
		MAINT-02/24						
		3/01/24 PSI05370	202403 320-53800-46407		*	2,717.40		
		MAINT-03/24						
							SOLITUDE LAKE MANAGEMENT	5,434.80 020181
3/14/24	00252	1/31/24 INV19084	202401 320-53800-46507		*	2,886.94		
		SVCS-01/24 INSTALLATION						
							SPEEDPRO MIAMI	2,886.94 020182
3/14/24	00251	1/01/24 01012024	202401 320-53800-46408		*	730.00		
		DEEP CLEANING SVCS-01/24						
							911 COMMERCIAL CLEANING CORP	730.00 020183
CBAY **CORAL BAY** JWASSERMAN								

AP300R
*** CHECK NOS. 020161-020184

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/07/24
CORAL BAY CDD - GF
BANK C GENERAL FUND - WELLS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/14/24	00021	1/31/24 23554 02/24 SVCS	202402 320-53800-46202	INNOVATIVE GROUNDS MANAGEMENT, LLC	*	23,792.00	23,792.00 020184
-----						TOTAL FOR BANK C	202,109.82
						TOTAL FOR REGISTER	202,109.82

CBAY **CORAL BAY** JWASSERMAN

Coral Bay
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Coral Bay
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 182,255	\$ -	\$ 182,255
Bank Of America - Savings	77,302	-	77,302
Due from General Fund	-	3,146	3,146
Investments:			
State Board of Administration	8,635	-	8,635
BankUnited Money Market	1,210,040	-	1,210,040
Series 2012			
Reserve	-	46,738	46,738
Revenue	-	120,641	120,641
Interest	-	7	7
Principal	-	2,290	2,290
Electric Deposits	218	-	218
Total Assets	\$ 1,478,450	\$ 172,822	\$ 1,651,271
Liabilities:			
Accounts Payable	\$ 103,277	\$ -	\$ 103,277
Due to Debt Service	3,146	-	3,146
Deposits	460	-	460
Total Liabilities	\$ 106,883	\$ -	\$ 106,883
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	172,822	172,822
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,350,849	-	1,350,849
Total Fund Balances	\$ 1,371,567	\$ 172,822	\$ 1,544,389
Total Liabilities & Fund Balance	\$ 1,478,450	\$ 172,822	\$ 1,651,271

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended February 29, 2024

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 02/29/24	Thru 02/29/24	Variance	7 Months	Total Projected	Variance
Revenues:							
Special Assessments - On Roll	\$ 1,402,125	\$ 1,121,700	\$ 1,319,894	\$ 198,194	\$ 82,231	\$ 1,402,125	\$ -
Interest Income	8,000	3,333	11,609	8,275	16,252	27,861	19,861
Toscana Contributions	2,500	2,500	3,026	526	-	3,026	526
Transponders/Stickers	2,000	833	1,715	882	1,801	3,516	1,516
Total Revenues	\$ 1,414,625	\$ 1,128,367	\$ 1,336,243	\$207,876	\$ 100,284	\$ 1,436,527	\$ 21,902
Expenditures:							
<i>General and Administrative:</i>							
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -	\$ 7,000	\$ 12,000	\$ -
FICA Expense	918	383	382	0	536	918	0
Engineering	30,000	12,500	8,305	4,195	20,000	28,305	1,695
Attorney	40,000	16,667	28,885	(12,218)	26,667	55,552	(15,552)
Commissions/Tax Collector	16,927	13,542	15,185	(1,643)	842	16,027	900
Annual Audit	3,800	1,583	-	1,583	3,800	3,800	-
Trustee Fees	3,500	1,458	-	1,458	3,500	3,500	-
Management Fees	73,365	30,569	30,569	-	42,796	73,365	-
Information Technology	1,000	417	417	0	583	1,000	-
Postage & Delivery	2,000	833	210	623	1,167	1,377	623
Insurance	69,937	56,589	56,589	-	49,537	106,126	(36,189)
Printing and Binding	3,000	1,250	562	688	1,750	2,312	688
Legal Advertising and Other	2,000	833	1,408	(574)	1,167	2,574	(574)
Office Supplies	1,000	417	361	56	583	944	56
Dues, Licenses	175	175	175	-	-	175	-
Total General and Administrative	\$ 259,622	\$ 142,215	\$ 148,047	\$ (5,832)	\$ 159,927	\$ 307,975	\$ (48,353)

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended February 29, 2024

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 02/29/24	Thru 02/29/24	Variance	7 Months	Total Projected	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 24,191	\$ 10,080	\$ 10,080	\$ (0)	\$ 14,111	\$ 24,191	\$ -
Contractual-Security	111,072	46,280	8,313	37,967	102,759	111,072	-
Contractual-Security Equipment	51,150	21,313	-	21,313	29,838	29,838	21,313
Security Patrols	37,000	15,417	13,712	1,705	22,354	36,066	934
Parking Enforcement	8,400	3,500	1,400	2,100	7,000	8,400	-
Fire and Security System Monitoring	500	208	105	103	315	420	80
Telephone	12,000	5,000	3,552	1,448	5,607	9,159	2,841
Water & Sewer	14,000	5,833	4,607	1,226	9,214	13,821	179
Electric	95,000	39,583	45,024	(5,440)	55,417	100,440	(5,440)
Pest Control	3,500	1,458	810	648	2,333	3,143	357
Community Maintenance	299,779	124,908	118,960	5,948	166,544	285,504	14,275
Other Maintenance	10,000	4,167	2,691	1,476	5,833	8,524	1,476
Irrigation Pumps Maintenance & Repair	25,000	10,417	13,260	(2,843)	14,583	27,843	(2,843)
Wall Maintenance and Repair	3,000	1,250	-	1,250	1,750	1,750	1,250
Park & Pool Maintenance/Repair	50,524	21,052	19,616	1,435	29,472	49,089	1,435
Pool Maintenance - Contract	31,476	13,115	13,125	(10)	17,500	30,625	851
Landscape Repairs and Improvements:	43,000	17,917	39,302	(21,385)	17,917	57,219	(14,219)
Pruning/Trimming/Clean Up/Tree Removals	-	-	7,945	-	-	-	-
Cleanup	-	-	7,120	-	-	-	-
Mulch	-	-	4,375	-	-	-	-
Landscape Installation	-	-	19,862	-	-	-	-
Lake Maintenance/Repair	34,000	14,167	13,587	580	19,022	32,609	1,391
Fountain Maintenance/Repair	1,000	417	300	117	1,500	1,800	(800)
Drainage Maintenance	26,000	10,833	3,000	7,833	23,000	26,000	-
Road Maintenance/Repair	20,000	8,333	12,931	(4,597)	7,070	20,000	-
Sidewalk Maintenance/Repair	20,000	8,333	9,915	(1,582)	10,085	20,000	-
Sign Maintenance/Repair	3,000	3,000	7,521	(4,521)	-	7,521	(4,521)
Pressure Cleaning	36,000	31,030	31,030	-	4,970	36,000	-
Electrical Repair & Replacement	23,000	9,583	9,501	83	14,375	23,876	(876)
Holiday Decorations	38,880	26,300	26,300	-	17,073	43,373	(4,493)
Gate Repairs and Replacements:	16,000	6,667	2,719	3,947	13,281	16,000	-
Gate Repairs	-	-	2,719	-	-	-	-
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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Actual Variance	Projected Next 7 Months	FY 2024 Total Projected	Projected Variance
Operations and Maintenance (Continued)							
Major Projects:	120,000	50,000	52,714	(2,714)	67,286	120,000	-
Peninsula Park Lighthouse	-	-	-	-	-	-	-
Restoration from Car Incident in 2021	-	-	-	-	-	-	-
Healing Garden	-	-	-	-	-	-	-
Entrance Signs/Marquis	-	-	6,199	-	-	-	-
Clubhouse - Dock Extension	-	-	855	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	-	-	-	-	-
Pool Resurfacing - Peninsula Pool	-	-	39,060	-	-	-	-
Pool Resurfacing - Fay Cove Pool	-	-	-	-	-	-	-
Paint Fencing Around Pools	-	-	6,600	-	-	-	-
Total Field Expenditures	\$ 1,157,472	\$ 510,160	\$ 464,072	\$ 46,088	\$ 680,208	\$ 1,144,281	\$ 13,191
Total Operations and Maintenance	\$ 1,157,472	\$ 510,160	\$ 464,072	\$ 46,088	\$ 680,208	\$ 1,144,281	\$ 13,191
Total Expenditures	\$ 1,417,094	\$ 652,375	\$ 612,120	\$ 40,255	\$ 840,136	\$ 1,452,255	\$ (35,161)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,469)	\$ 475,991	\$ 724,123	\$ 167,621	\$ (739,852)	\$ (15,728)	\$ (13,259)
Net Change in Fund Balance	\$ (2,469)	\$ 475,991	\$ 724,123	\$ 167,621	\$ (739,852)	\$ (15,728)	\$ (13,259)
Fund Balance - Beginning	\$ 647,594		\$ 647,444				
Fund Balance - Ending	\$ 645,125		\$ 1,371,567				

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

	Total	Acutal	Projected	Total
	FY 2023	Thru 02/29/24	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	39,060	65,100	71,200
Pool Resurfacing - Fay Cove Pool	5,500	-	21,000	26,500
Paint Fencing Around Pools	-	6,600	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	6,199	44,600	59,000
Projects reported under "Major Projects" Line Item	\$ 70,275	\$ 52,714	\$ 873,798	\$ 944,073

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended February 29, 2024

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

ADMINISTRATIVE:

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for February hasn't been received.
Engineering Fees	Budget to Actual	Invoice for February 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 - February 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 February 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 projects 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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments Bond A- Tax Roll	\$ 91,163	\$ 37,984	\$ 87,732	\$ 49,748
Interest Income	-	-	2,000	2,000
Total Revenues	\$ 91,163	\$ 37,984	\$ 89,733	\$ 51,748
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)	\$ 31,247	\$ 82,995	\$ 51,748
Fund Balance - Beginning			\$ 89,827	
Fund Balance - Ending			\$ 172,822	

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 - On Roll	\$ -	\$ 111,258	\$ 1,170,223	\$ 19,789	\$ 18,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,319,894
Interest Income	992	645	910	4,173	4,888	-	-	-	-	-	-	-	11,609
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	\$ 23,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,336,243

Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	77	76	77	77	77	-	-	-	-	-	-	-	382
Engineering	3,460	1,675	1,560	1,610	-	-	-	-	-	-	-	-	8,305
Attorney	7,795	6,328	7,858	6,905	-	-	-	-	-	-	-	-	28,885
Commissions/Tax Collector	-	1,113	13,696	190	186	-	-	-	-	-	-	-	15,185
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,114	6,114	6,114	6,114	6,114	-	-	-	-	-	-	-	30,569
Information Technology	83	84	83	83	83	-	-	-	-	-	-	-	417
Postage & Delivery	16	10	8	93	83	-	-	-	-	-	-	-	210
Insurance	31,821	-	24,769	-	-	-	-	-	-	-	-	-	56,589
Printing and Binding	112	86	167	115	82	-	-	-	-	-	-	-	562
Legal Advertising and Other	126	569	203	319	192	-	-	-	-	-	-	-	1,408
Office Supplies	21	285	10	11	34	-	-	-	-	-	-	-	361
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	\$ 50,800	\$ 17,338	\$ 55,543	\$ 16,516	\$ 7,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,047

Operations and Maintenance													
Field Management Fees	\$ 2,016	\$ 2,016	\$ 2,016	\$ 2,016	\$ 2,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,080
Contractual-Security	8,313	-	-	-	-	-	-	-	-	-	-	-	8,313
Contractual-Security Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrols	2,541	3,641	2,349	2,805	2,376	-	-	-	-	-	-	-	13,712
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	-	105	-	-	-	-	-	-	-	-	-	105
Telephone	637	667	720	774	754	-	-	-	-	-	-	-	3,552
Water & Sewer	934	973	1,121	1,579	-	-	-	-	-	-	-	-	4,607
Electric	8,989	8,700	9,265	9,262	8,808	-	-	-	-	-	-	-	45,024
Pest Control	305	-	-	505	-	-	-	-	-	-	-	-	810
Community Maintenance	23,792	23,792	23,792	23,792	23,792	-	-	-	-	-	-	-	118,960
Other Maintenance	2,145	-	-	-	546	-	-	-	-	-	-	-	2,691
Irrigation Pumps Maintenance & Repair	480	4,472	180	2,440	5,688	-	-	-	-	-	-	-	13,260
Wall Maintenance and Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Pool Maintenance/Repair	4,016	45	5,178	6,951	3,427	-	-	-	-	-	-	-	19,616
Pool Maintenance - Contract	2,625	2,625	2,625	2,625	2,625	-	-	-	-	-	-	-	13,125
Landscape Repairs and Improvements:	9,837	11,514	2,118	6,523	9,310	-	-	-	-	-	-	-	39,302

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Lake Maintenance/Repair	2,717	2,717	2,717	2,717	2,717	-	-	-	-	-	-	-	13,587
Fountain Maintenance/Repair	150	150	-	-	-	-	-	-	-	-	-	-	300
Drainage Maintenance	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Road Maintenance/Repair	3,800	-	3,800	-	5,331	-	-	-	-	-	-	-	12,931
Sidewalk Maintenance/Repair	-	-	4,958	4,958	-	-	-	-	-	-	-	-	9,915
Sign Maintenance/Repair	794	832	3,162	1,578	1,155	-	-	-	-	-	-	-	7,521
Pressure Cleaning	8,318	18,907	1,890	915	1,000	-	-	-	-	-	-	-	31,030
Electrical Repair & Replacement	1,514	3,184	1,416	3,387	-	-	-	-	-	-	-	-	9,501
Holiday Decorations	23,000	-	3,300	-	-	-	-	-	-	-	-	-	26,300
Gate Repairs and Replacements:	-	90	-	880	1,749	-	-	-	-	-	-	-	2,719
Major Projects:	19,530	-	855	1,533	30,796	-	-	-	-	-	-	-	52,714
Total Operations & Maintenance	\$ 130,151	\$ 85,026	\$ 71,565	\$ 75,240	\$ 102,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464,072
Total Expenditures	\$ 180,951	\$ 102,364	\$ 127,108	\$ 91,756	\$ 109,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612,120
Net Change in Fund Balance	\$ (179,469)	\$ 9,539	\$ 1,047,855	\$ (67,374)	\$ (86,427)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 724,123

Coral Bay
Community Development District

CAPITAL RESERVE SCHEDULE

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

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Allocation in %			
						93.71%	6.29%	100.00%	
						Net Receipts	O&M Portion	Debt Service	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	9,832.92	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
02/16/24	1/1/24-1/31/24	20,345.12	424.57	198.74	(45.72)	19,676.09	18,438.15	1,237.94	19,676.09
TOTAL		\$ 1,465,697.08	\$ 57,998.68	\$ 14,076.52	\$ 813.28	\$ 1,394,435.16	\$ 1,306,702.67	\$ 87,732.49	\$ 1,394,435.16

94.23%	Percent Collected
\$ 89,812.35	Balance Remaining to Collect

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#	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 March 14th Board Meeting	No Cost
3	Peninsula Park and Clubhouse Dock Renovations		APPROVED/IN PROGRESS	Update to be provided at March 14th Board Meeting	\$28,000
4	Management to review Lake shoreline video	Jun-23	COMPLETED		\$300
<u>LANDSCAPING</u>					
5	Remove all Coconut Palms within the District	Nov-23	APPROVED/IN PROGRESS	Just Call James approved - City to review for permit details - Update to be provided at March 14th Board Meeting	\$22,650
6	Removal of Australian Pine on NB canal	Nov-24	APPROVED/IN PROGRESS	Just Call James approved - Pending District Attorney Agreement	\$7,000
7	Mulch bed reducing	Nov-23	ON-GOING	Further discussion needed at next field inspection meeting of 2/28/24	TBD
8	Wall Lifts - Due to Trees	Mar-23	ON-GOING	Shinto to revise proposal correcting cost and locations. Shinto also removed a tree from list that was not yet authorized. D.M. revised content of letters with D.C. Expected mailing by 3/8/24	\$8,900
9	Removal of dead Spindle Palm in Indian Key monument planter	Dec-23	COMPLETED		\$536
10	Sod installation at Las Brisas fire access where old pavers were removed	Jan-24	COMPLETED		\$4,500

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11	Fays Cove (Southwind Lane) entrance landscaping project	Mar-23	COMPLETED	\$5,384
12	Fays Cove sod installation	Oct-23	COMPLETED	\$3,779
13	Installation of Clusia Hedge at 30th Street gate along sidewalk by preserve	Dec-24	COMPLETED	\$2,744
14	Removal of mulch at Dennis Baldis path	Nov-24	COMPLETED	\$4,262
15	Relocation of 2 Gumbo Limbos from Dennis Baldis path	Oct-24	COMPLETED	\$1,200
16	Replacement of dead flowers	Oct-23	COMPLETED	No Cost
17	Annual Tree/Palm Trimming	Nov-23	COMPLETED	Contractual
18	Sod Installation at SBD Buffer to repair deep ruts	Oct-23	COMPLETED	\$2,360
19	South Bay Dr. Tree trimming of trees touching residents roofs	Jun-23	COMPLETED	\$2,440
20	Removal of three (3) dead trees located along NW 31 st Street	Sep-23	COMPLETED	\$1,882
21	Install 7-gallon Clusia to fill the void near Clubhouse entrance area	Sep-23	COMPLETED	\$355
22	Install of fire bush after removal of dead ones on S. Bay Dr. Buffer	Aug-23	COMPLETED	\$1,002
23	Install of wax jasmine to fill in the gap of removed Bougainvillea	Sep-23	COMPLETED	\$485
24	Removal of two (2) dead Washingtonian Palms on N. & S Bay Dr.	Aug-23	COMPLETED	\$2,137
25	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
26	Install 25 Fire Bush in middle median outside the gate on 30 th Street by blue sign	Dec-23	COMPLETED	\$650

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COMMUNITY ITEMS

27	Tennis Courts fence & court resurfacing	Nov-23	ON-GOING	To be discussed at March 14th Board Meeting	~ \$26,000
28	Fays Cove storage door replacement	Feb-24	ON-GOING	FCC Carpentry providing proposal	TBD
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 March 2024.	\$3,157
31	Peninsula Park pool remodeling	May-23	APPROVED/IN PROGRESS	In repair phase - Progres update to be provided at March 14th Board Meeting.	\$65,100
32	Envera Upgrades	Sep-23	ON-GOING	B. S. Mizusawa, Mgt. & Envera met for final walkthrough. Pending puch list items. Details to be provided at March 14th B.M.	No Cost
33	30 th Street Gate blue resident entrance only sign replacement	May-23	APPROVED/IN PROGRESS	Sign was picked up from vendor on 02/23/24 and is pending install by FCC Carpentry	\$634
34	Fays Cove and Clubhouse swimming pool lights	Aug-23	APPROVED/IN PROGRESS	Empire Lighting Contractor provided a response to agreement and is pending District Counsel review.	\$20,520
35	Main Entrance Coral Bay sign repairs at SBD & NBD	Aug-23	ON-GOING	Obtained Specs from Sherwin-Williams - Working to obtain proposals.	TBD
36	Roadway paver repairs at North Bay Drive and removal of Spindle Palm on Fays Cove pool deck to allow for concrete install	Dec-23	ON-GOING	Palm removed, concrete was poured, working on table relocation to new concrete slab, and paver repairs at NB Drive scheduled for 02/28/2024	\$3,010
37	Envera Gate Report	Jan-24	ON-GOING	See Tab B	No Cost
38	Obtain Transponder Reader Quotes	Feb-24	ON-GOING	Pending proposal from Envera	TBD
39	N & S Entrances & Exits Banners	Nov-23	ON-GOING	Delivery scheduled between 1 to 2 weeks.	\$576

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40	N & S Entrances & Exits Banners Arm Post	Dec-24	ON-GOING	Delivered - Pending Banner for installation	\$1,730
41	Fay's Cove Electrical Panels - Replacement	Feb-24	ON-GOING	Electrician is working on proposal.	
42	Roadway paver repairs at the roundabout at Mallory Harbor	Nov-23	COMPLETED		
43	(2) Clubhouse door replacements	Sep-23	COMPLETED		\$3,480
44	Peninsula Park facility painting of lighthouse building	Jun-24	COMPLETED		\$6,100
45	Las Brisas Del Mar PVC Gate - City of Margate Fire Department Knox-Box Lock Installation	Nov-23	COMPLETED		No Cost
46	N. and S. Bay Drive Speed Hump/Bump Signs and Poles - Move poles/signs from intersection areas around community	Nov-23	COMPLETED	\$495 includes 3 new post installation.	\$495
47	Install Tow Away Signs with poles at Fay's Cove and Port Antigua District Property - Near Fay's Cove Pool Facility	Nov-23	COMPLETED	\$495 includes all speed humps that were moved and re-installed.	\$495
48	North Bay Park - New basketball backboard and rims	Apr-23	COMPLETED		\$2,765
49	Removal of pavers at Las Brisas and installation of 12ft wide concrete slab	Sep-23	COMPLETED		\$9,915
50	Replacement of two Mallory Harbor and The Cape Sidewalk locations.	Sep-23	COMPLETED		Included in above
51	Subsoil Investigation for North Bay Park tennis court sinkhole issues	Dec-24	COMPLETED	KCI is reviewing the report	\$2,000
52	Replacement of Peninsula Park lock, Clubhouse, and Fays Cove storage room	Dec-23	COMPLETED		\$1,455
53	Fuse changed in one tennis court light	Nov-23	COMPLETED		TBD

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54	North Bay Park children's bucket swing	Nov-24	COMPLETED	\$525
55	FPL Light repairs at Tot Lot	Aug-23	COMPLETED	No Cost
56	Repair of Clubhouse Pavers	Nov-23	COMPLETED	\$4,090
57	North and South Bay Drive Median Curb Repairs, Painting, and solar reflector lights installed	Nov-23	COMPLETED	\$7,600 (3,700 each)
58	Fay's Cove Wall Painting - After vines Removal	Jan-24	COMPLETED	\$2,000
59	Replace Faded/Damage Signs - Various areas around community	Nov-23	COMPLETED	No Cost
60	Remove Holiday Lights - By 1/14/24	Jan-24	COMPLETED	Contractual
61	Islamorada Entrance/Exit - Repair burned wall light fixtures	Jan-24	COMPLETED	TBD
62	N. and S. Bay Drive Exits by Bridges - Installed 2 missing Desert Cassias	Nov-23	COMPLETED	\$1,287
63	Repair Fay's Cove Women Restroom Door	Feb-24	COMPLETED	\$20
64	Re-paint steel bollard at 30 St with new reflector strips/tape installation	Feb-24	COMPLETED	\$95
65	Report Republic Services Hydraulic Fluid Spill to City and for Cleanup	Feb-24	COMPLETED	No Cost
66	(1) Clubhouse door replacement	Mar-24	COMPLETED	\$1,840

Envera Gate Hit Report
2024
January - February

Date of Incident	Envera Ticket #	Location	Coral Bay Res.	Issued to (Name)	Tag /Plate #	Responses/Comments
01/06/24	4034790	Coral Bay - NORTH - Visitor Gate Strike	N/a	N/a	N/A	No tag due to speed of the vehicle
01/12/24	4043884	Coral Bay 30th St Gate Strike	No	Abraham Lafortune	96ECXQ	
01/10/24	4040623	Coral Bay 30th St Gate - Exit	No	Teakahla Sephryn Whitecloud	AN49EI	
01/27/24	4070142	<i>Coral Bay 30st - Entrance - Gate Strike</i>	Yes	Jouvens Saint Vil	NAJF63	
02/07/24	4091257	<i>Coral Bay - 30th - Entrance Gate Strike</i>	Yes	Ingrid Merona Wright	22AHUC	
02/17/24	4115011	<i>Coral Bay - 30st - Exit - Gate Strike</i>	No	Paul Layson Dion	06BRCQ	
02/18/24	4116644	<i>Coral Bay - 30th st - gate strike exit</i>	N/a	N/a	N/A	No tag information from Envera
02/18/24	4116657	Coral Bay - 30th st - gate strike exit	N/a	N/a	N/A	No tag information from Envera
02/27/24	4133123	Coral bay - 30st - Exit - Gate Strake	No	Lorrie Carpinelli Callahan	AK97LX	



Work Order 00491977
 Work Order 00491977
 Number
 Created Date 2/12/2024

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

Work Details

Specialist Treated the main lake and canal segment 2 for
 Comments to submerged vegetation. Picked up trash. DO
 Customer 9.21, Temp 71.1 °F, pH 8.5. 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 in canals and lake.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Inspected the shorelines for nuisance species.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake and canal segment 2 for submerged vegetation.
Coral Bay CDD - Lakes all	ALGAE CONTROL	Inspected the lake and canals for algae. Minimal algae was present.
Coral Bay CDD - Lakes all		



Work Order 00500694
 Work Order 00500694
 Number
 Created Date 2/26/2024

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 lake and canal segment 1 for submerged vegetation and algae. Will treat segment 3 next visit. Picked up some trash. DO 9.01, TEMP 69.8°F, pH 8.6.

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)	Treated the shoreline for nuisance species.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Inspected the shoreline for nuisance species.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake and canal segment 1 for submerged vegetation. Will treat canal 3 next visit.
Coral Bay CDD - Lakes all	ALGAE CONTROL	Treated the lake and canal 1 for algae.
Coral Bay CDD - Lakes all		

MINUTES OF THE FEBRUARY 8, 2024 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, February 8, 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; Jeacky Charles, Shinto Landscaping; Nicholas Caire, Light Er Up Miami; Ryan Buckner, resident; 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: 0:00:06)

2. Presentations/Reports

Mr. Spavento (Tape Time: 0:00:54) moved on to presentations and asked Mr. Jeacky Charles from Shinto Landscaping to present his item.

(At this time Mr. Charles (Tape Time: 0:01:11) gave a brief presentation on the current landscaping plan, and some additional items relating to mulch bed reductions, sod replacement, wet check reports, flower rotations, etc.)

(At this point (Tape Time: 0:03:30) a discussion was held among the Board members, staff, Mr. Charles, and the attending audience relating to his presentation)

Mr. Spavento (Tape Time: 0:28:30) moved on to the next presentation and asked Mr. Nicholas Caire from Light Er Up Miami for his presentation.

(At this time Mr. Caire from Light Er Up (Tape Time: 0:28:40) gave a brief presentation relating to last year's holiday lighting season and apologized for any miscommunications that came up during the season relating to the holiday lighting. He also stated they would be providing at no charge to the District a 20' Christmas tree for the upcoming holiday season)

(At this point (Tape Time: 0:29:57) a discussion was held among the Board members, staff, Mr. Caire, and the attending audience relating to his presentation, the size of the gift boxes, and lighting outages that had occurred during the previous holiday)

3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:53:47)

Mr. Fred Bourdin (Tape Time: 0:53:55) made a few comments commending Mr. Mizusawa's back and forth expertise with Envera stating it was a great benefit to the community.

Mr. Ryan Buckner (Tape Time: 0:56:57) made a few comments relating to the lake easement around his property and installing artificial turf in his backyard.

At this point (Tape Time: 0:59:36) a discussion was held among the Board members and Mr. Buckner relating to his comments. (The Board agreed this was an HOA matter and Mr. Buckner would need to submit an application to his HOA Board)

Mr. McCormick (Tape Time: 1:15:08) made a comment relating to the 30th Street gates stating they were opened more than closed, specifically at the exit gate.

Mr. Spavento stated that item was coming up on the agenda for discussion by the Board. (Tape Time: 1:15:21)

(There were no other audience or Supervisor comments at this time)

4. Ongoing Discussion of District Lake Maintenance Easements

Mr. Spavento (Tape Time: 1:15:40) moved to the next item, the ongoing discussion of District lake maintenance easement and the encroachment case scenario and asked who would be presenting that item.

- A. Encroachment Case Scenario**
- B. Easement and Encroachment Analysis**
- C. Lake Maintenance Easement Letter (DRAFT)**

Mr. Mizusawa (Tape Time: 1:16:17) gave a brief presentation of the encroachment case scenario stating that since he was the newest member on the Board, he was not privy to all the ongoing issues with the CDD but, he would do his best attempt to explain it to the Board.

At this point (Tape Time: 1:28:51) a discussion was held among the Board members and staff relating to this item.

Mr. Hall (Tape Time: 1:36:39) stated this was the third meeting the Board was listening to lake easement rules, and he felt the reason was because Mr. Mizusawa's address was on the list of violators, and that fact was never disclosed at any prior meeting and should have been disclosed.

Mr. Mizusawa (Tape Time: 1:38:10) stated he took offense that his integrity was questioned, and his ethics.

Mr. Hall (Tape Time: 1:38:16) stated again the fact still should have been disclosed three months ago.

Mr. Mizusawa (Tape Time: 1:38:20) stated he did not know that he needed to disclose that information, and he stated he was all about following the rules, protecting the CDD, and the homeowners as well.

Mr. Spavento (Tape Time: 1:39:20) made a few additional comments relating to the discussion and stated he would prefer statements or thoughts of what might be someone's motivation not be discussed on the public record unless there was something to prove.

(DIRECTION: The Board agreed without objection, to bring the lake maintenance easement letter back to the next meeting in final form with the Board's suggested

comments, along with a procedure on how to handle encroachments that already existed for the Board's discussion)

5. Staff Reports

Mr. Spavento asked Ms. Smoker for her report. (Tape Time: 2:28:53)

A. Attorney – Ethics Training and Financial Disclosure

Ms. Smoker (Tape Time: 2:28:59) gave a brief explanation of the ethics training requirement and financial disclosure memorandum that was included in the agenda.

At this point (Tape Time: 2:29:30) a Q&A session was held among the Board members and Ms. Smoker relating to this item.

B. Engineer

Mr. Spavento (Tape Time: 2:30:50) stated Mr. Geiger was not present at the meeting for any updates at this time.

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: 2:30:57)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Check Run Summary and unaudited financials were approved

Tape time: 2:31:03

D. Field Manager

1) Monthly Report

a. Solitude Water Management Report

Mr. Spavento asked Mr. Padilla for his monthly report. (Tape Time: 2:36:44)

Mr. Gill (Tape Time: 2:37:16) stated he reached out to Florida Seawall and Dock which was the company that was recommended to do the dock removal. However, Florida Seawall and Dock do not wish to proceed unless a shorter version of the District’s legal small project agreement were to be offered, so staff was trying to find a new vendor to handle the dock removal.

At this point (Tape Time: 2:37:38) a discussion was held among the Board members and staff relating to this item.

Mr. Gill (Tape Time: 2:41:00) also mentioned the Board had previously approved the removal of 68 coconut palms around the community not to exceed \$30,000 and stated staff was able to find a less expensive vendor, Just Call James, as opposed to Shinto Landscaping or Garden Leader Corp. which the Board previously approved. Mr. Gill then asked if the Board wished him to enter into a contract and go with this vendor instead of Shinto Landscaping or Garden Leader Corp. since the proposal would be lower and would still be a not-to-exceed amount of \$30,000.

At this point (Tape Time: 2:41:38) a discussion was held among the Board members and staff relating to this item. (The Board agreed with Mr. Gill’s suggestion and had no objection) (Mr. Burgess also made some additional comments relating to the vendor, Just Call James)

MOTION: Authorizing staff to enter into a contract with Just Call James not to exceed a total amount of \$30,000 for the removal of 68 coconut palms around the community.

MOVER: John Hall

SECONDER: Tina Hagen

VOTE: All in favor

RESULT:	Staff to enter into a contract with Just Call James in an amount not to exceed \$30,000 and authorizing District Counsel to prepare an agreement was approved.
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Tape time: 2:44:32

Mr. Burgess (Tape Time: 2:45:20) continued with a few additional updates relating to the items listed on the field manager’s monthly report under section 5D, item #1 which was included in the agenda package.

At this point (Tape Time: 2:45:38) a discussion was held among the Board members and Mr. Burgess relating to some of the landscaping items listed on the field manager’s report.

Mr. Burgess (Tape Time: 2:46:55) continued with his updates on the field manager’s monthly report, and then asked if the Board had any questions regarding those items. Mr. Padilla also gave some updates on a few of the items listed on the field manager’s report.

At this point (Tape Time: 2:51:56) some additional discussion was held among the Board members and staff relating to the field manager’s report.

E. CDD Manager

1) Approval of the Minutes of the January 11, 2024 Meeting

Mr. Spavento asked (Tape Time: 3:20:47) for a motion to approve the minutes.

MOTION:	Approve Minutes of the January 11, 2024 Meeting
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	The January 11, 2024 meeting minutes were approved

Tape time: 3:20:56

2) Discussion of Major Projects
a. Discussion of Tennis Courts Restoration and/or Pickleball Courts Installation

Mr. Spavento (Tape Time: 3:21:16) moved to item #2a, discussion of tennis courts restoration and/or pickleball courts installation.

Ms. Hagen (Tape Time: 3:21:41) made a few comments relating to this item stating this was a carryover item from last month's meeting. She also asked management to show the Board some pictures that she had taken and previously sent to management of a converted tennis court that was now a dual-purpose tennis court and pickleball court located in Delray.

At this point (Tape Time: 3:22:29) a discussion was held among the Board members and staff relating to this item. (The Board agreed to bring this item back to the next meeting with additional information for converting the tennis courts into pickleball courts to help the Board make a decision on whether to just fix the tennis courts, repair the sinkhole, resurface and repaint it, or convert it)

3) Discussion of City of Margate (Resolution No. 8580) Traffic Control Agreement

Mr. Spavento (Tape Time: 3:42:41) moved to item #3, discussion of City of Margate Resolution No. 8580, traffic control agreement, and asked for an update.

Mr. Gallucci (Tape Time: 3:42:456) stated there was some miscommunication between him and Mr. Padilla. Mr. Gallucci stated the District uses traffic enforcement officers to issue tickets for people parking on the sidewalk or parking facing the wrong way once a month and wanted to know if they should also be issuing tickets other than sidewalk parking with a warning period first or only focus on the sidewalks.

At this point (Tape Time: 3:43:24) a discussion was held among the Board members and staff relating to this item) (DIRECTION: The Board agreed not to issue tickets for any other parking issues other than sidewalk parking)

4) Status of Envera System

Mr. Spavento (Tape Time: 3:45:04) moved to item #4, status of Envera System, and asked the Board for their input on this item.

Mr. Padilla (Tape Time: 3:45:21) stated the gate hit report that was provided to the Board is for the month of January and he wanted to get the Board's direction on what to do as far as charging repeat offenders and how much to charge them.

At this point (Tape Time: 3:45:49) a discussion was held among the Board members and Mr. Padilla relating to this item. (Mr. Mizusawa also gave a brief update on some Envera Systems issues, and that he was in contact with John Flak and Phil Allen on how things were progressing along with the click to enter item and stated they still needed to pass an electrical inspection as well)

(DIRECTION: The Board directed staff to come back to the next meeting with some ideas on how to move forward with repeat gate hit offenders and how much to charge them)

5) Letter from Homeowner Regarding Gate Damages

Mr. Spavento (Tape Time: 3:58:00) moved to item #5, letter from homeowner regarding gate damages, and stated he requested this item be put on the agenda because at the last meeting, the Board decided to split the repair cost with the homeowner regarding damages to their vehicle from the gate arm. Mr. Spavento stated he spoke to the homeowner who stated he didn't want to accept the check and burden the community with the expense but, only wanted the insurance company to pay for damages. Mr. Spavento stated it was gate equipment failure and he didn't believe the homeowner should have to pay for the damages, and suggested the Board should reconsider paying the entire bill for the repair.

At this point (Tape Time: 3:59:18) a discussion was held among the Board members relating to this item. (No final decision was made or required regarding payment by the CDD)

6. Audience Comments / Supervisors Comments

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

7. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	John Hall
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 11:04 p.m.
Tape time: 4:04:42	

Secretary/Assistant Secretary

Chairman/Vice Chairman



EASEMENT AFFIDAVIT

What is an easement?

Easement Definition: “A right of use or control of a section of property granted for a designated purpose.” Code of Ordinances of the City of Margate, §40.201(C).

What does this mean?

It means that there is a place on the property where someone has the right to use that part of it for the purpose that the easement was dedicated. Easements can be for access, drainage, canal maintenance, lake maintenance, or utilities. No accessory structures such as sheds or swimming pools may be located within a recorded easement.

Why is an easement affidavit required?

So that a property owner acknowledges their responsibility for constructing something in an easement and the easement holder’s rights. If anything in the easement is damaged or what is built needs to be removed to use the easement, the expense falls on the property owner.

Drainage, canal, or lake maintenance easements. These are critical for flood control maintenance and permission is required from the easement holder before we can issue a permit. Below are the possible entities that permission is needed to construct anything in these types of easements.

- City of Margate, Florida (DEES): 901 NW 66th Ave., Suite A, Margate, FL 33063
Email: deesadmin@margatefl.com
- [Cocomar Water Control District](#): Susan Bodmann, PG, PMP sbodmann@broward.org
- [South Florida Water Management District](#) • [Sunshine Water Control District](#)

EASEMENT AFFIDAVIT SUBMISSION REQUIREMENTS

- Survey:** Legible survey that is a minimum 300 dpi that shows the location of all existing structures, paved areas, and recorded easements on the property.
- Proof of Owner Authorization:** If the property is owned by a corporation an authorized agent registered with the State of Florida as listed on www.sunbiz.org must be the person that signs and the record from www.sunbiz.org must be provided. If the person signing is not listed as an authorized agent, then a corporate resolution showing that person is authorized to sign on behalf of the corporation may be provided.
- Easement Holder Signature:** Required only for construction in drainage, canal, or lake maintenance easements.



EASEMENT AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at _____,

and I proposed to apply for a building permit to construct a _____
in the Utility Easement Drainage Easement Canal Maintenance Easement at my property shown on the attached survey. I understand that the City of Margate has no liability for issuing a building permit for this construction to take place, and that the utility provider or easement holder will not be responsible in any way for repairs to, or replacement of, any portion of it and that any removal and replacement of this construction necessary for the use of this easement will be done at the property owner's expense. Further understanding that the owner will assume full responsibility for any damage incurred to the utility provider's or easement holder's facilities during the construction.

Print owner's or authorized signatory name

Signature of owner or authorized signatory

STATE OF FLORIDA COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ___ day of _____, ____ (year), by _____ (print name of person making statement).

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____

Drainage, Canal or Lake Maintenance Easements:

We agree that the proposed construction may take place within the easement subject to these conditions: _____

Name of Easement Holder: _____

Date: _____

Representative: _____

Title: _____