



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

April 11, 2024



Coral Bay

Community Development District

Agenda

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

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

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

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments / Supervisors Comments
4. Item(s) for Board Consideration
 - A. Solitude Annual Services Contract Renewal
 - B. Permit Application – 3128 Cape Cir
5. Appointment of Audit Selection Committee
 - Audit Selection Committee Meeting**
 - A. Opening Audit Selection Committee Meeting**
 - B. Roll Call**
 - C. Selection of Criteria for Evaluation**
 - D. Authorizing of RFP**
 - E. Adjournment**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - 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 March 14, 2024 Meeting
 - 2) Updates on:
 - a. Envera Invoices

b. Shinto Landscape Responsibilities

3) Discussion of Parking Sign on Property Across from Fays Cove Pool

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>

SERVICES CONTRACT

CUSTOMER NAME: Coral Bay Community Development District

SUBMITTED TO: Julio Padilla, Manager

CONTRACT EFFECTIVE DATE: October 1, 2024, through September 30, 2025

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

SERVICES: Annual lake management services for one lake and three canals (75.12 total acres)

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The Annual Contract Price is **\$33,913.20**. SOLitude shall invoice Customer **\$2,826.10 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or

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unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or

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other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Coral Bay Community Development District

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**

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2. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following each testing period.
3. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Trash Removal:

1. Trash will be removed from the lake and canal with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform

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treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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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: March 15 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

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:

Design and install RIP-RAP using Soil and Concrete Bags pursuant to District guide lines

C. District Property or Easement Affected:

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

D. Project Location Sketch:



lake





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

March 15 2024

Date

Signature of Co-Property Owner / Applicant

March 15 2024

Date

The Cape at Coral Bay Village Association, Inc.
GENERAL ARCHITECTURAL REQUEST (GAR) FORM
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:	CASIMIR KOZINA	Date:	03/15/2024
Address (incl #):	3128 CAPE CIRCLE	Phone:	954-646-9235
Signature:	<i>[Signature]</i>		

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).

DESIGN + INSTALL RIPWRAP USING SOIL AND CONCRETE BAGS
PURSUANT TO DISTRICT GUIDELINES

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

IF DENIED, REASON FOR DENIAL: _____

AUTHORIZED SIGNATURE: *[Signature]*

AUTHORIZED SIGNATURE: _____

DATE: 03/15/2024

Coral Bay Development District
Request for Proposals for Annual Audit Services

The Coral Bay Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for nine additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Broward County and is approximately 256 acres in area. The District currently has an operating budget of approximately \$1,417,094.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy. The audit shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers are available from the District's Manager at the address and telephone number listed below.

Proposers must provide (1) electronic copy emailed to RFP@GMSSE.COM and one (1) hardcopy of their proposal to Coral Bay Community Development District, Attn: District Manager, 5385 N Nob Hill Road, Sunrise, Florida 33351, Telephone (954) 721-8681, in an envelope marked on the outside "Auditing Services, Coral Bay Community Development District." Proposals must be received by 11:00 am. on _____, 2024, at the offices listed above. Please direct all questions regarding this notice to the Treasurer, Patti Powers at (954) 721-8681.

Patti Powers
Treasurer

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2024
Broward County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than 11:00 am, _____, 2024, at the offices of District Manager, located at 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit (1) hardcopy and (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein. Hardcopy shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Coral Bay Community Development District” on the face of it. Electronic copy shall be emailed to RFP@gmssf.com

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District has the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of nine (9) annual renewals.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Fund</i>	<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
Payroll	03/14/24	50845-50848	\$	738.80
General	03/22/24	20185		25,030.00
General	03/27/24	20186-20187		80,124.60
General	04/02/24	20188		7,000.00
General	04/11/24	20189-20210		83,903.26
TOTAL			\$	196,796.66

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/24	00238	2/22/24	36976	202402	320-53800		46613		*	5,500.00		
			ROLLOUT SHELF REBUILD									
		3/08/24	4513548-	202403	320-53800		46613		*	19,530.00		
			RESURFACE AND RETILE									
SHAMROCK POOL SERVICES											25,030.00	020185
3/27/24	99999	3/27/24	VOID	202403	000-00000		00000		C	.00		
			VOID CHECK									
*****INVALID VENDOR NUMBER*****											.00	020186
3/27/24	00017	8/01/23	730660	202309	320-53800		34500		*	9,563.19		
			9/23-SVCS									
		8/01/23	730660	202309	320-53800		46508		*	1,600.52		
			9/23-SVCS									
		8/01/23	730660	202309	320-53800		46508		*	2,000.00-		
			9/23-SVCS									
		9/01/23	731626	202310	320-53800		34500		*	9,563.19		
			10/23-SVCS									
		9/01/23	731626	202310	320-53800		46508		*	1,600.52		
			10/23-SVCS									
		10/02/23	732763	202311	320-53800		34500		*	9,563.19		
			11/23-SVCS									
		10/02/23	732763	202311	320-53800		46508		*	1,600.52		
			11/23-SVCS									
		11/01/23	733827	202312	320-53800		34500		*	9,563.19		
			12/23-SVCS									
		11/01/23	733827	202312	320-53800		46508		*	1,600.52		
			12/23-SVCS									
		3/26/24	739314	202310	320-53800		34500		*	445.64		
			PASSIVE CAMERA	10/27-12/31								
		3/26/24	739317	202401	320-53800		34500		*	2,976.75		
			01/24-SVCS									
		3/26/24	739318	202402	320-53800		34500		*	2,976.75		
			02/24-SVCS									
		3/26/24	739319	202403	320-53800		34500		*	2,976.75		
			03/24-SVCS									
		3/26/24	739320	202404	320-53800		34500		*	2,976.75		
			04/24-SVCS									
		3/26/24	739321	202401	320-53800		34500		*	6,279.28		
			01/24-SVCS									
		3/26/24	739322	202402	320-53800		34500		*	6,279.28		
			02/24-SVCS									
		3/26/24	739323	202403	320-53800		34500		*	6,279.28		
			03/24-SVCS									
		3/26/24	739324	202404	320-53800		34500		*	6,279.28		
			04/24-SVCS									
ENVERA SYSTEMS											80,124.60	020187

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/24	00250	3/27/24	4835	202403 320-53800-46409		REMOVE PINE TREE/DEBRIS JUST CALL JAMES, INC.	*	7,000.00	7,000.00	020188
4/11/24	00242	1/30/24	24215351	202401 320-53800-46508		SVCS-01/29/24 ASAP GATE PLUS LLC	*	90.00	90.00	020189
4/11/24	00009	2/29/24	186488	202402 310-51300-31500		SVCS-02/24 BILLING, COCHRAN, LYLES, MAURO &	*	4,345.00	4,345.00	020190
4/11/24	00012	3/08/24	24031307	202402 320-53800-34502		SVCS-02/24	*	1,072.50		
		3/22/24	24032816	202403 320-53800-34502		SVCS THRU 03/22/24 CITY OF MARGATE-POLICE DEPARTMENT	*	1,320.00	2,392.50	020191
4/11/24	00013	3/21/24	230058-0	202402 320-53800-43100		SVCS-02/24	*	247.37		
		3/21/24	230060-0	202402 320-53800-43100		SVCS-02/24	*	98.60		
		3/21/24	230064-0	202402 320-53800-43100		SVCS-02/24	*	799.39		
		3/21/24	239260-0	202402 320-53800-43100		SVCS-02/24 CITY OF MARGATE-UTILITIES	*	16.08	1,161.44	020192
4/11/24	00123	3/04/24	2316007	202403 310-51300-32300		ADMIN FEE-3/29/24-3/28/25 COMPUTERSHARE TRUST COMPANY	*	3,500.00	3,500.00	020193
4/11/24	00110	4/03/24	04032024	202404 300-20700-10000		TXFER OF TAX RECEIPTS CORAL BAY CDD	*	4,043.82	4,043.82	020194
4/11/24	00197	3/17/24	10063	202403 320-53800-46507		SVCS-03/15/24 EAGLE GROUP, INC	*	1,367.26	1,367.26	020195
4/11/24	00032	3/29/24	4223	202404 320-53800-46418		SVCS-04/24	*	2,625.00		
		3/29/24	4224	202403 320-53800-46408		SVCS-03/24 EAST RIVER POOLS AND SPAS, INC.	*	180.00	2,805.00	020196

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/24	00053	1/30/24	83923891	202401 310-51300-42000		DELIVERIES THRU 01/17/24	*	40.48		
		3/05/24	96697967	202401 310-51300-42000		DELIVERIES THRU 01/30/24	*	3.24		
									43.72	020197

4/11/24	00253	1/23/24	24-280	202401 320-53800-46000		SVCS-01/11/24	*	2,000.00		
									2,000.00	020198

4/11/24	00020	3/22/24	032024	202403 320-53800-43000		SVCS-03/24	*	8,077.45		
									8,077.45	020199

4/11/24	00001	4/01/24	364	202404 310-51300-34000		MGMT FEES-04/24	*	6,113.75		
		4/01/24	364	202404 310-51300-35100		COMPUTER TIME	*	83.33		
		4/01/24	364	202404 310-51300-51000		OFFICE SUPPLIES	*	10.00		
		4/01/24	364	202404 310-51300-42000		POSTAGE AND DELIVERY	*	9.20		
		4/01/24	364	202404 310-51300-42500		COPIES	*	75.50		
		4/01/24	365	202404 320-53800-34000		FIELD SVCS-04/24	*	2,015.92		
		4/01/24	365	202404 310-51300-48000		SUN SENTINEL	*	132.54		
		4/01/24	365	202404 310-51300-48000		TRIBUNE PUBLISHING	*	132.54		
		4/01/24	365	202404 310-51300-51000		REGIONS CC-OFFICE DEPOT	*	20.51		
		4/01/24	365	202404 310-51300-51000		REGIONS CC-SAMS CLUB	*	26.73		
		4/01/24	365	202404 310-51300-51000		REGIONS CC-HOME DEPOT	*	54.53		
									8,674.55	020200

4/11/24	00058	3/07/24	90451634	202404 310-51300-51000		SUPPLIES	*	34.09		
									34.09	020201

4/11/24	00021	12/31/23	23271	202311 320-53800-46404		REPAIRS-11/2023	*	654.08		
		12/31/23	23273	202312 320-53800-46404		REPAIRS-12/23	*	140.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/24		23340		202401	320	53800	46409			*	1,630.00		
			SVCS-01/24				LANDSCAPE INST						
2/19/24		23870		202402	320	53800	46409			*	4,500.00		
			SVCS-02/24										
2/29/24		24136		202402	320	53800	46404			*	1,454.95		
			SVCS-02/24										
4/01/24		24451		202402	320	53800	46202			*	23,792.00		
			MAINT-04/24										
INNOVATIVE GROUNDS MANAGEMENT, LLC											32,171.03	020202	
4/11/24	00195	3/08/24	1027110	202402	320	53800	46513			*	390.00		
			SVCS-02/24										
		3/08/24	1027110	202402	320	53800	46404			*	1,395.00		
			SVCS-02/24										
		3/08/24	1027110	202402	310	51300	31100			*	925.00		
			SVCS-02/24										
KCI TECHNOLOGIES, INC.											2,710.00	020203	
4/11/24	00236	2/09/24	PB5938	202402	320	53800	46507			*	1,730.00		
			SUPPLIES										
LIGHTWORKS INC											1,730.00	020204	
4/11/24	00185	11/01/23	1338316	202311	320	53800	34501			*	105.00		
			MONITOR-11/01/23-01/31/24										
		3/01/24	1341164	202403	320	53800	46408			*	200.00		
			ANNUAL DUCT DET INSPECTIO										
SECURITY & FIRE SYSTEMS, INC.											305.00	020205	
4/11/24	00196	4/01/24	PSI06063	202404	320	53800	46407			*	2,717.40		
			MAINT-04/24										
SOLITUDE LAKE MANAGEMENT											2,717.40	020206	
4/11/24	00198	3/21/24	03212024	202403	320	53800	46401			*	505.00		
			SVCS-03/24										
SOUTHERN PLANT AND PEST SERVICES											505.00	020207	
4/11/24	00122	3/18/24	7267	202403	320	53800	46408			*	530.00		
			SVCS-03/18/24										
TERRY BARBER											530.00	020208	
4/11/24	00247	3/20/24	03202024	202403	320	53800	46505			*	1,900.00		
			SVCS-03/24				PVC FENCE						
		3/20/24	03202024	202403	320	53800	46505			*	400.00		
			SVCS-03/24				SIDEWALK						
		3/28/24	03282024	202403	320	53800	46505			*	1,850.00		
			SVCS-03/24										
911 COMMERCIAL PRESSURE CLEANING											4,150.00	020209	

AP300R
*** CHECK NOS. 020185-020210

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/03/24
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	AMOUNTCHECK..... AMOUNT #
4/11/24	00251	3/20/24 03202024	202403 320-53800-46408	911 COMMERCIAL CLEANING CORP	*	550.00	550.00 020210
						TOTAL FOR BANK C	196,057.86
						TOTAL FOR REGISTER	196,057.86

CBAY **CORAL BAY** JWASSERMAN

Coral Bay
Community Development District

Unaudited Financial Reporting
March 31, 2024



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 155,340	\$ -	\$ 155,340
Bank Of America - Savings	41,573	-	41,573
Due from General Fund	-	4,044	4,044
<u>Investments:</u>			
State Board of Administration	8,675	-	8,675
BankUnited Money Market	1,015,009	-	1,015,009
<u>Series 2012</u>			
Reserve	-	46,738	46,738
Revenue	-	121,138	121,138
Interest	-	7	7
Principal	-	2,492	2,492
Electric Deposits	218	-	218
Total Assets	\$ 1,220,816	\$ 174,418	\$ 1,395,235
Liabilities:			
Accounts Payable	\$ 39,760	\$ -	\$ 39,760
Due to Debt Service	4,044	-	4,044
Deposits	460	-	460
Total Liabilities	\$ 44,264	\$ -	\$ 44,264
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	174,418	174,418
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,155,834	-	1,155,834
Total Fund Balances	\$ 1,176,552	\$ 174,418	\$ 1,350,970
Total Liabilities & Fund Balance	\$ 1,220,816	\$ 174,418	\$ 1,395,235

Coral Bay
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Actual Variance	Projected Next 6 Months	FY 2024 Total Projected	Projected Variance
Revenues:							
Special Assessments - On Roll	\$ 1,402,125	\$ 1,121,700	\$ 1,333,401	\$ 211,701	\$ 68,724	\$ 1,402,125	\$ -
Interest Income	8,000	4,000	16,674	12,674	15,284	31,958	23,958
Toscana Contributions	2,500	2,500	3,026	526	-	3,026	526
Transponders/Stickers	2,000	1,000	1,715	715	2,858	4,573	2,573
Total Revenues	\$ 1,414,625	\$ 1,129,200	\$ 1,354,816	\$ 225,616	\$ 86,866	\$ 1,441,682	\$ 27,057
Expenditures:							
<u>General and Administrative:</u>							
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,800	\$ 200	\$ 6,000	\$ 11,800	\$ 200
FICA Expense	918	459	444	15	459	903	15
Engineering	30,000	15,000	9,230	5,770	17,500	26,730	3,270
Attorney	40,000	20,000	33,230	(13,230)	23,333	56,563	(16,563)
Commissions/Tax Collector	16,927	13,542	15,320	(1,778)	752	16,072	855
Annual Audit	3,800	1,900	-	1,900	3,800	3,800	-
Trustee Fees	3,500	3,500	3,500	-	-	3,500	-
Management Fees	73,365	36,683	36,683	-	36,683	73,365	-
Information Technology	1,000	500	500	0	500	1,000	-
Postage & Delivery	2,000	1,000	273	727	1,000	1,273	727
Insurance	69,937	81,358	81,358	-	24,769	106,126	(36,189)
Printing and Binding	3,000	1,500	670	830	1,500	2,170	830
Legal Advertising and Other	2,000	1,000	1,583	(583)	1,000	2,583	(583)
Office Supplies	1,000	500	371	129	500	871	129
Dues, Licenses	175	175	175	-	-	175	-
Total General and Administrative	\$ 259,622	\$ 183,116	\$ 189,135	\$ (6,019)	\$ 117,795	\$ 306,930	\$ (47,308)

Coral Bay
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	Actual	Projected Next	FY 2024	Projected
	Budget	Thru 03/31/24	Thru 03/31/24	Variance	6 Months	Total Projected	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 24,191	\$ 12,096	\$ 12,096	\$ (0)	\$ 12,095	\$ 24,191	\$ -
Contractual-Security	111,072	55,536	65,217	(9,681)	55,536	120,753	(9,681)
Contractual-Security Equipment	51,150	25,575	-	25,575	27,706	27,706	23,444
Security Patrols	37,000	18,500	16,104	2,396	20,042	36,146	854
Parking Enforcement	8,400	4,200	1,400	2,800	7,000	8,400	-
Fire and Security System Monitoring	500	250	210	40	210	420	80
Telephone	12,000	6,000	4,305	1,695	4,806	9,111	2,889
Water & Sewer	14,000	7,000	5,768	1,232	8,076	13,844	156
Electric	95,000	47,500	53,101	(5,601)	47,500	100,601	(5,601)
Pest Control	3,500	1,750	1,315	435	1,515	2,830	670
Community Maintenance	299,779	149,890	142,752	7,138	142,752	285,504	14,275
Other Maintenance	10,000	5,000	4,691	310	5,000	9,691	310
Irrigation Pumps Maintenance & Repair	25,000	12,500	16,904	(4,404)	10,417	27,321	(2,321)
Wall Maintenance and Repair	3,000	1,500	-	1,500	1,500	1,500	1,500
Park & Pool Maintenance/Repair	50,524	25,262	22,181	3,081	25,262	47,443	3,081
Pool Maintenance - Contract	31,476	15,738	14,875	863	15,750	30,625	851
Landscape Repairs and Improvements:	43,000	21,500	52,432	(30,932)	17,917	70,349	(27,349)
Pruning/Trimming/Clean Up/Tree Removals	-	-	14,945	-	-	-	-
Cleanup	-	-	7,120	-	-	-	-
Mulch	-	-	4,375	-	-	-	-
Landscape Installation	-	-	25,992	-	-	-	-
Lake Maintenance/Repair	34,000	17,000	16,304	696	16,304	32,609	1,391
Fountain Maintenance/Repair	1,000	500	450	50	450	900	100
Drainage Maintenance	26,000	13,000	3,000	10,000	23,000	26,000	-
Road Maintenance/Repair	20,000	10,000	13,321	(3,321)	6,680	20,000	-
Sidewalk Maintenance/Repair	20,000	10,000	9,915	85	10,085	20,000	-
Sign Maintenance/Repair	3,000	3,000	7,521	(4,521)	-	7,521	(4,521)
Pressure Cleaning	36,000	35,180	35,180	-	820	36,000	-
Electrical Repair & Replacement	23,000	11,500	16,713	(5,213)	11,500	28,213	(5,213)
Holiday Decorations	38,880	26,300	26,300	-	17,073	43,373	(4,493)
Gate Repairs and Replacements:	16,000	8,000	7,611	389	8,389	16,000	-
Gate Repairs	-	-	2,809	-	-	-	-
Envera - Contractual	-	-	4,802	-	-	-	-

Coral Bay
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Actual Variance	Projected Next 6 Months	FY 2024 Total Projected	Projected Variance
Operations and Maintenance (Continued)							
Major Projects:	120,000	60,000	77,744	(17,744)	42,256	120,000	-
Entrance Signs/Marquis	-	-	6,199	-	-	-	-
Clubhouse - Dock Extension	-	-	855	-	-	-	-
Pool Resurfacing - Peninsula Pool	-	-	64,090	-	-	-	-
Paint Fencing Around Pools	-	-	6,600	-	-	-	-
Total Field Expenditures	\$ 1,157,472	\$ 604,276	\$ 627,409	\$ (23,133)	\$ 539,641	\$ 1,167,050	\$ (9,578)
Total Operations and Maintenance	\$ 1,157,472	\$ 604,276	\$ 627,409	\$ (23,133)	\$ 539,641	\$ 1,167,050	\$ (9,578)
Total Expenditures	\$ 1,417,094	\$ 787,392	\$ 816,544	\$ (29,152)	\$ 657,436	\$ 1,473,980	\$ (56,886)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,469)	\$ 341,808	\$ 538,272	\$ 254,769	\$ (570,570)	\$ (32,298)	\$ (29,829)
Net Change in Fund Balance	\$ (2,469)	\$ 341,808	\$ 538,272	\$ 254,769	\$ (570,570)	\$ (32,298)	\$ (29,829)
Fund Balance - Beginning	\$ 647,594		\$ 638,280				
Fund Balance - Ending	\$ 645,125		\$ 1,176,552				

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

	Total	Acutal	Projected	Total
	FY 2023	Thru 03/31/24	at 9/30/24	Projected Cost
Expenditures:				
<i>Non-Landscaping Projects</i>				
Gate/Security/Camera System Upgrades	\$ -	\$ -	\$ 153,449	\$ 153,449
North Bay Park - Addition of new Volleyball Court	-	-	24,000	24,000
North Bay Park - Additional Outdoor Equipment	-	-	20,000	20,000
North Bay Park - Addition of a Jogging/ Walking Path ¼ Mile	-	-	29,000	29,000
Parks - Additional Lighting (\$2,000 each solar light - 5 in total expected)	-	-	10,000	10,000
Clubhouse - New Lake Fountain	-	-	26,000	26,000
Clubhouse - Addition of Pool Heater	-	-	24,000	24,000
Clubhouse - Dock Extension	-	855	91,000	91,000
Fay's Cove Pool Area - Dock Replacement	-	-	100,000	100,000
Roads - Additional Speed Humps (\$5,000 each - 4 in total expected)	-	-	20,000	20,000
30th Street Entrance - Adding of a Gate Trap to eliminate tailgating	-	-	80,000	80,000
Pickleball Court (North Bay Park)	-	-	59,000	59,000
North Bay Park Tennis Courts Resurfacing	-	-	20,000	20,000
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	-	-	50,000	50,000
Pool Resurfacing - Clubhouse Pool	4,300	-	24,000	28,300
Pool Resurfacing - Peninsula Pool	6,100	64,090	70,600	76,700
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	\$ 77,744	\$ 879,298	\$ 949,573

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended March 31, 2024

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

ADMINISTRATIVE:

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for March hasn't been received.
Engineering Fees	Budget to Actual	Invoice for March 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-Monthly Gate Monitoring \$9,256.03
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 March haven't been received.
Pest Control	Budget to Actual	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 every other month
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	No Comments
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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments Bond A- Tax Roll	\$ 91,163	\$ 45,581	\$ 88,630	\$ 43,049
Interest Income	-	-	2,699	2,699
Total Revenues	\$ 91,163	\$ 45,581	\$ 91,329	\$ 45,748
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)	\$ 38,844	\$ 84,592	\$ 45,748
Fund Balance - Beginning			\$ 89,827	
Fund Balance - Ending			\$ 174,418	

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	\$ 13,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333,401
Interest Income	992	645	910	4,173	4,888	5,065	-	-	-	-	-	-	16,674
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	\$ 18,573	\$ -	\$ 1,354,816					

Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA Expense	77	76	77	77	77	61	-	-	-	-	-	-	444
Engineering	3,460	1,675	1,560	1,610	925	-	-	-	-	-	-	-	9,230
Attorney	7,795	6,328	7,858	6,905	4,345	-	-	-	-	-	-	-	33,230
Commissions/Tax Collector	-	1,113	13,696	190	186	135	-	-	-	-	-	-	15,320
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	3,500	-	-	-	-	-	-	3,500
Management Fees	6,114	6,114	6,114	6,114	6,114	6,114	-	-	-	-	-	-	36,683
Information Technology	83	84	83	83	83	83	-	-	-	-	-	-	500
Postage & Delivery	16	10	8	93	83	62	-	-	-	-	-	-	273
Insurance	31,821	-	24,769	-	-	24,769	-	-	-	-	-	-	81,358
Printing and Binding	112	86	167	115	82	108	-	-	-	-	-	-	670
Legal Advertising and Other	126	569	203	319	192	176	-	-	-	-	-	-	1,583
Office Supplies	21	285	10	11	34	10	-	-	-	-	-	-	371
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	\$ 50,800	\$ 17,338	\$ 55,543	\$ 16,516	\$ 13,120	\$ 35,818	\$ -	\$ 189,135					

Operations and Maintenance													
Field Management Fees	\$ 2,016	\$ 2,016	\$ 2,016	\$ 2,016	\$ 2,016	\$ 2,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,096
Contractual-Security	18,322	9,563	9,563	9,256	9,256	9,256	-	-	-	-	-	-	65,217
Contractual-Security Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrols	2,541	3,641	2,349	2,805	2,376	2,393	-	-	-	-	-	-	16,104
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	-	105	-	-	105	-	-	-	-	-	-	210
Telephone	637	667	720	774	754	754	-	-	-	-	-	-	4,305
Water & Sewer	934	973	1,121	1,579	1,161	-	-	-	-	-	-	-	5,768
Electric	8,989	8,700	9,265	9,262	8,808	8,077	-	-	-	-	-	-	53,101
Pest Control	305	-	-	505	-	505	-	-	-	-	-	-	1,315
Community Maintenance	23,792	23,792	23,792	23,792	23,792	23,792	-	-	-	-	-	-	142,752
Other Maintenance	2,145	-	-	-	546	2,000	-	-	-	-	-	-	4,691
Irrigation Pumps Maintenance & Repair	480	4,472	180	2,440	5,688	3,644	-	-	-	-	-	-	16,904
Wall Maintenance and Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Pool Maintenance/Repair	4,016	45	5,178	6,951	3,427	2,565	-	-	-	-	-	-	22,181
Pool Maintenance - Contract	2,625	2,625	2,625	2,625	2,625	1,750	-	-	-	-	-	-	14,875
Landscape Repairs and Improvements:	9,837	11,514	2,118	6,523	9,310	13,130	-	-	-	-	-	-	52,432

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	2,717	-	-	-	-	-	-	16,304
Fountain Maintenance/Repair	150	150	-	150	-	-	-	-	-	-	-	-	450
Drainage Maintenance	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Road Maintenance/Repair	3,800	-	3,800	-	5,331	390	-	-	-	-	-	-	13,321
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	4,150	-	-	-	-	-	-	35,180
Electrical Repair & Replacement	1,514	3,184	1,416	3,387	1,730	5,482	-	-	-	-	-	-	16,713
Holiday Decorations	23,000	-	3,300	-	-	-	-	-	-	-	-	-	26,300
Gate Repairs and Replacements:	1,601	1,691	1,601	970	1,749	-	-	-	-	-	-	-	7,611
Major Projects:	19,530	-	855	1,533	30,796	25,030	-	-	-	-	-	-	77,744
Total Operations & Maintenance	\$ 141,761	\$ 96,190	\$ 82,729	\$ 84,736	\$ 114,236	\$ 107,756	\$ -	\$ 627,409					
Total Expenditures	\$ 192,560	\$ 113,527	\$ 138,272	\$ 101,252	\$ 127,357	\$ 143,574	\$ -	\$ 816,544					
Net Change in Fund Balance	\$ (191,078)	\$ (1,625)	\$ 1,036,692	\$ (76,870)	\$ (103,845)	\$ (125,001)	\$ -	\$ 538,272					

Coral Bay
Community Development District

CAPITAL RESERVE SCHEDULE

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

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Allocation in %			
						Net Receipts	O&M Portion	Debt Service	Total
						93.71%	6.29%	100.00%	
11/22/23	11/1/23-11/15/23	\$ 123,808.27	\$ 5,080.53	\$ 1,187.28	\$ -	\$ 117,540.46	\$ 110,145.27	\$ 7,395.19	\$ 117,540.46
12/08/23	11/16/23-11/30/23	1,261,706.54	50,439.31	12,112.67	-	1,199,154.56	1,123,708.36	75,446.20	1,199,154.56
12/15/23	12/1/23-12/8/23	29,119.24	1,101.51	280.18	-	27,737.55	25,992.41	1,745.14	27,737.55
12/28/23	12/9/23-12/20/23	9,832.92	326.21	95.06	-	9,411.65	8,819.51	592.14	9,411.65
01/12/24	12/1/23-12/31/23	20,884.99	626.55	202.59	-	20,055.85	18,794.01	1,261.84	20,055.85
01/25/24	INTEREST	-	-	-	859.00	859.00	804.96	54.04	859.00
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
03/15/24	2/1/24-2/29/24	14,555.11	140.40	144.15	-	14,270.56	13,372.71	897.85	14,270.56
TOTAL		\$ 1,480,252.19	\$ 58,139.08	\$ 14,220.67	\$ 813.28	\$ 1,408,705.72	\$ 1,320,075.38	\$ 88,630.34	\$ 1,408,705.72

95.16%	Percent Collected
\$ 75,257.24	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	To be discuss at April 11th Board Meeting	No Cost
3	Peninsula Park and Clubhouse Dock Renovations	May-23	APPROVED/IN PROGRESS	Pending contractor execution of agreement.	\$28,000
<u>LANDSCAPING</u>					
4	Remove all Coconut Palms within the District	Nov-23	APPROVED/IN PROGRESS	Pending onsite meeting inspection of every coconut palm with City to confirm if it can be removed/if replacement is needed.	\$22,650
5	Mulch bed reducing	Nov-23	ON-GOING	Further discussion needed at next field inspection meeting of 4/10/24	TBD
6	Wall Lifts - Due to Trees	Mar-23	ON-GOING	Shinto-revise proposal-cost & locations Resident complaint Shinto removed mango tree not yet authorized by management D.M. revised content of letters with D.C. and mailing. Pending Resident's Response	\$8,900
7	Removal of Australian Pine on NB canal	Nov-24	COMPLETED		\$7,000
<u>COMMUNITY ITEMS</u>					
8	Tennis Courts fence & court resurfacing	Nov-23	ON-GOING	Pending Board Direction	\$26,000
9	Fays Cove storage room fire rated door & frame replacement	Feb-24	APPROVED/IN PROGRESS	FCC Carpentry - Ordered	\$4,274
10	Repair of Peninsula Park pool pavers	Aug-23	APPROVED/IN PROGRESS	To schedule after spring break	\$16,070
11	Street name sign brackets and old bracket replacements	Jan-23	APPROVED/IN PROGRESS	Schedule to start April 10th	\$3,157

12	Peninsula Park pool remodeling	May-23	APPROVED/IN PROGRESS	Repairs completed Pending Warrantee Information	\$65,100
13	Fays Cove and Clubhouse swimming pool lights	Aug-23	APPROVED/IN PROGRESS	Empire reviewing revised agreement.	\$20,520
14	Main Entrance Coral Bay sign repairs at SBD & NBD	Aug-23	ON-GOING	Working to revise Specs	TBD
15	Envera Gate Report	Mar-24	ON-GOING	See Tab B	No Cost
16	Obtain Transponder Reader Quotes	Feb-24	ON-GOING	Pending proposal from Envera	TBD
17	Fay's Cove Electrical Panels - Replacement	Feb-24	APPROVED/IN PROGRESS	Working on permitting	\$6,600
18	NBD - Missing Broken Wall Cap Near Tennis Courts at Noth BAY Park	Mar-24	APPROVED/IN PROGRESS	Engineer Inspected 3/26 and is contacting 3D Paving for Repair Proposal	TBD
19	NBD - Asphalt Sink Hole Accross Indian Key by Previous Irrigation Break	Mar-24	APPROVED/IN PROGRESS	Engineer Inspected 3/26 - Lifted by roots - Part of wall lits root issues	TBD
20	Fay's Cove Gate Repairs	Mar-24	APPROVED/IN PROGRESS	Handy Man - Parts and Labor	\$65/hr + materials
21	Peninsula Park Latch Gate Repair	Mar-24	APPROVED/IN PROGRESS	Handy Man - Parts and Labor	\$65/hr + materials
22	Park and Pool Facilities Parking Lot Tire Stops and Lane Stripping	Mar-24	APPROVED/IN PROGRESS	To be schedule by Handy Man	\$2,435
23	Clubhouse Restrooms Painting and Bike Rack Pavers Repairs and Painting	Mar-24	APPROVED/IN PROGRESS	To be schedule by Handy Man	\$490
24	Signs, Post, Poles, & Bollards Repairs, Removals, Installation, & Painting at Various Locations	Mar-24	APPROVED/IN PROGRESS	To be schedule by Handy Man	\$905
25	Fays Cove Gate Repairs	Mar-24	APPROVED/IN PROGRESS	To be schedule by Handy Man	\$65/hr + materials
26	Fays Cove and Peninsula Park Gate Latch Replacement	Mar-24	APPROVED/IN PROGRESS	To be schedule by Handy Man	\$248
27	Plumbing Repairs at Fay's Cove & Peninsula Pk	Mar-24	APPROVED/IN PROGRESS	Fay's Cove Completed - Peninsula Park Sink has cement in the drain line. The sink will be removed and the line cap. Add'l cost pending.	\$245
<u>PRIOR COMPLETED ITEMS</u>					

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1	Management Lake Shoreline Video Review	Jun-23	COMPLETED	\$300
2	Removal of dead Spindle Palm in Indian Key monument planter	Dec-23	COMPLETED	\$536
3	Sod installation at Las Brisas fire access where old pavers were removed	Jan-24	COMPLETED	\$4,500
4	Fays Cove (Southwind Lane) entrance landscaping project	Mar-23	COMPLETED	\$5,384
5	Fays Cove sod installation	Oct-23	COMPLETED	\$3,779
6	Installation of Clusia Hedge at 30th Street gate along sidewalk by preserve	Dec-24	COMPLETED	\$2,744
7	Removal of mulch at Dennis Baldis path	Nov-24	COMPLETED	\$4,262
8	Relocation of 2 Gumbo Limbos from Dennis Baldis path	Oct-24	COMPLETED	\$1,200
9	Replacement of dead flowers	Oct-23	COMPLETED	No Cost
10	Annual Tree/Palm Trimming	Nov-23	COMPLETED	Contractual
11	Sod Installation at SBD Buffer to repair deep ruts	Oct-23	COMPLETED	\$2,360
12	South Bay Dr. Tree trimming of trees touching residents roofs	Jun-23	COMPLETED	\$2,440
13	Removal of three (3) dead trees located along NW 31st Street	Sep-23	COMPLETED	\$1,882
14	Install 7-gallon Clusia to fill the void near Clubhouse entrance area	Sep-23	COMPLETED	\$355
15	Install of fire bush after removal of dead ones on S. Bay Dr. Buffer	Aug-23	COMPLETED	\$1,002
16	Install of wax jasmine to fill in the gap of removed Bougainvillea	Sep-23	COMPLETED	\$485
17	Removal of two (2) dead Washingtonian Palms on N. & S Bay Dr.	Aug-23	COMPLETED	\$2,137
18	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
19	Install 25 Fire Bush in middle median outside the gate on 30th Street by blue sign	Dec-23	COMPLETED	\$650

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20	30th Street Gate blue resident entrance only sign replacement	May-23	COMPLETED	\$634
21	N & S Entrances & Exits Banners	Nov-23	COMPLETED	\$576
22	N & S Entrances & Exits Banners Arm Post	Dec-24	COMPLETED	\$1,730
23	Roadway paver repairs at the roundabout at Mallory Harbor	Nov-23	COMPLETED	
24	(2) Clubhouse door replacements	Sep-23	COMPLETED	\$3,480
25	Peninsula Park facility painting of lighthouse building	Jun-24	COMPLETED	\$6,100
26	Las Brisas Del Mar PVC Gate - City of Margate Fire Department Knox-Box Lock Installation	Nov-23	COMPLETED	No Cost
27	N. and S. Bay Drive Speed Hump/Bump Signs and Poles - Move poles/signs from intersection areas around community	Nov-23	COMPLETED	\$495
28	Install Tow Away Signs with poles at Fay's Cove and Port Antigua District Property - Near Fay's Cove Pool Facility	Nov-23	COMPLETED	Included in above
29	North Bay Park - New basketball backboard and rims	Apr-23	COMPLETED	\$2,765
30	Removal of pavers at Las Brisas and installation of 12ft wide concrete slab	Sep-23	COMPLETED	\$9,915
31	Replacement of two Mallory Harbor and The Cape Sidewalk locations.	Sep-23	COMPLETED	Included in above
32	Subsoil Investigation for North Bay Park tennis court sinkhole issues	Dec-24	COMPLETED	\$2,000
33	Replacement of Peninsula Park lock, Clubhouse, and Fays Cove storage room	Dec-23	COMPLETED	\$1,455
34	Fuse changed in one tennis court light	Nov-23	COMPLETED	TBD
35	North Bay Park children's bucket swing	Nov-24	COMPLETED	\$525
36	FPL Light repairs at Tot Lot	Aug-23	COMPLETED	No Cost
37	Repair of Clubhouse Pavers	Nov-23	COMPLETED	\$4,090
38	North and South Bay Drive Median Curb Repairs, Painting, and solar reflector lights installed	Nov-23	COMPLETED	\$7,600 (3,700 each)
39	Fay's Cove Wall Painting - After vines Removal	Jan-24	COMPLETED	\$2,000

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40	Replace Faded/Damage Signs - Various areas around community	Nov-23	COMPLETED	No Cost
41	Remove Holiday Lights - By 1/14/24	Jan-24	COMPLETED	Contractual
42	Islamorada Entrance/Exit - Repair burned wall light fixtures	Jan-24	COMPLETED	TBD
43	N. and S. Bay Drive Exits by Bridges - Installed 2 missing Desert Cassias	Nov-23	COMPLETED	\$1,287
44	Repair Fay's Cove Women Restroom Door	Feb-24	COMPLETED	\$20
45	Re-paint steel bollard at 30 St with new reflector strips/tape installation	Feb-24	COMPLETED	\$95
46	Report Republic Services Hydraulic Fluid Spill to City and for Cleanup	Feb-24	COMPLETED	No Cost
47	(1) Add'l Clubhouse door replacement	Mar-24	COMPLETED	\$1,840
48	Envera Upgrades	Sep-23	COMPLETED	No Cost
49	Roadway paver repairs at North Bay Drive and removal of Spindle Palm on Fays Cove pool deck to allow for concrete install	Dec-23	COMPLETED	\$3,010



Work Order 00536935
 Work Order 00536935
 Number
 Created Date 3/11/2024

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

Work Details

Specialist Treated the lake and canal 3 for algae and Prepared By David Frazier
 Comments to submerged vegetation. Picked up some trash.
 Customer DO 10.68, pH 8.69, Temp 76.8° F

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Coral Bay CDD - Lakes all	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up some trash.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Inspected the shorelines for nuisance species.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake and canal segment 3 for submerged vegetation.
Coral Bay CDD - Lakes all	ALGAE CONTROL	Treated the lake and canal 3 for algae.
Coral Bay CDD - Lakes all		



Work Order 00554497
 Work Order 00554497
 Number
 Created Date 3/25/2024

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 3 for Prepared By David Frazier
 Comments to submerged vegetation and algae. Picked up
 Customer debris. D.O. 7.69 Temp 73.8°F pH 7.8

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 debris.
Coral Bay CDD - Lakes all	SHORELINE WEED CONTROL	Inspected the shoreline for nuisance species. Wind was too prevalent for shoreline applications.
Coral Bay CDD - Lakes all	LAKE WEED CONTROL	Treated the lake and canal 3 for submerged vegetation
Coral Bay CDD - Lakes all	ALGAE CONTROL	Treated canals 2 and 3 along with the main lake for algae.
Coral Bay CDD - Lakes all		

Envera Gate Hit Report
2024
January - March

Date of Incident	Envera Ticket #	Location	Coral Bay Res.	Issued to (Name)	Tag /Plate #	Responses/Comments
01/06/24	4034790	Coral Bay - NBD - Visitor	n/a	n/a	n/a	No tag due to speed of the vehicle
01/12/24	4043884	Coral Bay - 30th - Exit	No	Abraham Lafortune	96ECXQ	
01/10/24	4040623	Coral Bay - 30th - Exit	No	Teakahla Sephryn Whitecloud	AN49EI	
01/27/24	4070142	Coral Bay - 30th - Entrance	Yes	Jouvens Saint Vil	NAJF63	
02/07/24	4091257	Coral Bay - 30th - Entrance	Yes	Ingrid Merona Wright	22AHUC	
02/17/24	4115011	Coral Bay - 30st - Exit	No	Paul Layson Dion	06BRCQ	
02/18/24	4116644	Coral Bay - 30th - Exit	n/a	n/a	n/a	No tag information from Envera
02/18/24	4116657	Coral Bay - 30th - Exit	n/a	n/a	n/a	No tag information from Envera
02/27/24	4133123	Coral bay - 30st - Exit	No	Lorrie Carpinelli Callahan	AK97LX	
03/26/24	04140042	Coral Bay - 30th - Exit	No	Abigail Amber Lindo	17BRCS	
03/18/24	04142529	Coral Bay - 30th - Exit	Yes	Antonio Lendon Paisley	AV60JG	
03/14/24	04142550	Coral Bay - 30th - Entrance	No	Carmax Super Stores	PF282H	
03/13/24	04142583	Coral Bay - 30th - Exit	No	Antoinay Shanince Moody	PLXL32	
03/13/24	04149901	Coral Bay - 30th - Entrance	No	Kayon La-Dorna Bridgette Douglas Anthony Graham	09ATYS	
03/07/24	04159561	Coral Bay - 30th - Entrance	n/a	n/a	7GSZ277	No tag information from Envera Out - of - State - Tag
03/03/24	04160476 04159561	Coral Bay - 30th - Entrance	n/a	n/a	7GSZ277	No tag information from Envera Out - of - State - Tag
03/03/24	04162871	Coral Bay - 30th - Entrance	No	Marsha Nadine Jackson	JDGN74	
03/03/24	04170201	Coral Bay - 30th - Entrance	No	Lynn Ina Guberman	57DLVM	
03/01/24	04184575	Coral Bay - 30th - Entrance	No	Adam Millier Nicholas	E06GE	

MINUTES OF THE MARCH 14, 2024 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, March 14, 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

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; John Flak, Envera Systems; Wayne Morton, resident; Fred Bourdin, resident; William Gordon, 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: 0:00:02)

2. Presentations/Reports

(No presentations were scheduled for this meeting)

3. Audience Comments / Supervisors Comments

Mr. Spavento asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:00:38)

Mr. Spavento (Tape Time: 0:00:45) commented they would try to stick to the agenda as much as possible so the meeting could finish at a reasonable hour. *(The Board agreed with Mr. Spavento's comment)*

Mr. Fred Bourdin (Tape Time: 0:01:19) made a few comments relating to making Southwind Lane a one-way street for additional parking.

Mr. Spavento (Tape Time: 0:03:16) asked if there were any other resident comments.

Mr. William Gordon (Tape Time: 0:03:20) made a few comments on the no parking signs put along Southwind and the lot next to his.

Ms. Hagen (Tape Time: 0:04:39) stated the rules for the CDD were that there is no parking on District property and that the outside piece of land was District property.

At this point (Tape Time: 0:09:33) a discussion was held among the Board members and Mr. Gordon relating to his comments.

Mr. Spavento (Tape Time: 0:13:49) asked if there were any other resident comments at this time. *(There were none)* He then asked for any Supervisor's comments.

Mr. Hall (Tape Time: 0:14:06) stated that since his HOA and some of the other HOAs have virtual hybrid meetings, the signs that they put out include the ZOOM information. He further stated that the CDD signs do not currently have the ZOOM information on their signs but, that the CDD meetings might get more attendance and participation if the ZOOM information was on the CDD signs.

At this point (Tape Time: 0:14:43) a discussion was held among the Board members relating to this item. (The Board agreed to get new signs with ZOOM information and also a QR Code on them)

Ms. Hagen (Tape Time: 0:16:23) commented that when the Board has finished discussing an item, before moving to the next item, the Board should make sure a clear closure was reached for the first item; that is the first item was addressed, tabled, declined, voted on, or whatever the case might be. This should ensure that the minutes will show a conclusion at the end of each item. *(The Board agreed with Ms. Hagen's comments)*

Ms. Hagen (Tape Time: 0:17:05) also stated she had a quick answer to a question that was asked at the previous meeting relating to the FICA budget line item and then gave a brief answer for the FICA line item. Ms. Hagen (Tape Time: 0:18:13) also stated that she had commented at the previous meeting, that since meetings had been running to 11PM rather regularly, the Board should consider having a time limit on CDD meetings. Her suggestion was that if a meeting ran to a certain time, the meeting should either be recessed and reconvened at a time and date certain or should be adjourned with the remaining items tabled to the next meeting. She further stated that if the meetings were consistently running late, perhaps the Board should consider meeting twice a month. She stated the overly long meetings were not only wearing the Board members down but, were inconsiderate to management and the other staff who have other clients and other business that they need to take care of the next day as well.

At this point (Tape Time: 0:19:35) a discussion was held among the Board members relating to this item. (The Board agreed with Ms. Hagen's comments and Mr. Spavento stated this item should be put on next month's agenda)

4. Item(s) for Board Consideration

Mr. Spavento (Tape Time: 0:22:11) moved to item No. 4, items for the Board's consideration, and asked who would be presenting these permit application items.

Mr. Gill (Tape Time: 0:22:16) stated they had received 3 permit applications so far, and it was his understanding that none of them were in a position to present to the Board for final approval. Mr. Gill also referred to section 6-E-2, page 86 of the March Agenda pdf, and stated while Mr. Mizusawa was not in attendance, Mr. Mizusawa had provided a copy of the City of Margate's easement affidavit for inclusion in the Agenda package. Mr. Gill then gave a brief explanation of this item stating this document also requires the CDD to provide approval prior to it being submitted to the City of Margate. (Note that the Lake Maintenance Easement application does not include the CDD as one of the entities for which approval is required, the CDD is in fact one of those entities)

Mr. Gill stated he would like to streamline this process by pre-screening application packages for completeness prior to submitting for Board approval, as opposed to bringing permit applications to the Board that were not ready for the approval process. That is, he would ensure that when the application is submitted to the Board, the entire package is presented, with the permit application, the HOA approval, the architectural design, any required easement affidavit, and any needed encroachment agreement – i.e., everything in one package at one meeting.

At this point (Tape Time: 0:23:42) a discussion was held among the Board members relating to this item. (The Board agreed with Mr. Gill's comments)

A. Permit Application – Seawall Installation – 3128 Cape Cir (Incomplete)

At this point (Tape Time: 0:23:38) a discussion was held among the Board members and staff relating to this item. (The Board agreed, the rules state there are no seawalls allowed unless there are variances)

Mr. Geiger (Tape Time: 0:30:26) stated there is an alternative to the rules that were adopted if someone submitted something that was not in the permitted criteria, or not in the rules, he would just need to see the details to approve it with the variance, however, there was nothing in the submitted applications that were reviewable at this time.

Mr. Gill (Tape Time: 0:31:21) stated again for the record the homeowner would complete the District's permit application which would include the HOA approval, and also required architectural drawings, any additional documentation the HOA required, and any needed completed easement form. Then that packet would be reviewed internally with the District engineer if necessary, and once management believes it's ready to be submitted to the Board they would present that application to the Board for approval so the homeowner could go to the City of Margate to proceed. If an encroachment agreement was required, that agreement would be created and submitted for approval, with a "subject to the City's approval", as part of the package for Board approval. This means that once the City of Margate approves their application,

there will be no need for the package to be brought back to the Board for any final approval.

At this point (Tape Time: 0:32:10) a discussion was held among the Board members and staff relating to Mr. Gill's statement) (Mr. Spavento (Tape Time: 0:32:11) stated that a tentative and final approval from the CDD Board was not necessary, one approval would suffice)

B. Permit Application Review – Lake Water Sprinkler System

At this point (Tape Time: 0:34:08) a discussion was held among the Board members relating to this permit application.

MOTION:	Authorizing to approve the submitted permit application for the lake water sprinkler system
MOVER:	John Hall
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The permit application for the lake water sprinkler system was approved
Tape time: 0:34:57	

C. Permit Application Review – 6768 Fern Street Driveway Expansion

At this point (Tape Time: 0:35:23) a discussion was held among the Board members and the attending residents relating to this permit application.

(DIRECTION: The Board requested (Tape Time: 0:40:07) staff to find out about the new rule from the City of Margate relating to spaces between driveways, and bring that back to the next Board meeting for discussion relating to this permit application)

Mr. Hall (Tape Time: 0:41:43) stated the CDD Board has never denied anyone a driveway extension in the swale if the HOA had approved it, along with a city permit, so

if this application meets the city code, and the HOA approved it, he doesn't have a problem making a motion to approve this application contingent upon verifying that it is within the new City of Margate code so the homeowner didn't have to wait another month for CDD approval.

MOTION:	Authorizing to approve the submitted permit application for 6768 Fern Street driveway extension contingent on verifying the City of Margate's new code
MOVER:	John Hall
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The permit application for driveway extension at 6868 Fern Street contingent on verifying the City of Margate's new code was approved
Tape time: 0:41:46	

D. Envera Final Inspection Review

Mr. Spavento (Tape Time: 0:44:16) moved to item No. D, Envera final inspection review and asked for an update on this item.

Mr. Spavento (Tape Time: 0:44:20) stated he wanted to thank Mr. Mizusawa for all the work he's done on this project. He also made a few additional comments on the inspection report stating he was not very happy with what was in the report since it was 6 months past when the job was supposed to be done. Mr. Spavento also stated during his inspection there was an item where Mr. Padilla had a very hard time moving the gate arm at one of the exits that was stuck in the closed position, and no one could leave Coral Bay. Mr. Spavento stated he would like to see certain things rectified that were listed on the report.

Mr. Flak from Envera Systems (Tape Time: 0:45:47) gave a brief summary of the final inspection report and stated he had not yet seen the report. He also made

some additional comments relating to the gate arm picture that was provided in the agenda.

At this point (Tape Time: 0:46:57) a discussion was held among the Board members, staff, and Mr. Flak relating to his report. There was also some additional discussion relating to Mr. Mizusawa’s email which was provided in the agenda. (Mr. Flak stated he would take a look at the issues discussed at the meeting and would take care of those items)

(DIRECTION: The Board agreed with Mr. Mizusawa’s email to begin paying the monitoring fees to Envera for the new access control system. The Board also requested that Ms. Hagen review the outstanding previous bills and the Board approved those bills subject to Ms. Hagen’s post-review concurrence)

MOTION:	To appoint Tina Hagen, on behalf of the Board, to review Envera’s outstanding unpaid invoices for monitoring fees and to make the final decisions of payment of those invoices.
MOVER:	John Hall
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Tina Hagen was appointed, on behalf of the CDD Board, to review Envera’s outstanding unpaid invoices for monitoring fees and to make the final decisions of payment of those invoices.
Tape time: 0:55:40	

5. Discussion of:

Mr. Spavento (Tape Time: 0:57:51) moved to the next item, discussion of the fiscal year 2025 draft budget.

A. Fiscal Year 2025 Draft Budget

Ms. Hagen (Tape Time: 0:58:01) gave a brief overview relating to the 2025 draft general fund budget, the reserve fund, and the capital fund projects.

At this point (Tape Time: 1:09:36) a discussion was held among the Board members and staff relating to the FY2025 draft budget.

B. FY25 Contract Amendments

Mr. Spavento (Tape Time: 1:14:23) moved to the next item, discussion of the FY25 contract amendments.

Mr. Gill (Tape Time: 1:14:27) stated this item was covered under the budget item.

C. Procedures for the General Election

Mr. Spavento (Tape Time: 1:14:34) moved to the next item, procedures for the general election.

Ms. Smoker (Tape Time: 1:14:46) stated this item was self-explanatory and was provided in the agenda package.

6. Staff Reports

Mr. Spavento asked Ms. Smoker for her report on the unrecorded encroachment. (Tape Time: 1:15:15)

A. Attorney – Unrecorded Encroachment

Mr. Gill (Tape Time: 1:15:22) stated this was an item that he and Ms. Smoker were working on together. There was an unrecorded encroachment from 2006, and they obtained some of the minutes from 2006 and are reviewing those to get more information on this item and try to have it recorded.

Ms. Smoker (Tape Time: 1:15:39) also gave a brief update on this item stating this was put on the agenda because she came across it and wanted to bring it to the attention of the Board. She then continued with a few additional comments relating to this item.

At this point (Tape Time: 1:17:25) a Q&A session was held among the Board members and Ms. Smoker relating to this item. (Ms. Smoker (Tape Time: 1:18:17) suggested the best approach would be to try to obtain the February 9, 2006 meeting minutes, which was before GMS took over the District, just to double check the encroachment agreement or speak to the owner to see if they have the original agreement and find out why it was never recorded)

B. Engineer – Discussion of 2024 KCI Hourly Rates

Mr. Spavento asked (Tape Time: 1:19:40) Mr. Geiger to present his item.

Mr. Geiger (Tape Time: 1:19:58) gave a brief overview of the 2024 KCI hourly rates, stating their rates were going up this year, and the rate schedule was included in the agenda. He then asked the Board for a motion to approve the new rate schedule.

At this point (Tape Time: 1:22:15) a discussion was held among the Board members, staff, and Mr. Geiger relating to this item.

MOTION:	Approve the 2024 KCI hourly rate schedule effective October 1, 2024
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	The 2024 KCI hourly rate schedule effective October 1, 2024, was approved
Tape time: 1:26:49	

Mr. Geiger (Tape Time: 1:27:21) also gave a brief update on his findings for the resurfacing of the tennis court area, stating they took a couple of boring samples on the outside of the tennis court area and found that area was between 2’ and 6’ below grade which was unsuitable silt material and was prone to compression. He believed there was a lot of construction debris out there, and stated he did let GMS know that as part

of moving forward with the resurfacing, the geotech report did outline excavating that portion of the material and replacing it with proper fill. Mr. Geiger added that he believed that the geotech’s recommendation was appropriate and would involve cutting open the court in about a 15’ X 15’ area and then removing and replacing the unsuitable material. Mr. Geiger stated he would have further updates relating to this item on the next agenda.

At this point (Tape Time: 1:30:25) a discussion was held among the Board members, staff, and Mr. Geiger relating to this item. (The Board agreed to bring this item back to the next meeting with additional information and pricing)

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: 1:37:20)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	Check Run Summary and unaudited financials were approved
Tape time: 1:37:22	

D. Field Manager - Monthly Report

Mr. Spavento asked Mr. Padilla for his monthly report. (Tape Time: 1:41:57)

Mr. Padilla (Tape Time: 1:42:12) asked if the Board had any questions on the field report.

At this point (Tape Time: 1:42:25) a discussion was held among the Board members and staff relating to some of the items on the field manager's report and any updates referenced in the report.

Mr. Gill (Tape Time: 1:42:47) stated on item #2 of the report, that he now has Board approval to pre-screen all permits that require CDD approval to ensure that there is a complete package before submitting the package to the Board for approval. In the case of items relating to the District easements and encroachments, he will also ensure that the approval letter for that is drafted, with approval subject to City of Margate approval, and included in the package. The objective would be to ensure that there is no need to obtain any Board approval once the City approval is obtained.

Mr. Hall (Tape Time: 1:43:33) stated there were approximately 37 homes on the survey that have some kind of construction, whether it was a fence, a dock, a deck, etc., and, if the Board agrees, he suggests sending a letter to those homeowners stating if the HOA approved that construction, and if the homeowner was willing to go to the City of Margate to get an after-the-fact permit to verify it was built to code, then the owner(s) could enter into an encroachment agreement with the District, confirming that their structure does not have to be removed and can stay there subject to standard encroachment agreement terms.

At this point (Tape Time: 1:46:32) a discussion was held among the Board members relating to Mr. Hall's statement. (The Board agreed with Mr. Hall's suggestion and had no objection)

(DIRECTION: The Board directed staff to send a letter to all homeowners who had built a structure in the District easement and did not have an existing encroachment agreement.)

Mr. Gill (Tape Time: 1:51:27) gave some additional updates relating to a few other items on the field manager's report, such as an update on the removal of coconut palms in the District, etc.

At this point (Tape Time: 1:51:43) some additional discussion was held among the Board members and staff relating to items on the field manager's report.

E. CDD Manager

1) Approval of the Minutes of the February 8, 2024 Meeting

Mr. Spavento asked (Tape Time: 2:13:10) for a motion to approve the minutes.

MOTION:	Approve Minutes of the February 8, 2024 Meeting
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	The February 8, 2024 meeting minutes were approved
Tape time: 2:13:13	

2) Easement Affidavit with City of Margate

Mr. Spavento (Tape Time: 2:13:29) moved to item #2, the easement affidavit with the City of Margate, and asked for an update on this item.

Mr. Gill (Tape Time: 2:13:34) stated this item was discussed earlier at this meeting.

3) Update on Website

Mr. Spavento (Tape Time: 2:13:37) moved to item #3, update on the website, and asked for an update.

Mr. Gill (Tape Time: 2:13:43) stated that Ms. Hagen circulated the mockup of the website to each of the Supervisors.

Ms. Hagen (Tape Time: 2:13:48) stated she sent an email to make sure everyone had a chance to look at the mockup and if anyone had any comments, they could deliver those to Mr. Gill. Ms. Hagen then gave a brief update relating to the website and stated that, per the Board’s prior decision to have GMS take over the website responsibilities, she would be meeting with Joni from GMS to get the website transitioned over to GMS’ platform since Joni is the person that handles website issues for GMS.

At this point (Tape Time: 2:14:51) a discussion was held among the Board members relating to this item) (The Board agreed to bring this item back to the next meeting as an agenda item)

7. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:30 p.m.
Tape time: 2:29:27	

Secretary/Assistant Secretary

Chairman/Vice Chairman

PARKING
ZONE
IMMEDIATE
TOW AWAY





PARKING ZONE IMMEDIATE TOW AWAY



NO
PARKING
ZONE
INDICATE
TEN FEET

NO
PARKING
ZONE
INDICATE
TEN FEET