

# MINUTES OF THE SEPTEMBER 14, 2017 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, September 14, 2017  
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
Daniel Dean	Vice Chairman	Present
John Hall	Supervisor	Present
Tina Hagen	Treasurer	Present via Skype
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Dennis Baldis, GMS, Julio Padilla, GMS, Mr. Freidenberg, resident and Mr. Lawrence, resident (copy of sign in sheet attached hereto and made a part hereof)

## 1. Roll Call and Pledge of Allegiance

Mr. Spavento called the meeting to order and led the pledge of allegiance.

## 2. Audience Comments / Supervisors Responses

Mr. Spavento asked if there were any comments from the audience.

Mr. Friedenber: Yes I do have one question. My name is Ben Friedenber, I live in Fay's Cove, 6412 French Angel Terrace. I received a message like everyone else from the city that they're going to pick up only garbage tomorrow, not recycling, and not the

debris yet but, I see several of my neighbors have their recycling put out too. So I just want to make sure I wasn't hearing wrong. *(Tape Time: 6:12)*

Mr. Spavento: I'm not sure, I don't know. Mr. Dean: You are correct.

Mr. Gallucci: Is that correct because I got mine out? Mr. Spavento: They're not picking up recycling?

Mr. Dean: No.

Mr. Friedenbergl: Now when they do pick up the debris waste, what we normally call yard waste.

Mr. Hall: Yes because they didn't pick that up Tuesday as they normally do. *(Tape Time: 7:00)*

Mr. Friedenbergl: We're supposed to put that in plastic bags, leaves for example, we're supposed to put in clear plastic bags so they can see what it is, but I ran out of bags. *(Tape Time: 7:09)* I also remember reading somewhere that if you didn't have that you could put all the leaves and stuff like that in the old gray barrels we used to use, is that correct, because we had to separate it so it looks different, it's not the green or not the blue barrel, is that alright? *(Tape Time: 7:24)*

Mr. Spavento: Unfortunately the in's and out's of the Waste Management contract is something the city takes care of and we have the same as you do, the ability to go to [www.margatefl.com](http://www.margatefl.com) and look under bulk pickup, and the Waste Management, and that's the info, we're eager to get it done. *(Tape Time: 7:43)*

Mr. Friedenbergl: It's no big deal, I'll find some more bags by the time they pick it up.

Mr. Spavento: I don't think they're going to be holding you to the bags this time.  
Mr. Hall: Ben I got some if you need them.

Mr. Friedenbergl: Thank you.

Mr. Gallucci: I use garbage cans for mine, I just put all my tree limbs and stuff in there so they fit in the garbage can. *(Tape Time: 7:56)*

Mr. Friedenber: One time when we received a letter it said that if we didn't have those bags that you could use the old gray or black barrels we used to have. *(Tape Time: 8:06)* Anyway, the bulk pickup like damaged building material is going to be picked up later, right? *(Tape Time: 8:20)*

Mr. Spavento: We will find out but all of that is up in the air, but hopefully it's going to start next week. *(Tape Time: 8:25)*

Mr. Friedenber: Because my garden shed blew all to pieces and it's garbage now. *(Tape Time: 8:26)*

Mr. Spaveto: We'll be discussing it briefly later when we're talking about the other items.

Mr. Freidenber: It's no big deal, I have nothing to worry about, I think I should just go away and leave you guys alone.

Mr. Spavento: We're welcoming you here, we are more than happy to have an audience. *(Tape Time: 8:39)*

Mr. Gallucci: By the way Tony, last bulk pickup, they never came, I don't know if they came, I know they came at The Cape. *(Tape Time: 8:46)*

Mr. Spavento: No they canceled it, it was supposed to be last week. *(Tape Time: 8:50)* Mr. Gallucci: No, not that one.

Mr. Spavento: Oh, the one before that?

Mr. Gallucci: Yes last month, they didn't come for like 4 days, I had called them like 5 times. *(Tape Time: 8:56)*

Mr. Spavento: As I said, it depends on the margatefl.com as everybody else does. Mr. Dean: No, maybe that's a call to Waste Management.

Mr. Gallucci: Yes, I did I call them 5 times, and they said ok, because sometimes they miss The Cape for some reason.

### **3. Staff Reports**

Mr. Spavento introduced the next item as staff reports. *(Tape Time 1:16)*

#### **A. Attorney - Discussion of 2017 Legislative Session Memorandum**

Mr. Pawelczyk stated he had nothing to report unless the Board had any questions. He also stated that listed on the agenda was the 2017 legislative memorandum update and commented that it was not really relevant for today's meeting, however, he did give a brief overview of the memo and a summary of the new Florida laws to the Board members. *(Tape Time: 1:24)*

Mr. Spavento commented that there was no item listed on the agenda but wanted to request the District counsel to call the new city attorney at the City of Margate and clarify to him the difference between a HOA and CDD. *(Tape Time: 3:47)*

Mr. Pawelczyk stated he would try to get in touch with the city attorney within the next couple of days and follow through with that request. *(Tape Time: 4:36)*

#### **B. Engineer - Discussion and Review of Traffic Calming Study**

Mr. Spavento introduced the next item on the agenda which was the engineer's staff report on the discussion and review of the traffic calming study. Mr. Spavento asked if the Board would like to table this item until the engineer was present at the meeting, or perhaps someone else had some knowledge of the item. *(Tape Time: 9:17)*

Mr. Hall stated they should table the item to the next meeting, but commented they should ask the engineer to be at the next meeting if he had a report that included his company's recommendation to the Board, like this item did.

Mr. Spavento commented that they could probably just have the request stated without objection. The entire Board agreed, without objection.

## **C. Treasurer**

### **1) Approval of Check Run Summary and Invoices**

### **2) Combined Balance Sheet, Statement of Revenues and Expenditures**

Mr. Spavento introduced the next item which was the treasurer section and asked for any discussion or questions.

Mr. Hall had one comment on a check on page 1, dated 8/30 for the Florida Municipal

Insurance Trust for \$6,344 and another check on the following page 2, dated 9/14 for \$12,971, and asked if that was a payment that somehow got split or what happened there? (*Tape Time: 10:47*)

Ms. Hagen stated that their premium is due right before the end of the fiscal year.

Mr. Hall commented that the District cut two separate checks in the same month, and also stated that he thought their premium was approximately \$12,000 per premium, but he didn't know what the other \$6,344 was.

Ms. Hagen stated that the one on page 1 says that it's for public officials, which may be the insurance for the Board members, errors and omission insurance.

Mr. Hall commented that he thought that was all combined into one policy. Ms. Hagen stated that she didn't believe it was one payment.

Mr. Hall stated that if that was the case, that answered his question. (*Tape Time: 12:15*)

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 12:52:10	

A copy of the Combined Balance Sheet and Statement of Revenues and Expenditures were enclosed.

Mr. Pawelczyk stated that on Margate's twitter feed, it said that hurricane debris collection, vegetative debris, and wooden fences in residential neighborhoods only would begin Monday, September 18th. *(Tape Time: 13:06)*

Mr. Spavento stated as far as screened in patios, or metal debris goes he doubted that it would be here when they come to collect debris next week, since his neighbor lost an entire patio and it disappeared in the morning. *(Tape Time: 15:31)* Mr. Spavento stated without objection he would let Mr. Friedenbergs speak again. *(Tape Time: 15:39)*

Mr. Friedenbergs: I'm sorry, I just had another question since you reminded me, talking about the garden shed, and mine got destroyed. I had it bolted down to my patio, and still I lost it but I want to buy another one, and I'm considering putting it out near the fence somewhere in my backyard, and maybe even on a concrete pad, but would I need permission to do that, or something?

Mr. Spavento: That's a HOA issue, we don't deal with that kind of stuff, you do that with your HOA.

Mr. Friedenbergs: Ok.

Mr. Dean: And the City of Margate.

Mr. Hall: And we'll be meeting Monday probably, because the first Monday was Labor Day, and we didn't meet, the second Monday was recovering from the hurricane, so you'll see the signs out.

Mr. Friedenbergl: Ok.

## **D. Field Manager**

### **1) Monthly Report**

### **2) Lake Report**

Mr. Spavento introduced the next item which was the field manager's report. *(Tape Time: 16:35:09)*

Mr. Padilla reviewed the items listed on the Field Manager's Report and stated some of the items were put on hold due to Hurricane Irma. *(Tape Time: 17:00)* Mr. Padilla also commented on other related items regarding the hurricane and reported anything that was visible to the insurance company, and stated that Mr. Baldis would also report on this item. *(Tape Time: 18:45)*

Mr. Baldis commented *(Tape Time: 18:59:09)* that since the storm the City of Margate has come in and picked up a lot of the debris, large trees blocking the roadways, also a pine tree on a powerline that caught fire, and there were a lot of different things that happened and the city did come in and clear the roads and the debris to get many large trees cleared out. *(Tape Time: 19:24)* He also stated there's been conversations with the city about picking debris up, whether they're going to do that or not, and that's an ongoing conversation. *(Tape Time: 19:42)* Mr. Baldis stated that he contacted a company, Philip Jordan from Knoxville, TN that specializes in storm cleanup, who are cleaning up the City of Coral Springs. *(Tape Time: 20:18)* He said he asked the VP at Philip Jordan to send him a proposal for cleanup for Coral Bay, and was expecting to receive that proposal the next day to review that. Mr. Baldis also explained to the Board the requirements and procedures that would need to be taken to submit a claim to FEMA which perhaps could be done by City of Margate. *(Tape Time: 21:05)* Mr. Baldis asked the Board for authority to sign those proposals with the city to submit the claim to FEMA if

that were to happen so it would not delay the process moving forward. *(Tape Time: 21:57)* Mr. Baldis also commented they had the engineer come through the community to sign off on all the buildings to make sure they were structurally sound, and that there were no hazards. *(Tape Time: 22:48)*

Mr. Padilla then went over the Monthly Lake Report which was included in the agenda package and stated that Lake & Wetland Management did a follow up survey of the lakes and canals due to Hurricane Irma and stated there was minor damage. *(Tape Time: 23:24)* Mr. Padilla also reported that Envera sent someone to the community to inspect the cameras, and stated just a few cameras might have been damaged, but he has not received that report from Envera yet. *(Tape Time: 24:00)*

### **3) Gate Report**

No Gate Report was provided in the agenda package due to the upcoming hurricane.

Mr. Spavento asked for any questions from the Board. There were a few questions from the Board relating to the gate arms and the operators to see if that was part of Envera's inspection. *(Tape Time: 24:26)*

Mr. Dean asked Mr. Baldis if he wanted without objection on the agreements with the city or a motion to be done? *(Tape Time: 28:43)*

Mr. Pawelczyk stated it should be a motion authorizing the Chairman or Vice Chairman, or in their absence one of the Board members to execute those agreement documents that Mr. Baldis had described associated with the cleanup from Hurricane Irma in connection with FEMA claims.



ACTION:	Authorizing proper District officials to execute agreement documents as described by Mr. Baldis relating to cleanup from Hurricane Irma in connection with FEMA claims
RESULT:	Authorizing execution of agreement documents relating to Hurricane Irma and any FEMA claims as stated
MOVER:	Dan Dean
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 29:16:09	

Mr. Spavento stated on behalf of the entire Board he wanted to thank Mr. Baldis, Mr. Padilla, Terry from IGM and all the workers who did everything they could before the storm, and all the work they did after the storm for the community, which was very much appreciated. He also stated for the record that he wanted to thank the City of Margate, City Manager, Sam May who contacted him before the storm, and processed all the legal paperwork and sent it to MD to be executed for permission for the city to go on to the Coral Bay property for the recovery process after the storm. *(Tape Time: 34:28)*

ACTION:	Approve minutes of August 10, 2017 meeting
RESULT:	August 10, 2017 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 39:53:01	

## 4. New Business

### A. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2017

Mr. Spavento introduced the next item under new business which was the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017.

ACTION:	Approve engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2017
RESULT:	Engagement Letter to perform the FY2017 audit was approved as presented
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 40:37:01	

### B. Consideration of Burglary Services Agreement with Security & Fire Systems, Inc.

Mr. Dean asked Mr. Padilla when the alarm service contract comes up again for renewal.

Mr. Padilla gave a brief background on this item stating there was a power surge before Hurricane Irma causing damage to the alarm system and burned as a result the panel which needed to be replaced. Currently the burglary alarm was the only portion that was active, but the fire alarm needed to be added back to the panel. (*Tape Time: 41:31:04*)

*(At this point a brief question and answer session took place between the Board and District staff relating to the current alarm company as compared to the presented proposal with another company)*

ACTION:	Approve the burglary and fire service agreement with Security & First Systems, Inc.
RESULT:	Authoring staff to enter into a contract with Security & Fire Systems, Inc. to provide burglary and fire alarm services was approved subject to final legal review
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 47:29:01	

## **5. Old Business**

### **A. Lake/Canal Bank Update**

### **B. Consideration of Agreement with AT&T**

Mr. Spavento introduced the next item under old business and asked the Board without objection to table (at least for 60 days) the lake and canal bank update due to the fact that it was just updated. There was no objection. Mr. Spavento then introduced the next item which was consideration of agreement with AT&T and deferred the item to Mr. Padilla. *(Tape Time: 48:00)*

Mr. Padilla gave a brief update after going back to AT&T to see what they would offer and clarified that information to the Board and stated it would be 10 megabytes of speed throughout the system for \$525 for each site, North and South Bay Drive. He then asked the Board for a motion to approve the agreement.

ACTION:	Approve agreement with AT&T for 10 megabytes speed for \$525 per month for each site, North & South Bay Drive
RESULT:	Authorizing staff to enter into the agreement with AT&T subject to final legal review was approved
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 51:49:03	

## 6. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 7:53 p.m.
MOVER:	Dan Dean
SECONDER:	John Hall
AYES:	All in favor
Tape time: 52:21:07	

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Secretary/Assistant Secretary

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Chairman/Vice Chairman