

MINUTES OF THE MAY 10, 2018 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, May 10, 2018
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
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Dennis Baldis, GMS, Julio Padilla, GMS, Jake Ozyman, District Engineer, Joe Scimeca City of Margate Code Compliance, Officer Petersen, City of Margate Police, and several residents (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. Stefan Ehrenberg, Port Antigua, 6698 Buena Vista Drive asked about the rodent problem, the lake water levels which were a little bit high, and the drainage of the water from the rain which goes into the lake. He also asked if Best Buy was paying

anything for drainage, and if he could take a look at or get a copy of, the District's financials. *(Tape Time: 01:03)*

Mr. Spavento stated that Best Buy does pay a percentage of the drainage and commented that he could contact Julio at the office who would be able to get any paperwork he wanted to see. *(Tape Time: 01:48)*

Mr. Baldis stated the water levels are controlled by Broward County not the CDD, there's a weir in the canal but that's not on CDD property and that is how Broward County controls the water. *(Tape Time: 02:47)*

(At this point there was a lengthy Q&A session relating to the water levels and lake bank erosion between Mr. Baldis, the Board members, and the resident) (Tape Time: 02:59:00)

Mr. Spavento asked if there were any other questions from the audience. *(Tape Time: 17:33)*

Mr. Robert Hollinger who lives in Las Brisas Del Mar also commented on the lake concerns stating that when he called Broward County during the recent rain event they told him to talk to the CDD, but he stated what they probably meant was if it was clogged to contact the CDD. Mr. Hollinger also stated he wanted to make sure the community parking concerns were addressed at this meeting, the ticketing in the tot lot, as well as opening up some other areas for potential parking. *(Tape Time: 18:18:01)*

A. Discussion on Correspondence regarding Overflow Parking and Possible Use of Southwind Lane

Mr. Spavento stated that a letter of overflow parking and the parking situation was the next item on the agenda to be discussed and asked if there were any other questions from the audience. There were no other questions at this time. *(Tape Time: 18:43)* Mr. Spavento stated that an email was received from a resident asking about overflow parking.

(At this point there was a lengthy discussion among the Board members, staff and audience comments regarding the overflow parking and possible use of Southwind Lane – Some key points are mentioned below) (Tape Time: 19:22:00)

Mr. Hall stated this subject was discussed several years ago and it didn't go anywhere, however, there are not a lot of places in the community that can be used for parking. Southwind Lane is a road that has very little use and what had been brought up previously was to turn Southwind Lane into a one-way street and use the other lane as parking to provide approximately 12 to 15 parallel parking spaces along that street for anyone in the community, first come, first served, which is adjacent to Port Antigua and Fay's Cove. *(Tape Time: 19:39:01)*

Ms. Hagen stated when this topic was first discussed it was to try and provide parking spaces for people who wanted to use the Fay's Cove pool, as part of discussion of providing some parking at each of the pools, but part of the parking problem is because people are not using their garages for parking their cars, they are using them for many other purposes. *(Tape Time: 21:52)* She also commented that she had a number of concerns about turning Southwind Lane into a one-way street and having parking there. Parking rules would be needed to alleviate any problems so the same people would not consistently use the spaces, and not giving others a chance to use them. *(Tape Time: 24:38)* Also, the area around Peninsula Park was looked at because there was no parking there, so the engineer did a survey and about 10 or 12 spaces could be placed there, but there was concern from the people who lived near the pool and in the community near the pool who came to the CDD to protest because it was their pool and they didn't want parking spaces there. She further stated here is actually no magnitude of space for parking within the District that could satisfy the needs, and that there never had been since the District was built. She then stated that there is an area that would probably satisfy everyone space-wise: at North Bay Park, if a multi-level garage were built there with a 24/7 shuttle service ... an obviously prohibitively expense. *(Tape Time: 27:01)*

Mr. Gallucci suggested providing a questionnaire to the residents to see how many residents actually have the problem of owning multiple cars with nowhere to park them. *(Tape Time: 30:41:09)*

Mr. Hall stated there is overflow parking at the tot lot and the tennis courts and there have never been any arguments that have come to the attention of the Board. *(Tape Time: 34:31:09)*

Mr. Baldis suggested to the Board to consider removing the playground equipment at the tot lot, moving it to North Bay Park, and making that entire area a parking lot. *(Tape Time: 36:48)*

Mr. Dean stated there were a couple of things that may need to be done, while it may not solve the whole problem, it may at least contribute to a solution, and perhaps may need a combination of ideas running together, and if the Board is interested in solving the issue then they would need to start looking at the various pieces of the solution which could become direction to management to start getting that plan in place. *(Tape Time: 37:19)*

Mr. Spavento asked if any residents had any other comments they wished to express to the Board. *(Tape Time: 38:50)*

Ms. Jessica Vincenty, who lives in Fay's Cove commented that the home garages do not provide enough space for the cars that are currently on the market today which are owned by many of the residents, and stated she emptied her garage, and tried to get her car in but it did not fit, the car is too long for the garage and the garage door will close on the car, and that's the reason why people don't use their garages.

Mr. Spavento stated the reason for that is because the City of Margate allowed the community to be built that way, they allowed narrowed streets, and they allowed the garage requirement to be shorter in length so some vehicles do not fit in. He also stated the Southwind Lane problem is going to benefit only 12 people and it's going to damage the aesthetic appearance of the whole community. He also stated he would vote against putting parking on Southwind Lane because it doesn't help a lot of people except for the people who live right next to it. *(Tape Time: 40:37)*

Ms. Genevieve Bojwe, resident at Indian Key, commented that Mr. Baldis' idea was a great idea to remove the tot lot equipment and put it at North Bay Park and convert that area into a parking lot, and stated that it wouldn't be a total solution but it would be a partial solution. *(Tape Time: 49:59)*

Mr. Alan Kapalka, resident at Islamorada, stated he would agree with Mr. Spavento about not doing anything to Southwind Lane and to keep the beautification of the Coral Bay community because doing anything to that area would just create a major eyesore. *(Tape Time: 50:26)*

Mr. Dean requested that management bring back information to the Board on various options relating to the community parking issue.

Tape time: Tape Time: 51:44:02

Mr. Gallucci requested that management find out how many residents with multiple cars have a parking problem

Tape time: 55:50:01

Mr. Spavento asked the Board if there was any objection to moving up section 5B under Old Business since Joe Scimeca, City of Margate Code Enforcement and Officer Peterson, City of Margate Police Department, were at the meeting so everyone could get their comments on the parking tickets that had been recently handed out. There was no objection from the Board. *(Tape Time: 57:24)*

B. Old Business Item 5B – Discussion of Coral Bay Margate Police Ticket, Parking and Traffic Enforcement

Mr. Joe Scimeca, City of Margate Code Compliance officer, stated that code enforcement was not the only department that goes out to cite people for parking violations; there are several agencies that also write parking citations. He also commented that code compliance can only enforce the Florida State Statutes, Chapter 116, but cannot enforce the more strict rules within the community associations. He also stated there is no set number of vehicles that are limited to a property as far as the city is concerned but, there are other older communities that have the same issues and problems with narrow streets and parking. *(Tape Time: 57:49)* He suggested contacting

Dorothy Trappberger, the code compliance officer for the area, and also the traffic sergeant, to have a meeting with them and discuss specific areas in the community.

(Tape Time: 1:08:25)

Mr. Pawelczyk commented the CDD has rules which have been in place for many years. He suggested that maybe if those rules were discussed with code compliance and the traffic sergeant, and made more consistent with the City rules to address the inconsistencies such as the swale size, then once those revised rules are adopted by the Board, the City would have them. The City would then be able to enforce them through the traffic enforcement agreement as long as they're consistent with the City of Margate rules, if that's the direction the Board wants to go. *(Tape Time: 1:11:30)*

Mr. Spavento stated that the City is going to give you consistency; they're going to go by the law, they're not looking to learn new laws. *(Tape Time: 1:15:52)*

Mr. Pawelczyk clarified that he didn't want to get involved with the City rules because the rules are there. But if you want the District's parking rules to be consistent with the city code, they need to be consistent where possible, and there will be some that can't be consistent such as the swale (you can't leave 12" in the roadway but that could be pointed out). The city attorney doesn't even need to be involved in anything. *(Tape Time: 1:17:40)*

Mr. Spavento asked if the audience had any direct questions for the officers. *(Tape Time: 1:18:57)*

Mr. Stefan Ehrenberg asked if the streets were public or private.

Mr. Pawelczyk stated the City says it's only a public roadway if it's owned by the county, the city, the state, or the federal government, that's what the city says is a private road. However, Coral Bay roads are public under the law because they are bought, paid for, and maintained by a local government with limited powers and that is what the CDD is. The city may interpret them as private roads under their code, but they are in fact public roads, so the public has the right to access the roads.

(At this point there was a brief Q&A session between the Board members and the officers regarding parking in general in and around the community) (Tape Time: 1:21:39)

3. Staff Reports

A. Attorney

Mr. Pawelczyk stated he had nothing specific to report unless the Board had any questions. *(Tape Time: 1:29:19) (There were no questions from the Board)*

B. Engineer – Discussion and Consideration of Speedbump Proposals

Mr. Ozyman stated he had two proposals for speed humps from two reputable contractors. Stanford Construction provided a price to install 9 speed humps for a total of \$46,825 and the other contractor, Atlantic Southern Paving, provided a price of \$37,006. Mr. Ozyman commented that he sent the plans to the City of Margate, the City engineer’s office, and police and fire approved the plans and need to know who the contractor is that the Board selected to move forward. The plans were submitted so the contractor could pull the permit and get started on the project. *(Tape Time: 1:29:28)*

(At this point there was a lengthy Q&A session between the Board members, staff, and the District engineer regarding the proposal from Atlantic Southern Paving) (Tape Time: 1:30:51)

ACTION:	Approve Atlantic Southern Paving proposal to install 9 asphalt speed humps for a total amount of \$37,006
RESULT:	Atlantic Southern Paving Proposal was approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	All in favor
Tape time: 1:43:43	

Mr. Alan Kapalka from Islamorada stated there should perhaps be a speed hump, as Ms. Hagen at the entrance by North Bay Park or near the tennis courts because kids are constantly walking through there going to school so it would be more prudent to put one there. *(Tape Time: 1:46:05)*

Mr. Dean stated when this was discussed previously the solution was to put a raised crosswalk over by the tot lot, but a speed hump near the tennis courts could be undertaken as a separate piece. *(Tape Time: 1:47:02)*

Mr. Ozyman commented that whatever way the Board prefers to do it, it can be done. *(Tape Time: 1:48:38)*

Mr. Hall stated he wanted to modify his previous motion to add 1 additional speed hump by the tennis courts for a total amount not to exceed \$42,000. *(Tape Time: 1:55:13)*

ACTION:	To modify the previous motion relating to the Atlantic Southern Paving proposal and adding one additional speed hump by the tennis courts, for a total amount not to exceed \$42,000
RESULT:	Modifying the previous Atlantic Southern Paving Proposal was approved
MOVER:	John Hall
SECONDER:	Dan Dean
AYES:	4 in Favor, 1 opposed (T. Spavento)
Tape time: 1:56:35	

C. Treasurer

1) Approval of Check Run Summary and Invoices

Mr. Spavento asked for any questions, or a motion to approve the financials, there were no questions. *(Tape Time: 1:58:21)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Dean Dan
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:03:44	

2) Combined Balance Sheet, Statement of Revenues and Expenditures

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

D. Field Manager

1) Monthly Report

Mr. Padilla provided updates on items listed on the Field Manager’s Report. *(Tape Time: 2:04:34)*

Mr. Hall suggested directing management at the next meeting or a future meeting, of getting a price on what it would cost to start all over on transponders, to turn all the transponders off and start over again. *(Tape Time: 2:07:05)*

Mr. Dean had another suggestion to get all the ID numbers of the different types of transponders out there, hard case, sticker, or whatever, and instead of turning all them off, do a re-registration. *(Tape Time: 2:10:09)*

(At this point there was a lengthy discussion among the Board members and staff regarding the transponders) (Tape Time: 2:12:15)

Ms. Hagen suggested to either advertise a workshop to discuss this item and the various options, or decide to discuss it at the next meeting with a list of alternatives lined up. *(Tape Time: 2:23:23)*

Mr. Dean requested Mr. Padilla to add a line item to the July Board meeting agenda to discuss the transponders so the Board would have an opportunity to bring their list of ideas to the meeting.

Tape time: 2:28:00

2) Lake Report

The lake report was not provided to Mr. Padilla this month, however, Mr. Padilla did inform the vendor that he would not be paid on the invoices unless he provides the lake reports. *(Tape Time: 2:34:43)*

3) Gate Report

Mr. Padilla stated he spent more time on his other reports and that was the reason why no gate report was provided in the agenda.

E. CDD Manager

1) Approval of the Minutes of the April 12, 2018 Meeting

ACTION:	Approve minutes of April 12, 2018 meeting
RESULT:	April 12, 2018 meeting minutes approved as presented
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor

Tape time: 2:37:09

2) Number of Registered Voters in the District – 1,946

4. New Business

There not being any, the next item followed.

5. Old Business

A. Update on Lake Restoration

Mr. Padilla stated he only had one proposal so far for the lake restoration project from Lake & Wetland Management. *(Tape Time: 2:38:35)*

B. Discussion of Coral Bay Margate Police Ticket, Parking and Traffic Enforcement *(This item was discussed as item #2B)*

6. Adjournment

ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 9:41 p.m.
MOVER:	Tina Hagen
SECONDER:	John Hall
AYES:	All in favor
Tape time: 2:40:48	

Secretary/Assistant Secretary

Chairman/Vice Chairman