



Coral Bay

Community Development District

www.coralbaycdd.com

John Hall, Chairman

Tony Spavento, Vice Chairman

Tina Hagen, Treasurer

George Mizusawa, Assistant Secretary

Ronald Gallucci, Assistant Secretary

December 11, 2025



Coral Bay

Community Development District

Revised Meeting Agenda

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

Thursday
December 11, 2025
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. Items for Consideration
 - A. Discussion of Current Vendor Issues
5. Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments – **Page 4**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices – **Page 12**
 - 2) Acceptance of Unaudited Financials – **Page 16**
 - D. Field Manager – Monthly Report – **Page 29**
 - E. CDD Manager – Approval of the Minutes of the November 13, 2025 Meeting – **Page 32**
7. Old Business
8. New Business
9. 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>

**INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this ____30th____ day of ____October____, 2025, by and between the Coral Bay Community Development District (the "District"), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the "Tax Collector")(collectively, District and Tax Collector referred to as the "Parties").

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments ("Special Assessments"), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

SECTION II

Term and Termination

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

SECTION III

Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

SECTION IV

Duties of the Tax Collector

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.

4. The Tax Collector hereby agrees to accept District Resolution No. [1990-11](#) attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax bill and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

SECTION VI **Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- | | | |
|----|----------------------|---|
| a. | As to Tax Collector: | Hon. Abbey Ajayi
Broward County Tax Collector
115 S. Andrews Avenue, A100
Fort Lauderdale, FL 33301 |
| | With a copy to: | Timothy R. Qualls, Esq.
Young Qualls, P.A.
Post Office Drawer 1833
Tallahassee, FL 32302-1833 |
| b. | As to District: | District Manager
Coral Bay Community
Development District
5385 N. Nob Hill Road
Sunrise, FL 33351
c/o Jennifer McConnell |
| | With a copy to: | Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 E. Las Olas Blvd., Suite 600
Fort Lauderdale, FL 33301 |

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST: BROWARD COUNTY TAX COLLECTOR

Signature Abbey Ajayi, Tax Collector

Printed Name Date

ATTEST: CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by: Paul Winkeljohn Signature
DocuSigned by: John Hall Name: John Hall
Title: Chairman, Board of Supervisors

Paul Winkeljohn Printed Name
2025-10-30 Date

EXHIBIT A

RESOLUTION 90-11

Resolution of the Board of Supervisors of the Coral Bay Community Development District Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad Valorem Assessments which hereinafter may be Levied by the District in Accordance with the Provisions of Chapter 197.3632 F.S.; and Providing an Effective Date:

WHEREAS, the Coral Bay Community Development District was established pursuant to the provisions of Chapter 190 F.S. which authorizes the District to levy certain taxes which include benefit taxes and maintenance taxes and further authorizes the Board to levy special assessments for the construction or reconstruction of assessable improvements authorized by Chapter 190 F.S.; and

WHEREAS, the above referenced taxes are not considered to be ad valorem in nature and therefore, are subject to the provisions of Chapter 197.3632 F.S. in which State of Florida through its legislature has provided a uniform method for the levying, collection and enforcement of such non ad valorem assessments; and

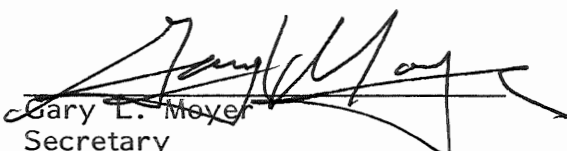
WHEREAS, pursuant to Chapter 197.3632 F.S. the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Broward County for four consecutive weeks preceding said hearing;

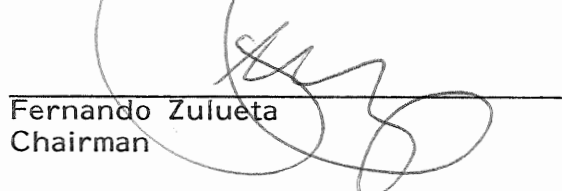
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

1. The Coral Bay Community Development District upon conducting its public hearing as required by Chapter 197.3632 F.S. hereby expresses its intent to use the uniform method of collecting its maintenance tax, a non ad valorem assessment which is levied annually by the District pursuant to the provisions of Chapter 190 F.S. for the purpose of paying principal and interest on its bonded indebtedness and operating and maintaining its water management system within the boundaries of the District as described in the attached legal description which is made a part of this Resolution as Exhibit "A".

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before January 10, 1990.

PASSED AND ADOPTED THIS 20th DAY OF DECEMBER, 1989.


Gary L. Meyer
Secretary


Fernando Zulueta
Chairman

FROM CRAIG SMITH & ASSOC.

11.20.1989 15:59

P. 2

EXHIBIT "A"
LAND DESCRIPTION
"CORAL BAY"

A parcel of land in the North one-half (N 1/2) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

Commencing at the northeast corner of said Section 24, thence North 89°29'10" West, along the North boundary of said Section 24, a distance of 1555.55 feet to a point on a line 1555.00 feet West of and parallel with the East boundary of Section 13, Township 48 South, Range 41 East and the East boundary of said Section 24, said point also being the POINT OF BEGINNING; thence South 01°00'24" East, along the last described line, 41.31 feet; thence South 01°00'34" East, continuing along the last described line, 653.94 feet to a point of curvature with a tangent curve concave to the northeast; thence southeasterly along the arc of said curve having a radius of 1009.93 feet, a delta of 46°12'13", an arc distance of 814.41 feet to a point of non-tangency on the East right-of-way line of a 100 foot canal reservation as recorded in O.R. Book 6670, Page 651 of the Public Records of Broward County, Florida, thence South 01°00'34" East, along aforesaid right-of-way line, 425.37 feet; thence South 01°02'35" East along aforesaid right-of-way line and the westerly boundary and its northerly extension, of "Great Horizons Park" as recorded in Plat Book 98, Page 45 of the Public Records of Broward County, Florida, for 798.74 feet to the southwest corner of said "Great Horizons Park", said point also lying in the South boundary of said North one-half (N 1/2) of Section 24; thence North 89°29'28" West, along said South boundary 4037.97 feet to the West one-quarter (W 1/4) corner of said Section 24; thence North 01°02'21" West, along the West boundary of said Section 24, a distance of 2640.46 feet to the northwest corner of said Section 24; thence South 89°29'10" East, along said North boundary of Section 24, a distance of 2641.68 feet to the North one-quarter (N 1/4) corner of said Section 24; thence continue South 89°29'10" East, along said North boundary, 1086.13 feet to the POINT OF BEGINNING.

Containing 236.15 acres, more or less.

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
ACH	800009-800015	\$	992.80
11/20/25	20679		20,010.00
12/11/25	20680-20690		77,523.94
TOTAL		\$	97,533.94

AP300R
*** CHECK NOS. 800009-800015

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/04/25
CORAL BAY CDD - GF
BANK Z CORAL BAY AUTOPAY

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/30/25	00234	11/30/25 1354898	202511 320-53800-41000		*	146.65	
		11/25 SVCS		COMCAST - AUTO PAY			146.65 800009
11/30/25	00034	11/30/25 0605787	202511 320-53800-41000		*	137.90	
		11/25 SVCS		COMCAST - AUTO PAY			137.90 800010
11/30/25	00173	11/30/25 1085906	202511 320-53800-41000		*	142.90	
		11/25 SVCS		COMCAST - AUTO PAY			142.90 800011
11/30/25	00174	11/30/25 1086078	202511 320-53800-41000		*	137.90	
		11/25 SVCS		COMCAST - AUTO PAY			137.90 800012
11/30/25	00175	11/30/25 1084602	202511 320-53800-41000		*	137.90	
		11/25 SVCS		COMCAST - AUTO PAY			137.90 800013
11/30/25	00176	11/30/25 1084966	202511 320-53800-41000		*	142.90	
		11/25 SVCS		COMCAST - AUTO PAY			142.90 800014
11/30/25	00233	11/30/25 1354427	202511 320-53800-41000		*	146.65	
		11/25 SVCS		COMCAST - AUTO PAY			146.65 800015
TOTAL FOR BANK Z						992.80	
TOTAL FOR REGISTER						992.80	

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020679-020690

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/04/25
CORAL BAY CDD - GF
BANK C GENERAL FUND - WELLS

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/20/25	00238	11/20/25 56712467	202511 320-53800-46612	RESURFACE AND RETILE POOL	*	20,010.00	
				SHAMROCK POOL SERVICES			20,010.00 020679
12/11/25	00261	11/22/25 10000556	202511 320-53800-46411	MULCH 11/25	*	5,487.50	
				ABM INDUSTRY GROUPS LLC			5,487.50 020680
12/11/25	00013	11/21/25 230058-1	202510 320-53800-43100	SVCS 10/25	*	376.69	
		11/21/25 230060-1	202510 320-53800-43100	SVCS 10/25	*	299.19	
		11/21/25 230064-1	202510 320-53800-43100	SVCS 10/25	*	452.64	
		11/21/25 239260-1	202510 320-53800-43100	SVCS 10/25	*	19.11	
				CITY OF MARGATE-UTILITIES			1,147.63 020681
12/11/25	00197	11/23/25 10313	202511 320-53800-46507	SVCS 11/25	*	568.00	
				EAGLE GROUP, INC			568.00 020682
12/11/25	00032	11/29/25 4278	202512 320-53800-46418	POOL SVCS 12/25	*	2,625.00	
				EAST RIVER POOLS AND SPAS, INC.			2,625.00 020683
12/11/25	00017	11/03/25 761515	202512 320-53800-34500	MONITORING 12/25	*	6,279.28	
		11/03/25 761516	202512 320-53800-34500	MONITORING 12/25	*	2,976.75	
				ENVERA SYSTEMS			9,256.03 020684
12/11/25	00053	11/25/25 90806416	202511 310-51300-42000	DELIVERY THRU 11/20/25	*	101.85	
				FEDEX			101.85 020685
12/11/25	00020	11/20/25 112025	202511 320-53800-43000	SVCS 11/25	*	8,488.76	
				FPL			8,488.76 020686
12/11/25	00001	12/01/25 406	202512 320-53800-34000	FIELD SVCS 12/25	*	4,641.42	
		12/01/25 407	202512 310-51300-34000	MGMT FEE 12/25	*	6,675.00	
		12/01/25 407	202512 310-51300-35100	COMPUTER TIME 12/25	*	83.33	

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020679-020690

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

RUN 12/04/25

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/01/25 407	202512 310-51300-35101		*	208.33	
		WEBSITE ADMIN 12/25					
		12/01/25 407	202512 310-51300-42000		*	18.34	
		POSTAGE&DELIVERY 12/25					
		12/01/25 407	202512 310-51300-42500		*	35.25	
		COPIES 12/25					
				GOVERNMENTAL MANAGEMENT SERVICES			11,661.67 020687
12/11/25 00046		11/19/25 31137929	202511 320-53800-46408		*	150.00	
		PM SVCS 11/25					
				M&S AIR CONDITIONING SERVICE			150.00 020688
12/11/25 00259		10/31/25 35492	202510 320-53800-46409		*	1,750.00	
		JATROPHA INSTALL 10/25					
		10/31/25 35493	202510 320-53800-46409		*	1,950.00	
		SOD INSTALL 10/25					
		11/10/25 35498	202511 320-53800-46510		*	1,400.00	
		POOL AREA CLEARING 11/25					
		11/10/25 35499	202511 320-53800-46409		*	1,500.00	
		ISIAMORADA PALM TREE					
		11/21/25 35552	202511 320-53800-46411		*	9,650.00	
		PLAYGROUND MULCH 11/25					
		11/30/25 36176	202511 320-53800-46404		*	3,455.00	
		IRRIGATION REPAIR 11/25					
		11/30/25 36189	202511 320-53800-46404		*	677.50	
		WET CHECK REPORT 11/25					
		11/30/25 36206	202511 320-53800-46409		*	2,500.00	
		ADD PLANT MATERIAL 11/25					
		12/01/25 35943	202512 320-53800-46202		*	9,441.00	
		LANDSCAPE MAINT 12/25					
		12/01/25 35943	202512 320-53800-46203		*	3,214.00	
		IRRIGATION MAINT 12/25					
				SHINTO LANDSCAPING LLC			35,537.50 020689
12/11/25 00271		11/18/25 1699	202511 320-53800-46407		*	2,500.00	
		TREAT TOT PARK PRESERVE					
				SOUTHEAST LAND AND WATER MANAGEMENT			2,500.00 020690
				TOTAL FOR BANK C		97,533.94	
				TOTAL FOR REGISTER		97,533.94	

CBAY **CORAL BAY** JWASSERMAN

Coral Bay
Community Development District

Unaudited Financial Reporting
November 30, 2025



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8	<u>Long Term Debt Report</u>
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11	<u>Assessment Receipt Schedule</u>

Coral Bay
Community Development District
Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 134,064	\$ -	\$ 134,064
<u>Investments:</u>			
State Board of Administration	9,968	-	9,968
BankUnited Money Market	139,738	-	139,738
<u>Series 2012</u>			
Revenue	-	15,808	15,808
Principal	-	1,173	1,173
Electric Deposits	218	-	218
Total Assets	\$ 283,987	\$ 17,853	\$ 301,840
Liabilities:			
Accounts Payable	\$ 41,326	\$ -	\$ 41,326
Deposits	460	-	460
Total Liabilities	\$ 42,658	\$ -	\$ 42,658
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	17,853	17,853
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	220,611	-	220,611
Total Fund Balances	\$ 241,329	\$ 17,853	\$ 259,182
Total Liabilities & Fund Balance	\$ 283,987	\$ 17,853	\$ 301,840

Coral Bay
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended November 30, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	11/30/25	11/30/25	Variance	10 Months	9/30/26	Variance

Revenues:

Special Assessments - On Roll	\$ 1,618,089	\$ 323,618	\$ 119,055	\$ (204,562)	\$ 1,499,034	\$ 1,618,089	\$ -
Interest Income	15,000	2,500	1,803	(697)	12,500	14,303	(697)
Toscana Contributions	2,500	417	-	(417)	2,500	2,500	-
Transponders/Stickers	4,000	667	1,225	558	3,333	4,558	558
Total Revenues	\$ 1,639,589	\$ 327,201	\$ 122,084	(\$205,118)	\$ 1,517,367	\$ 1,639,451	\$ (138)

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ -	\$ 10,000	\$ 12,000	\$ -
FICA Expense	918	153	153	-	765	918	-
Engineering	45,000	7,500	2,445	5,055	41,250	43,695	1,305
Attorney	50,000	8,333	4,113	4,221	45,833	49,946	54
Commissions/Tax Collector	18,849	3,142	1,191	1,951	15,614	16,805	2,045
Annual Audit	3,500	583	-	583	3,500	3,500	-
Trustee Fees	3,500	583	-	583	3,500	3,500	-
Management Fees	80,100	13,350	13,350	(0)	66,750	80,100	-
Information Technology	1,000	167	167	0	833	1,000	-
Website Administration	2,500	417	417	0	2,083	2,500	-
Postage and Delivery	2,500	417	255	162	2,083	2,338	162
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	250	293	(43)	1,250	1,543	(43)
Legal Advertising and Other	4,000	667	323	343	3,333	3,657	343
Office Supplies	300	50	0	50	300	300	(0)
Dues, Licenses	175	175	175	-	-	175	-
Total General and Administrative	\$ 315,173	\$ 127,117	\$ 108,355	\$ 18,762	\$ 197,096	\$ 305,451	\$ 9,722

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended November 30, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	11/30/25	11/30/25	Variance	10 Months	9/30/26	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 55,697	\$ 9,283	\$ 9,283	\$ 0	\$ 46,414	\$ 55,697	\$ 0
Contractual-Security	111,072	18,512	18,512	-	92,560	111,072	-
Contractual-Security Equipment	51,150	8,525	8,525	-	42,625	51,150	-
Security Patrols	37,000	6,167	1,426	4,741	33,917	35,343	1,657
Parking Enforcement	8,400	1,400	-	1,400	8,400	8,400	-
Fire and Security System Monitoring	500	83	105	(22)	395	500	-
Telephone	12,000	2,000	1,986	14	10,000	11,986	14
Water and Sewer	18,000	3,000	1,148	1,852	16,500	17,648	352
Electric	107,625	17,938	17,537	400	89,688	107,225	400
Pest Control	22,725	3,788	2,234	1,554	20,831	23,065	(340)
Community Maintenance	175,857	33,309	33,309	-	142,548	175,857	-
Porter Services	39,416	6,569	3,158	3,411	36,131	39,290	126
Other Maintenance	12,000	2,000	-	2,000	12,000	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	5,833	4,133	1,701	29,167	33,299	1,701
Wall Maintenance and Repair	3,000	2,868	2,868	-	133	3,000	-
Park and Pool Maintenance/Repair	50,000	8,333	5,165	3,168	41,667	46,832	3,168
Pool Maintenance - Contract	31,500	5,250	5,250	-	28,875	34,125	(2,625)
Janitorial	43,042	7,174	3,500	3,674	39,455	42,955	87
Iguana Removal	5,880	980	490	490	5,390	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	6,667	29,700	(23,033)	10,300	40,000	-
Mulch	5,000	5,000	15,138	(10,138)	-	15,138	(10,138)
Landscape Replacement/Removals	45,000	7,500	7,700	(200)	37,500	45,200	(200)
Storm Cleanup	-	-	1,400	(1,400)	-	1,400	(1,400)
Lake Maintenance/Repair	35,268	5,878	2,593	3,286	30,158	32,751	2,517
Fountain Maintenance/Repair	1,000	167	113	54	1,125	1,238	(238)
Drainage Maintenance	26,000	4,333	-	4,333	26,000	26,000	-
Road Maintenance/Repair	20,000	3,333	-	3,333	20,000	20,000	-
Sidewalk Maintenance/Repair	20,000	3,333	-	3,333	20,000	20,000	-
Sign Maintenance/Repair	10,000	1,667	-	1,667	10,000	10,000	-
Pressure Cleaning	41,000	26,500	26,500	-	14,500	41,000	-
Electrical Repair and Replacement	26,000	4,333	8,766	(4,433)	21,667	30,433	(4,433)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	2,667	2,194	473	13,806	16,000	-

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended November 30, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	11/30/25	11/30/25	Variance	10 Months	9/30/26	Variance
Operations and Maintenance (Continued)							
Major Projects:	180,000	30,000	40,020	(10,020)	139,980	180,000	-
Pool Resurfacing - Clubhouse Pool	-	-	40,020	-	-	-	-
Total Operations and Maintenance	\$ 1,317,747	\$ 260,484	\$ 268,846	\$ (8,362)	\$ 1,057,826	\$ 1,326,671	\$ (8,924)
Total Expenditures	\$ 1,632,920	\$ 387,601	\$ 377,201	\$ 10,400	\$ 1,254,921	\$ 1,632,122	\$ 798
Excess (Deficiency) of Revenues over Expenditures	\$ 6,669	\$ (60,400)	\$ (255,117)	\$ (215,518)	\$ 262,446	\$ 7,328	\$ (936)
Fund Balance - Beginning	\$ 506,557		\$ 496,447			\$ 496,447	
Fund Balance - Ending	\$ 513,226		\$ 241,329			\$ 503,775	

Coral Bay
Community Development District
Schedule of Approved Major Projects

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	11/30/25	9/30/26	Projected Cost
Expenditures:				
<i>Non-Landscaping Projects</i>				
Entrance Monuments	\$ -	\$ -	\$ -	\$ 34,000
Basketball Court Lights (\$5,500 per pole - 4 in total expected)	-	-	-	22,000
LED Signs at Entrances (1-3 at Entryways)	-	-	-	30,000
Roads - Additional Speed Humps (\$8,500 each - 4 in total expected)	-	-	-	34,000
Replace Tennis/Pickleball Court Fence	-	-	-	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing (North Bay Park)	14,695	-	-	164,695
Clubhouse - New Lake Fountain	-	-	-	50,000
Clubhouse - Addition of Pool Heater	-	-	-	59,000
Clubhouse/Peninsula Park - Dock Extensions	17,198	-	-	117,493
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	-	-	-	63,000
Pool Resurfacing - Clubhouse Pool	24,310	40,020	47,790	72,100
Pool Resurfacing - Fay Cove Pool	5,500	-	-	71,500
New Pool Shading	-	-	-	50,000
Hot Tub/Spa at Pool(s)	-	-	-	60,000
Perimeter wall section drain cutout cover panels	-	-	-	50,000
<i>Landscaping Projects</i>				
Southwind Lane Hedge Removal and Replacement	-	-	-	65,000
Additional Landscaping Enhancements	-	-	-	180,000
Projects reported under "Major Projects" Line Item	\$ 61,703	\$ 40,020	\$ 47,790	\$ 1,147,788

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended November 30, 2025

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 November hasn't been received.
Engineering Fees	Budget to Actual	Invoice for November hasn't been received.
Annual Audit	Based on Contracts	Engagement Letter for FY 2025 audit is \$3,500.
Trustee Fees	Actual Spent	No Comments
Management Services	Based on Contract	No Comments
Website Administration	Based on Contract	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:

Field Management Services	Based on Contract	No Comments
Contractual-Security	Based on Contracts	Envera-Monthly Gate Monitoring \$9,256.03
Contractual-Security Equipment	Based on Contracts	Canon Financial \$4,262.47/mo.
Security Patrols	Budget to Actual	City Police Detail (\$56/Hour @ 57 Hours per month). Invoices for November haven't been received.
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoices for October and November haven't been received.
Fire and Security System Monitoring	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Reflects Comcast DSL which is paid via autopay.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for November haven't been received.
Pest Control, Fertilization and Weed	Actual Contract	Southern Plant and Pest Services-Monthly Contract Amount \$1,833.76. Invoice for November hasn't been received.
Community Maintenance	Actual Contract	Shinto-Landscape Maintenance-Monthly Contract Amount \$9,441/Flower Installation \$23,997 Annually Shinto-Irrigation System Maintenance-Monthly Contract Amount \$3,214
Porter Services	Actual Contract	911 Commercial Cleaning Corp.-Monthly Contract Amount \$3,158.33. Invoice for November hasn't been received.
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Actual Contract	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake Maintenance/Repair	Straight Line Budget	Annual Contract Amount with Southeast Land and Water Management \$2,741.66 monthly.
Park & Pool Maintenance/Repair	Straight Line Budget	This line includes repairs, supplies, and maintenance.
Pool Maintenance - Contract	Straight Line Budget	East River Pools-monthly pool cleaning cost \$2,625
Janitorial Services	Actual Contract	911 Janitorial-Monthly Contract Amount \$3,500. Invoice for November hasn't been received.
Iguana Removal	Actual Contract	Redline Iguana Removal-Monthly Contract Amount \$490. Invoice for November hasn't been received.
Landscape Repairs & Improvement	Budget to Actual	No Comments
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	No Comments
Major Projects	Straight Line Budget	See Schedule of Major Projects

Coral Bay
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended November 30, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	11/30/25	11/30/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 708	\$ 708
Total Revenues	\$ -	\$ -	\$ 708	\$ 708
Expenditures:				
Interest - 11/1	\$ 2,338	\$ 2,338	\$ 2,598	\$ -
Interest - 5/1	2,338	-	-	-
Principal - 5/1	85,000	85,000	85,000	-
Total Expenditures	\$ 89,675	\$ 87,338	\$ 87,598	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (89,675)	\$ (87,338)	\$ (86,890)	\$ 708
Other Financing Sources/(Uses):				
Other Fees	\$ -	\$ -	\$ (1,700)	\$ (1,700)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,700)	\$ (1,700)
Net Change in Fund Balance	\$ (89,675)	\$ (87,338)	\$ (88,590)	\$ 708
Fund Balance - Beginning	\$ 106,442		\$ 106,442	
Fund Balance - Ending	\$ 16,767		\$ 17,853	

Coral Bay
Community Development District
Long Term Debt Report

Series 2012, Special Assessment Bonds		
Interest Rate:	5.50%	
Maturity Date:	5/1/2026	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
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)
Less: Principal Payment - 5/1/24		(\$80,000)
Less: Principal Payment - 5/1/25		(\$80,000)
Less: Principal Payment - 11/21/25		(\$85,000)
Current Bonds Outstanding		\$0

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	\$ -	\$ 119,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	119,055
Interest Income	1,186	617	-	-	-	-	-	-	-	-	-	-	1,803
Toscana Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders/Stickers	-	1,225	-	-	-	-	-	-	-	-	-	-	1,225
Total Revenues	\$ 1,186	\$ 120,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,084
Expenditures:													
<u>General and Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	77	77	-	-	-	-	-	-	-	-	-	-	153
Engineering	2,445	-	-	-	-	-	-	-	-	-	-	-	2,445
Attorney	4,113	-	-	-	-	-	-	-	-	-	-	-	4,113
Commissions/Tax Collector	-	1,191	-	-	-	-	-	-	1,191	-	-	-	1,191
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	-	-	-	-	-	-	-	-	-	-	13,350
Information Technology	83	83	-	-	-	-	-	-	-	-	-	-	167
Website Administration	208	208	-	-	-	-	-	-	-	-	-	-	417
Postage and Delivery	85	170	-	-	-	-	-	-	-	-	-	-	255
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	-	-	-	-	-	-	-	-	-	-	293
Legal Advertising and Other	143	180	-	-	-	-	-	-	-	-	-	-	323
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	\$ 98,593	\$ 9,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108,355
<u>Operations and Maintenance</u>													
Field Management Fees	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,283
Contractual-Security	9,256	9,256	-	-	-	-	-	-	-	-	-	-	18,512
Contractual-Security Equipment	4,262	4,262	-	-	-	-	-	-	-	-	-	-	8,525
Security Patrols	1,426	-	-	-	-	-	-	-	-	-	-	-	1,426
Parking Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire and Security System Monitoring	-	105	-	-	-	-	-	-	-	-	-	-	105
Telephone	993	993	-	-	-	-	-	-	-	-	-	-	1,986
Water and Sewer	1,148	-	-	-	-	-	-	-	-	-	-	-	1,148
Electric	9,049	8,489	-	-	-	-	-	-	-	-	-	-	17,537
Pest Control	2,234	-	-	-	-	-	-	-	-	-	-	-	2,234
Community Maintenance	12,655	20,654	-	-	-	-	-	-	-	-	-	-	33,309
Porter Services	3,158	-	-	-	-	-	-	-	-	-	-	-	3,158
Other Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Pumps Maintenance and Repair	-	4,133	-	-	-	-	-	-	-	-	-	-	4,133
Wall Maintenance and Repair	2,868	-	-	-	-	-	-	-	-	-	-	-	2,868
Park and Pool Maintenance/Repair	5,015	150	-	-	-	-	-	-	-	-	-	-	5,165
Pool Maintenance - Contract	2,625	2,625	-	-	-	-	-	-	-	-	-	-	5,250
Janitorial	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
Iguana Removal	490	-	-	-	-	-	-	-	-	-	-	-	490

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Pruning/Trimming/Tree Removals	28,200	1,500	-	-	-	-	-	-	-	-	-	-	29,700
Mulch	-	15,138	-	-	-	-	-	-	-	-	-	-	15,138
Landscape Replacement/Removals	3,700	4,000	-	-	-	-	-	-	-	-	-	-	7,700
Storm Cleanup	-	1,400	-	-	-	-	-	-	-	-	-	-	1,400
Lake Maintenance/Repair	-	2,593	-	-	-	-	-	-	-	-	-	-	2,593
Fountain Maintenance/Repair	113	-	-	-	-	-	-	-	-	-	-	-	113
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	-	-	-	-	-	-	-	-	26,500
Electrical Repair and Replacement	5,208	3,558	-	-	-	-	-	-	-	-	-	-	8,766
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	-	-	-	-	-	-	-	2,194
Major Projects	-	40,020	-	-	-	-	-	-	-	-	-	-	40,020
Subtotal Field Expenditures	\$ 129,234	\$ 139,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,846
Total Operations & Maintenance	\$ 129,234	\$ 139,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,846
Total Expenditures	\$ 227,827	\$ 149,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,201
Net Change in Fund Balance	\$ (226,641)	\$ (28,476)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (255,117)

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

Gross Assessments \$ 1,685,508.26 \$ 1,685,508.26
Net Assessments \$ 1,601,232.85 \$ 1,601,232.85

ON ROLL ASSESSMENTS

Allocation in % 100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/21/25	11/1/25-11/15/25	\$ 124,093.69	\$ 5,038.37	\$ 1,190.55	\$ -	\$ 117,864.77	\$ 117,864.77	\$ 117,864.77
TOTAL		\$ 124,093.69	\$ 5,038.37	\$ 1,190.55	\$ -	\$ 117,864.77	\$ 117,864.77	\$ 117,864.77

7.36%	Percent Collected
\$ 1,561,414.57	ce Remaining to Collect

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion / Status	Comments	Cost
<u>DISTRICT MANAGER</u>							
1	Drone Easement Inspection Report	Aug-25	Nov-25	-	APPROVED/ PENDING CONTRACT	-	\$1,200
2	District Easement and Encroachments	Jun-23	May-24	-	APPROVED/ IN PROGRESS	-	N/A
3	Envera Gate Process	Jan-25	Jan-25	-	APPROVED/ PENDING CONTRACTOR	-	N/A
4	Envera Resident Volunteers Committee/Waiver	Jan-25	Jan-25	-	APPROVED/ TABLED	-	N/A
5	CV Pro Lighting Holiday Lighting	Aug-25	Oct-25	-	IN-PROGRESS	In Season	Contracted
<u>LAKE AND CANALS</u>							
1	<i>Southeast Land & Water Management (SE L&WM)</i>	<i>Monthly</i>	<i>Contracted</i>	<i>Monthly</i>	<i>ON-GOING</i>	<u>See Tab A</u> Southeast Land & Water Management Report <i>(Reports will be provided at the Board meeting)</i>	Contracted
2	Peninsula Park and Clubhouse Dock Renovations	May-23	-	-	APPROVED/IN PROGRESS	<u>Broward County Permit Review</u> Classified The Project as Commercial (New Upgraded Plans/Materials Required) <u>Completed Phases</u> Phase 1 - Revised Plans - Completed 7/25 Phase 2 - Change Order - Completed 7/25 Phase 3 - Env/County Permit - Completed 10/25 <u>In Progress and Pending Phases</u> Phase 4 - City of Margate Permit - 4-6 Weeks (City has asked for Joist Hanger Specs) Phase 5 - Contractor Docks Building 2-4 Weeks	\$92,845
<u>LANDSCAPING</u>							
1	Pending Proposal to Remove Washintonians	Oct-25	Oct-25	-	PENDING	Tall Washingtonians have become a concern.	N/A
<u>COMMUNITY ITEMS</u>							

>	<i>Envera Gate Report</i>	<i>Mar-24</i>	<i>N/A</i>	<i>Monthly</i>	<i>ON-GOING</i>	<i>Envera has not provided Reports</i>	<i>N/A</i>
>	<i>Envera New Resident Forms</i>	<i>May-24</i>	<i>N/A</i>	<i>Monthly</i>	<i>ON-GOING</i>	<i>Monthly</i>	<i>N/A</i>
>	<i>Redline Iguana Removals</i>	<i>Nov-24</i>	<i>Nov-24</i>	<i>Monthly</i>	<i>ON-GOING</i>	<i>Bi-Monthly</i>	<i>N/A</i>
1	East Riverside Pools & Spa Amendment	Nov-25	Nov-25	-	IN-PROGRESS	10% Increase - Effective December 1st.	Contracted
2	30th St Exit Gate Reader Repair	Jul-25	Jul-25	-	IN-PROGRESS	Pending backorder part delivery.	N/A
3	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	-	-	DIRECTION	HOA Member is requesting repairs.	N/A
4	Islamorada Circle Wall Damage	Sep-25	Sep-25	-	IN-PROGRESS	Obtained Police Report and Submitted to Insurance	N/A
5	Re-caulk Both Clubhouse Restrooms	Aug-25	Aug-25	-	PENDING	Pending scheduling by 911 - Prior company could not provide a cost.	N/A
6	Replace Missing/Damaged Banners - NBD/SBD	Jul-25	Sep-25	-	IN-PROGRESS	Delivered (12) - Pending pole delivery.	\$611
7	Order Missing/Damaged Banner Holders NBD/SBD	Jul-25	Sep-25	-	IN-PROGRESS	Received ordered 12/4/25 - Pending Installation	\$1,662
8	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	-	IN-PROGRESS	<u>Pool Furniture</u> (Purchase - Refurbish - Dispose) Phase 1 - Separated Furniture - (Completed) Phase 2 - Proposals - (In Progress) Phase 3 - Dispose of non-repairable furniture - (Pending)	N/A
9	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Remove/Replace Damage Wood/Stucko Pending Revised Specs from contractors.	TBD
10	Clubhouse Pool Refurbish	Mar-25	May-25	-	IN-PROGRESS	Began 11/3 - May take up to 8 weeks to complete. Change Order Approved Due to Code \$1,100 \$66,700 + \$1,000	\$67,800
11	Sidewalk Inspections/Repairs	Apr-24	-	-	APPROVED/IN PROGRESS	Update will be provided at the Board Meeting.	\$22,000
12	Dennis Baldis Memorial-Park Bench and Plaque	Jun-24	Nov-24	-	IN-PROGRESS	- Bench delivery (\$2,675) - Completed website update - Obtained Plaque - Pending Installation	\$2,675
<u>90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS</u>							
1	Additional Tree Lifting at Mallory Harbor	Nov-25	Nov-25	Nov-25	COMPLETED	Homeowner Trees encroaching onto District Roads Per City Code Enforcement	\$1,300
	Trim Cluster of Sable Palms & Brazilian Pepper	Nov-25	Nov-25	Nov-25	COMPLETED	Trees encroaching onto the District - (Publix Area)	\$1,500
2	Areca Palm Removals Leaning on Clubhouse Fence	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,400
3	Suspension of Parking Rules Enforcement (11/26/2025 – 1/5/2026)	Nov-25	Nov-25	Nov-25	COMPLETED	-	N/A
4	Additional Sod Installation Throughout District	Nov-25	Nov-25	Nov-25	COMPLETED	Reduced mulch areas.	\$1,950
5	ABM Holiday Mulch Installation	Oct-25	Nov-25	Nov-25	COMPLETED	-	\$10,975
6	Tot Lot & NB-Park Playground Mulch	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$9,650
7	Add Additional Landscape in Clubhouse Beds	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$2,500

8	Shinto Annuals Holiday Rotation	Oct-25	Nov-25	Nov-25	COMPLETED	-	Contracted
9	Tot Lot & 30th Street Reserves Maintenance	Oct-25	Nov-25	Nov-25	COMPLETED	-	\$2,500
10	Islamorada Entrance 2nd Foxtail Palm Replacement	Jun-25	Nov-25	Nov-25	COMPLETED	-	\$1,500
11	Annual Pressure Cleaning	Oct-25	Oct-25	Nov-25	COMPLETED	-	Contracted
12	Repair 30th Street Damage Exit Gate	Jul-25	Jul-25	Nov-25	COMPLETED	-	\$2,700
13	Dennis Baldis Memorial-Park Bench and Plaque	Jun-24	Nov-24	Nov-25	COMPLETED	-	\$2,675
14	3308 Orinoco Ln-District Property Encroachments	Aug-24	Feb-25	Nov-25	COMPLETED	-	N/A
15	3316 Orinoco Ln-District Property Encroachments	Feb-25	Feb-25	Nov-25	COMPLETED	-	N/A
16	Clean Landscape - North Canal Behind Publix	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$1,500
17	Remove Dead Hong Kong Orchid Tree	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$1,200
18	Remove Dying Washingtonian Palm at SBD	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$900
19	Just Call James Annual Tree Trimming	Oct-25	Oct-25	Oct-25	COMPLETED	-	Contracted
20	Trim Back Trees at North Bay Park PVC Fence	Oct-25	Oct-25	Oct-25	COMPLETED	-	\$1,500
21	Repair 30th Street Gate Loop - Entrance	Oct-25	Oct-25	Oct-25	COMPLETED	-	\$695
22	Just Call James - 2nd Annual Palm Trimming	Aug-25	Aug-25	Sep-25	COMPLETED	-	Contracted
23	911 Vending Request: Store Drinks at Clubhouse	Aug-25	Aug-25	Sep-25	COMPLETED	-	N/A
24	Cut Back District Landscape Behind School/Plaza	Jun-25	Aug-25	Nov-25	COMPLETED	-	\$2,800
25	South Canal Maintenance Responsibility	Jul-25	Jul-25	Sep-25	COMPLETED	-	N/A
26	Repair burned carriage lights at the entrances/exits.	Aug-25	Sep-25	Sep-25	COMPLETED	-	\$454
27	FP&L Leaning Light Pole at 3327 Bonito Lane	Feb-25	Sep-25	Sep-25	COMPLETED	-	N/A
28	Cut Back District Landscape Behind School/Plaza	Jun-25	Aug-25	Sep-25	COMPLETED	-	\$2,800
29	Repair & Paint Clubhouse Recreation Room	Aug-25	Aug-25	Sep-25	COMPLETED	-	\$1,050
30	Repair Clubhouse Roof Leak & Damaged Fascia (includes cleaning, sealing, and repairing gutters)	Aug-25	Aug-25	Sep-25	COMPLETED	-	\$2,950
31	Repair & Paint Clubhouse Exterior Stucco Bands	Aug-25	Aug-25	Sep-25	COMPLETED	-	\$2,750
32	Paint Outside Doors & Trim at Clubhouse	Aug-25	Aug-25	Sep-25	COMPLETED	-	\$415

MINUTES OF THE NOVEMBER 13, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, November 13, 2025
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>
John Hall	Chairman	Present
Tony Spavento	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Evan Mojatabai, Envera (by ZOOM); Robert McCormick, resident; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:18)

2. Presentations/Reports

(No presentations were scheduled for this meeting)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:12)

A resident (Tape Time: 0:02:41) from Mallory Harbor had an incident with parking on the apron/swale area at his residence and asked the Board for reimbursement to cover the cost of towing his vehicle.

(At this point (Tape Time: 0:05:08) a discussion was held among the Board members and the resident relating to his request)(The Board denied his request for reimbursement and also directed staff to add the definition of apron to the Coral Bay CDD website)

Mr. Evan Mojatabai (Tape Time 0:12:40) from Envera (attending by ZOOM) introduced himself as the new service account manager for Coral Bay and made a few comments relating to Envera's company reorganization and policies.

(At this point (Tape Time: 0:013:25) a discussion was held among the Board members, staff and Mr. Mojatabai relating to his new position as service manager for Coral Bay and previous issues with Envera invoices and procedures)(Mr. Gill suggested that either he or Mr. Padilla and also Mr. Hall speak offline with Mr. Mojatabai relating to any invoice issues they were having, the volunteer program for resetting gate arms, incident reports, management reports, and any other procedures going forward)(The Board agreed with Mr. Gill's suggestion)

Mr. Hall asked if there were any additional Supervisor's comments at this time.
(Tape Time: 0:21:01)

Mr. Mizusawa (Tape Time: 0:22:09) made a few comments relating to weed control along the coastline to clear up the weeds and also asked how far out they were supposed to be spraying with chemicals.

(At this point (Tape Time: 0:19:45) a discussion was held among the Board members and District staff relating to Mr. Mizusawa's comments)

Ms. Hagen (Tape Time: 0:29:07) made a comment relating to the minutes being summarized to the best of their ability due to audio recording difficulties and asked if anything had been done to come up with any alternative recording mechanisms.

(At this point (Tape Time: 0:29:52) a discussion was held among the Board members and District staff relating to Ms. Hagen's comments. Management was directed to look into alternatives for the Board to consider and present them at the next meeting.

Ms. Hagen (Tape Time: 0:31:54) also made a few additional comments relating to the major projects list and stated they could discuss this item under old business, but she wanted to address it because the Board has been discussing the list for almost a year,

and the Board still has not agreed on which projects were going to be done, with what timing, and what funding methods would be used to get those projects completed .

Mr. Hall (Tape Time: 0:33:20) stated they would address this item under item No. 6, old business, he then asked for any other Supervisor's comments.

Mr. Spavento (Tape Time: 033:29) stated the holiday lighting looked very nice.

4. Item(s) for Consideration

A. Resolution #2026-01 Budget Amendment for Fiscal Year 2025

Mr. Gill (Tape Time: 0:33:44) stated this item was inadvertently placed on the agenda and was removed on the revised agenda that was sent out to the Board prior to the meeting due to the fact the accountant realized no amendment to budget needed to be done for the auditing process.

5. Staff Reports

Mr. Hall (Tape Time: 0:34:59) moved to item No. 5A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 0:35:01) stated she had nothing to report unless the Board had any questions for her. (The Board had no questions at this time)

B. Engineer

Mr. Hall (Tape Time: 0:35:11) moved on to item No. 5B, engineer and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 0:35:13) stated that even though he was absent at the last meeting, the Board had approved two proposals. The first one is for Landshore Enterprises for the engineering services which District counsel provided a draft agreement for. Mr. Geiger then stated he was getting final comments from District management and Landshore, and then he would be able to finalize that agreement. He also stated that, due to the upcoming holidays and Landshore being very busy this time of year, it would take about 90 days to get this into permitting. Mr. Geiger stated that once he had the final agreement for the Landshore project they would be ready to submit the project for

permitting since they already have the design for the headwall erosion project, and the Board had approved the project at the last meeting. Mr. Geiger also stated he was working on the proposal for the repair of the precast panel that was hit by a vehicle that the Board had also approved at the last meeting. He was currently waiting for the District counsel to provide the agreement for that project, and that once he received that, he would work with the contractor to get that project moving.

Mr. Geiger (Tape Time: 0:36:50) also made some additional comments relating to the dock project and the permitting status with The City of Margate.

(At this point (Tape Time: 0:37:59) a discussion was held among the Board members, District staff and Mr. Geiger relating to his report)

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Acceptance of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Hall (Tape Time: 0:39:17) moved to item 5C, treasurer and asked for any questions, or a motion to approve the financials.

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

Tape time: 0:39:22

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 0:40:19) moved to item 5D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 0:40:29) gave a brief update on several pending and in-progress items listed on his field manager's report relating to District manager items, lakes and canals, landscaping and community items.

(At this point (Tape Time: 0:40:42) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to a few of the items on the field manager's report and any updates referenced on the report)

MOTION:	Approve the revised proposal from 911 Pressure Cleaning to create a "Lake Maintenance Easement Inspection Status Report", in the form of a spreadsheet, using the drone video footage for a cost not to exceed \$1,210
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The revised proposal from 911 Pressure Cleaning to create a "Lake Maintenance Easement Inspection Status Report", in the form of a spreadsheet, using the drone video footage for a cost not to exceed \$1,210 was approved
Tape time:	0:48:11

(At this point (Tape Time: 0:49:35) further discussion was held among the Board members and District staff relating to resident's structures, plantings and vegetation in the lake maintenance easements)

Mr. Padilla (Tape Time: 1:18:20) continued with his field report and asked if there were any questions from the Board relating to page 1 of his report.

Mr. Hall (Tape Time: 1:18:30) made a few comments relating to 3308 and 3316 Orinoco Structures on District Property stating The City of Margate required the homeowners to remove both the seawalls and steps which had been done, and also requested Mr. Padilla or Mr. Gill to follow up with the city compliance officer on the status of these residences and report back to the Board at the next meeting.

(At this point (Tape Time: 1:20:27) a discussion was held among the Board members relating to this item)

Mr. Padilla (Tape Time: 1:27:21) continued with his field report and asked if there were any other questions from the Board.

(At this point (Tape Time: 1:27:25) further discussion was held among the Board members, Mr. Padilla and District staff relating to some items on the field manager's report and other updates referenced on the report)(The Board requested GMS to use the current rules to send out letters to the gate hit violators requesting payment under the rules)

Mr. Spavento (Tape Time: 1:33:32) then suggested the Board make a motion to suspend the parking enforcement rules for overnight parking for the holidays, starting at Thanksgiving and ending after the New Year.

MOTION:	Authorizing to suspend the parking enforcement rules of overnight parking for the holiday period, that is from Thanksgiving, November 26 th , until shortly after New Years Eve, January 5th.
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Suspending the parking enforcement rules of overnight parking for the holiday period, that is from Thanksgiving, November 26 th , until shortly after New Years Eve, January 5th.
Tape time:	1:34:00

Mr. Padilla (Tape Time: 1:44:19) continued with his field report and gave a brief update on landscaping and the vendor, ABM who installs the mulch in the community.

(At this point (Tape Time: 1:45:58) a discussion was held among the Board members and Mr. Padilla relating to this item)(The Board requested staff to obtain additional bids for mulching for the next rotation)

Mr. Padilla (Tape Time: 1:48:02) gave an update on the Redline Iguana removal stating they were currently out of contract, and if the Board agreed they could renew this contract at the same price with no increase.

MOTION:	Authorizing to renew the Redline Iguana removal contract with the same terms and price as the previous agreement
MOVER:	Tony Spavento

SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing to renew the Redline Iguana removal contract with the same terms and price as the previous agreement was approved
Tape time:	1:48:47

Mr. Spavento (Tape Time: 1:49:08) made a comment relating to raccoon and opossum removal since 3 of the items they were billed for by Redline were opossums at \$100 per opossum. He suggested they should just release opossums into the FPL easement or behind the tot lot since they are not rabid / dangerous and are not a nuisance, and see if Redline would be willing to do that at \$50 per opossum so they don't have to take them to Davie.

(At this point (Tape Time: 1:50:06) a discussion was held among the Board members and Mr. Padilla relating to this item)(The Board requested Mr. Padilla to ask the vendor if they have any other suggestions relating to this matter)

Mr. Padilla (Tape Time: 1:52:22) continued with his field report and gave a brief update on a major projects list item, 25 horsepower fountain, stating that in order to get the electrical work proposal, he needed to know where the Board wanted to place the fountain. He informed the Board that it needed to be close to a particular area.

(At this point (Tape Time: 1:53:48) a discussion was held among the Board members and Mr. Padilla relating to this item)

Mr. Padilla (Tape Time: 1:55:07) continued with his field report at this time.

(At this point (Tape Time: 1:55:41) further discussion was held among the Board members and Mr. Padilla relating to some items on the field manager's report and other updates referenced on the report)

E. CDD Manager

1) Approval of the Minutes of the October 9, 2025 Meeting

Mr. Hall (Tape Time: 2:00:22) asked for a motion to approve the October 9, 2025 minutes.

Ms. Smoker (Tape Time: 2:00:54) stated one item was amended in the minutes but, the revision did not make it into the version in the agenda.

Mr. Gill Tape (Time: 2:01:23) stated the Board could approve the minutes as presented with the additional verbiage added, stating there was discussion on page relating to Landshore Enterprises, that needed to be updated by adding the words “for engineering services”.

MOTION:	Approve the Minutes of the October 9, 2025 Meeting with the described amendment.
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	4 in favor, 1 opposed (T. Spavento)
RESULT:	The October 9, 2025 meeting minutes as amended to include the additional verbiage “for engineering services” to the discussion on Page 8 of the minutes were approved
Tape time:	2:03:36

2) Approval of the Agreement with the Broward County Supervisor of Elections Office for the 2026 Elections

Mr. Gill (Tape Time: 2:04:07) presented the agreement with the Broward County Supervisor of Elections Office for the 2026 Elections, and gave a brief explanation of the item stating this was required by the Broward County Supervisor of Elections for all Special Districts, however the fees would not apply to CDDs unless they intended to have a special election. He then asked for any comments or questions from the Board, and upon hearing none, he asked for a motion to approve the agreement.

MOTION:	Approve the Agreement with the Broward County Supervisor of Elections office for the 2026 Elections as presented
MOVER:	Tony Spavento
SECONDER:	Tina Hagen

VOTE:	All in favor
RESULT:	The Agreement with the Broward County Supervisor of Elections office for the 2026 Elections was approved
Tape time:	2:04:50

3) Reminder for Supervisors to Complete Their Annual Ethics Training

Mr. Gill (Tape Time: 2:06:33) reminded the Board members they have until December 31, 2025 to complete their 4 hours of annual ethics training.

4) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Gill (Tape Time: 2:06:44) presented the final approval of the FY2024-FY2025 report performance measures and standards, gave a brief explanation of this item and asked for a motion to approve.

MOTION:	Approve final approval of the FY2024-FY2025 Report Performance Measures and Standards
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved
Tape time:	2:07:01

Mr. Gill (Tape Time: 2:07:21) then asked the Board to approve the performance standards and measures for FY2025-FY2026 using the same template as the previous year.

MOTION:	Approve the FY2025-FY2026 Performance Measures and Standards as required by Florida Statute
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The FY2025-FY2026 Performance Measures and Standards as required by Florida Statute was approved
Tape time: 2:07:37	

6. Old Business

Mr. Hall asked (Tape Time: 2:08:08) if there was any old business to discuss.

Ms. Hagen (Tape Time: 2:08:14) repeated her earlier statement that the Board needed to come to agreement on what Major Projects would be done so that plans could be made to determine the desired timetable and corresponding funding method. She made a further comment that the Board needed to make a yes/no decision on each project on the list. She then suggested that, in order to review the Board's answers in the most efficient manner and comply with the Florida Sunshine Law, that GMS send out an email to all the Board members with a spreadsheet attached with the major projects listed, with two columns, yes or no, have each member mark yes or no on their individual sheet, and provide their responses at the December Board meeting.

Mr. Spavento (Tape Time: 2:11:31) also suggested adding a third column on the spreadsheet for ranking of importance and priority of the items.

(At this point (Tape Time: 2:12:15) a discussion was held among the Board members and District staff relating to this item)(The Board agreed with Ms. Hagen's and Mr. Spavento's suggestions)

Mr. Padilla (Tape Time: 2:21:05) stated he had a change order from Shamrock Pool that needed to be ratified because the pool railing at the Clubhouse needed to be replaced due to the fact it was under the old pool code, and they needed to move forward so there was no delay in the pool resurfacing project.

At this point (Tape Time: 2:21:25) a discussion was held among the Board members and Mr. Padilla relating to this item)

MOTION: Ratifying the Change Order with Shamrock Pool Services for an additional \$1,100 for replacement of the handrailing at the clubhouse pool

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: The Change Order with Shamrock Pool Services for an additional \$1,100 for replacement of the handrailing at the clubhouse pool was approved

Tape time: 2:24:37

Mr. Padilla (Tape Time: 2:25:35) stated he had one additional item from East River Pools and Spa, who does the pool maintenance for Coral Bay. He stated that that the current budge was \$2,625 per month and that the company was requesting a 15% increase which would be \$4,725 annually.

At this point (Tape Time: 2:26:07) a discussion was held among the Board members and Mr. Padilla relating to this item)

MOTION: To approve a 10% increase with East River Pools and Spa maintenance for the pools as the amount to negotiate with them on.

MOVER: Tony Spavento

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: To approve a 10% increase with East River Pools and Spa maintenance for the pools requesting management to negotiate with the vendor to lower in their requested increase amount or

move forward with obtaining proposals from other vendors for this particular service was approved

Tape time: 2:29:20

7. New Business

Mr. Hall asked (Tape Time: 2:31:05) if there was any new business to discuss.
(There was no new business)

8. Adjournment

MOTION: Adjourn the Meeting
MOVER: Tina Hagen
SECONDER: Tony Spavento
VOTE: All in favor
RESULT: Meeting adjourned at 9:30 p.m.

Tape time: 2:31:10

Secretary/Assistant Secretary

Chairman/Vice Chairman