

# MINUTES OF THE AUGUST 14, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, August 14, 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 (by phone)

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; representative for Marianna Markiet, resident; Robert McCormick, resident; Stacy Ann Porter, resident; David Fleischer, resident and several residents in attendance in any format.

***(PLEASE NOTE: Due to audio recording difficulties, these minutes were summarized to the best of our ability)***

## 1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:28)

## 2. Presentations/Reports

*(No presentations were scheduled for this meeting)*

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### 3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:41)

A new resident (Tape Time: 0:02:29) asked a couple of questions relating to how to obtain a transponder stating she had not received any response from anyone after her first inquiry and was trying to find out how she could obtain a transponder. She also asked about parking procedures for overnight guests.

*(At this point (Tape Time: 0:03:26) Mr. Padilla provided the resident with his cell number and suggested calling him and he would explain the parking rules for guests and also how to obtain a transponder. He also suggested the resident go to the Coral Bay webpage to obtain more detailed information)*

Mr. Hall asked if there were any other audience or Supervisor comments at this time. (Tape Time: 0:05:43) (There were no other comments)

### 4. Item(s) for Board Consideration

#### A. 6688 Buena Vista Lane Permit Application

Mr. Hall (Tape Time: 0:06:08) moved to item No. 4A, 6688 Buena Vista Drive permit application and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:06:21) gave a brief update stating this was a permit application that was provided to the Board last month and the Board had some further questions on the specific fencing. He also stated the resident provided additional information from the contractor, XL Fencing, relating to what was to be installed. Mr. Gill also stated he reviewed the information with the District engineer which was included in the agenda on page 22 and that it was ready for the Board's signature and approval.

*(At this point (Tape Time: 0:6:46) a discussion was held among the Board members, Mr. Gill, Mr. Geiger, Ms. Smoker, and the resident relating to her permit application)*

Mr. Hall (Tape Time: 0:21:25) asked for any other questions or comments and upon hearing none asked for a motion to approve the permit application for 6688 Buena

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Vista Drive so the resident could proceed with the permitting process with the City of Margate.

MOTION:	To approve the fence permit application at 6688 Buena Vista Drive
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The fence permit application at 6688 Buena Vista Drive was approved

Tape time: 0:21:30

### **B. 6703 Bayfront Drive Permit Application**

Mr. Hall (Tape Time: 0:22:07) moved on to item No. 4B, 6703 Bayfront Drive permit application and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:22:18) gave a brief update stating the resident was in attendance for any questions from the Board, and also had a meeting scheduled with the City of Margate for her permit application. Mr. Gill also stated he had reviewed the information with the District engineer and this was ready for the Board's signature and approval.

*(At this point (Tape Time: 0:22:44) a discussion was held among the Board members, Mr. Gill, Mr. Geiger, and the resident relating to her permit application)(Mr. Hall then left the meeting at this time to gather some additional paperwork from his home to see if this address had any existing seawall violations before voting on this item. Mr. Hall passed the gavel to Mr. Spavento to move forward with the agenda before leaving the meeting room)*

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7. Staff Reports

E. CDD Manager

1) Approval of the Minutes of the July 10, 2025 Meeting

Mr. Spavento (Tape Time: 0:29:32) stated without objection he would move down the agenda to item No. 7E, approval of the minutes and asked for a motion to approve the minutes. (The Board had no objection)

Mr. Gill (Tape Time: 0:29:57) stated there was a correction to the minutes which was inadvertently missed, which was a motion by Mr. Gallucci relating to holiday lighting, however, that particular motion had failed but, he wanted the record the motopm to reflect that.

MOTION:	Approve the Minutes of the July 10, 2025 Meeting with the correction as stated by Mr. Gill
MOVER:	Tina Hagen
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	The July 10, 2025 meeting minutes with the amended correction as stated by Mr. Gill were approved
Tape time: 0:30:46	

C. Treasurer

1) Approval of Check Run Summary and Invoices  
2) Acceptance of Unaudited Financials  
(A copy of the unaudited financials was enclosed)

Mr. Spavento (Tape Time: 0:31:43) moved to item 7C, treasurer and asked for any questions, or a motion to approve the financials.

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen

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SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 0:31:51	

Mr. Spavento (Tape Time: 0:33:29) moved to item No. 7A, attorney, and asked Ms. Smoker for her report.

### **A. Attorney**

Ms. Smoker (Tape Time: 0:33:32) stated she had nothing to report unless the Board had any questions for her. There were no questions from the Board at this item.

### **C. Engineer**

Mr. Spavento (Tape Time: 0:34:10) moved on to item No. 7C, engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 0:34:18) stated they were still waiting on the engineering drawings for the docks.

Mr. Padilla (Tape Time: 0:34:32) stated they had engineering drawings and they submitted the signed documents that were needed for the environmental permit, but they were waiting to submit with the new requirements from Broward County for permitting, and the City of Margate for permitting.

Mr. Geiger (Tape Time: 0:35:08) stated he was still working on some of the inspections for the markings on the roadways since he was recently out of town and he also stated because of the recent high temperatures, his company was cautioning him from doing field work and being outside with the 90 degree heat, He also stated that, as far as he was aware, the roadway remedial repairs has been removed from the major project list. He also made a few additional comments relating to the paving, marking and striping that was missing and needed to be done, and he would be working on getting some proposals to present to the Board. He also made some additional comments relating to the headwall at Indian Key as well.

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*(At this point (Tape Time: 0:38:01) a discussion was held among the Board members and Mr. Geiger relating to his report) (Mr. Hall returned and Mr. Spavento (Tape Time: 0:41:55) passed the gavel back to Mr. Hall at this time to continue with the agenda and move back to item No. 4B)*

**4. Item(s) for Board Consideration (Cont.)**  
**B. 6703 Bayfront Drive Permit Application**

Mr. Hall (Tape Time: 0:41:58) moved back to item No. 4B, 6703 Bayfront Drive permit application and stated to the Board, after looking at the inspection paperwork, that the inspection did not include the resident’s seawall, and therefore the resident was not listed as being in violation.

*(At this point (Tape Time: 0:42:29) a discussion was held among the Board members, Mr. Geiger and the resident relating to this item)(Mr. Gieger stated he had reviewed the lot survey which showed a dimension of 11’ from the edge of the resident’s pool on the plans)*

Mr. Hall (Tape Time: 0:50:56) then asked for any other questions or comments and upon hearing none, asked for a motion to approve the permit application for 6703 Bayfront Drive so the resident could proceed with the permitting process with the City of Margate.

MOTION: To approve a wooden deck permit application at 6703 Bayfront Drive

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: The wooden deck permit application at 6703 Bayfront Drive was approved

Tape time: 0:50:59

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## 5. Public Hearing to Adopt the Fiscal Year 2026 Budget

Mr. Hall (Tape Time: 0:57:13) moved to item No. 5 and asked for a motion to open the public hearing.

### A. Motion to Open the Public Hearing

MOTION:	Opening the Public Hearing
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The Public Hearing was opened
Tape time: 0:57:23	

### B. Public Comment and Discussion

Mr. Hall then asked (Tape Time: 0:58:29) if there were any public comments or questions relating to the budget.

*(At this time comments and questions were taken from the attending audience relating to the proposed budget) (There was some additional discussion among the Board members, District staff, and the attending audience relating to a few of the budget line items) (Ms. Hagen also gave a brief explanation relating to some of the proposed budget line items and also the difference between the general fund and the debt service fund)(There were no other public comments at this time)*

### C. Consideration of Resolution #2025-07 Annual Appropriation Resolution

Mr. Hall (Tape Time: 1:49:49) introduced resolution #2025-07 which was the annual appropriation resolution for fiscal year 2025 budget.

Mr. Gill (Tape Time 1:49:59) gave a brief explanation of the resolution and then asked the Board for a motion to approve the resolution.

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MOTION:	Approve Resolution #2025-07 Annual Appropriation Resolution
MOVER:	Tina Hagen
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	Resolution #2025-07 the Annual Appropriation Resolution was approved

Tape time: 1:50:14

### **D. Consideration of Resolution #2025-08 Levy of Non-Ad Valorem Assessments**

Mr. Gill (Tape Time 1:50:51) then asked for a motion to approve resolution #2025-08 which was the levying of the Non-Ad Valorem Assessments and allows the District to levy the Non-Ad Valorem Assessments on the Broward County tax bill.

MOTION:	Approve Resolution #2025-08 Levy of Non-Ad Valorem Assessments
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Resolution #2025-08 Levy of the Non-Ad Valorem Assessments was approved

Tape time: 1:50:57

### **E. Motion to Close the Public Hearing**

MOTON:	Closing the Public Hearing
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MOVER:	Tony Spavento
SECONDER:	John Hall
VOTE:	All in favor
RESULT:	The Public Hearing was closed
Tape time: 1:51:59	

Mr. Hall (Tape Time: 1:52:22) stated they would recess the meeting for 5 minutes at this time. Mr. Hall (Tape Time: 1:58:12) stated they would reconvene the Board meeting at this time.

7. Staff Reports (Cont.)  
C.Engineer

Mr. Hall (Tape Time: 1:59:35) asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:59:38) stated he had covered most of his report earlier that was relevant, but gave a quick general update for Mr. Hall’s benefit that the construction of the two CDD docks was still on hold awaiting the permitting and Broward County Environmental department due to the County’s reclassification of the dock requirements. Mr. Geiger also covered some additional items as well.

*(At this point (Tape Time: 1:59:55) a discussion was held among the Board members, District staff, and Mr. Geiger relating to his report)*

6. Acceptance of Audit for Fiscal Year Ending  
in September 20, 2024

Mr. Hall (Tape Time: 2:06:01) moved to item No. 6 and asked for a motion to accept the audit for fiscal year ending September 30, 2024.

MOTION:	To accept the Audit for Fiscal Year ending September 30, 2024
MOVER:	Tina Hagen

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SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The Audit for Fiscal Year ending September 30, 2024 was accepted as presented/
Tape time: 2:06:47	

## 7. Staff Reports (Cont.)

Mr. Hall (Tape Time: 2:07:00) asked Mr. Padilla for his report.

### D. Field Manager

#### 1) Monthly Report

#### 2) Updates on:

- a. Lake Maintenance Easement Letters and Updated Drone Footage
- b. Dock Replacements
- c. 3308 and 3316 Orinoco Structures on District Property
- d. Sidewalk Replacements
- e. Other Items the Board Has not Finalized

Mr. Padilla (Tape Time: 2:07:16) gave a brief update on several pending and in-progress items listed on his field manager's report relating to District Manager, drone easement inspections, and also lakes and canals, landscaping and community items.

Mr. Gieger (Tape Time: 2:07:58) gave a brief update on item #7 under the District Manager's field report regarding the south canal maintenance responsibility and stated the southern portion of the canal, South Bay Drive was owned by Broward County, and when he emailed Broward County they informed him that they do not maintain it, they don't have any grass there, they do not do any maintenance, and they don't spray or anything.

*(At this point (Tape Time: 2:09:59) a discussion was held among the Board members and Mr. Geiger relating to this item)*

Mr. Gill (Tape Time: 2:16:44) stated they received additional calls relating to property encroachment and also received drone video for some of the homes that don't

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have structures but they were on the list and for the 32 homes that had structures and have not responded and they were still working to get current updated pictures to send to the attorney. Mr. Gill also stated the residents at 3308 & 3316 Orinoco have a hearing set with the City of Margate for August 26th.

*(At this point (Tape Time: 2:17:19) a discussion was held among the Board members and Mr. Gill relating to this item)(Mr. Hall requested Mr. Gill to obtain additional information relating to 3308 and 3316 Orinoco to bring back to the next Board meeting)(Mr. Gill said he would follow up on this item)*

Mr. Padilla (Tape Time: 2:18:55) continued with his report on lakes and canals, landscaping and community items at this time.

*(At this point (Tape Time: 2:20:23 a discussion was held among the Board members and Mr. Padilla relating to a few of the items on the field manager's report and any updates referenced on the report)*

MOTION: Authorizing staff to send a 30-day termination notice for the sidewalk agreement to terminate sidewalk replacements with AMB and utilize vendor directly

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: Authorizing staff to proceed with the termination notice of the sidewalk agreement for sidewalk replacements with AMB and utilize vendor directly was approved

Tape time: 2:32:51

MOTION: Authorizing staff to send a 30-day termination notice to terminate janitorial services with AMB

MOVER: Tony Spavento

SECONDER: Tina Hagen

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VOTE: All in favor

RESULT: Authorizing staff to proceed with the termination notice for janitorial services with ABM was approved

Tape time: 2:33:06

MOTION: Authorizing staff to enter into an agreement with 911 Commercial Cleaning Corp for new janitorial services

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: Authorizing staff to enter into an agreement with 911 Commercial Cleaning Corp for new janitorial services was approved

Tape time: 2:36:41

## **E. CDD Manager**

### **2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**

Mr. Hall (Tape Time: 2:50:29) presented the consideration of the proposed fiscal year 2026 meeting schedule and asked for a motion to approve.

MOTION: Approve the proposed Fiscal Year 2026 Meeting Schedule

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: The proposed Fiscal Year 2026 Meeting Schedule was approved

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Tape time: 2:55:07

## 8. Old Business

Mr. Hall asked (Tape Time: 2:55:20) if there was any old business to discuss.

There was no old business.

## 9. New Business

Mr. Hall asked (Tape Time: 2:55:22) if there was any new business to discuss.

There was no new business.

## 10. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:55 p.m.
Tape time: 2:55:27	

Signed by:

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Secretary/Assistant Secretary

DocuSigned by:

868CC9D6CB67482...  
Chairman/Vice Chairman