

MINUTES OF THE JULY 10, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, July 10, 2025 7:00 p.m.	Coral Bay Recreation Center 3101 South Bay Drive, Margate, Florida
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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; Mr. Nick Caine, CV Pro Lighting; Mauro Cruz, Your Maintenance Partners, Robert McCormick, 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: 0:02:24)

2. Presentations/Reports

Mr. Gill (Tape Time: 0:03:12) stated there was a presentation for Christmas lighting from Your Maintenance Partners. Mr. Gill then provided the Board with the proposal from Your Maintenance Partners.

July 10, 2025

Coral Bay CDD

(At this time (Tape Time: 0:03:28) Mr. Cruz from Your Maintenance Partners gave a short presentation and presented his proposal to the Board in the amount of \$18,700 for holiday lighting 2025, with an additional \$12,500 for the Christmas package, and \$85 for maintenance calls)

(A Q&A session (Tape Time 0:05:53) was held among the Board members, Mr. Padilla, and Mr. Cruz relating to his proposal)

Mr. Gill (Tape Time: 0:14:03) stated there was also a presentation from Nick Caine from CV Pro Lighting and his proposal was included in the agenda package.

(At this time (Tape Time: 0:14:11) Mr. Caine from CV Pro Lighting gave a short presentation and presented his proposal to the Board in the amount of \$32,190. He stated they tried to meet last year's proposal apples to apples except for adding the additional lighting of palm fronds that the Board had requested which was included in both proposals)(He then made a few additional comments relating some details on the scope of work)

(A Q&A session (Tape Time 0:15:30) was held among the Board members, Mr. Padilla, Mr. Gill and Mr. Caine relating to his proposal)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:36:51)

Mr. McCormick (Tape Time: 0:36:59) asked a couple of questions relating to the holiday lighting and made a few additional comments relating to unsolicited flyer advertising packets being distributed around the community.

(At this point (Tape Time: 0:38:23) a discussion was held among the Board members and staff relating to Mr. McCormick's statements)

A resident (Tape Time: 0:39:17) from Las Brisas also made a few comments relating the unsolicited papers around the community, stating that they were being left on the ground on driveways and in front of resident entryways, creating an eyesore. She also made some additional comments relating to receiving a notice that she's no longer allowed to have her chairs on her driveway.

(At this point (Tape Time: 0:40:21) a discussion was held among the Board members relating to the resident's statements)(The Board informed the resident that she would need to speak directly to her HOA manager as this was not a CDD matter)

July 10, 2025

Coral Bay CDD

Another resident (Tape Time: 0:43:25) made a few comments relating fishing in the lake and people leaving their garbage on North Bay Drive and South Bay Drive, between water fountains, which was getting out of control.

(At this point (Tape Time: 0:44:00) a discussion was held among the Board members and the resident relating to his statements) (Mr. Hall informed the resident that Mr. Padilla will follow up on the matter)

Mr. Hall asked if there were any other audience or Supervisor comments at this time. (Tape Time: 0:45:40) (There were no other comments)

4. Item(s) for Board Consideration

A. Update on Lake Maintenance Easement Letters and Responses

Mr. Hall (Tape Time: 0:45:44) moved on to item No. 4A, update on lake maintenance easement letters and responses and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:45:54) gave a brief update stating that at the last Board meeting, he went over the status of the certified letters which were sent to the 37 residents located on the lake, and he was now starting to receive calls and responses from those residents. He also made a few additional comments stating that 15 of those had responded or already had CDD approval, and he was still waiting for responses from the remaining residents who have until the end of August before the 30-period ends to respond.

(At this point (Tape Time: 0:46:39) a discussion was held among the Board members, Mr. Gill, and Ms. Smoker relating to this item)(Mr. Hall suggested (Tape Time: 0:47:31) sending a demand letter to the remaining 21 residents who had not responded to remove whatever is in the lake easement area and give them 15 days to comply) Ms. Smoker (Tape Time: 0:48:34) stated at the last meeting the Board agreed to give the residents 30 days, and also add 5 days for mailing purposes as a courtesy to make sure everyone received the letter)

Mr. Gill (Tape Time: 0:55:33) asked the Board for a motion to authorize the District Manager to draft an additional letter to all remaining homeowners who have not responded demanding they remove the items that are in the lake easement area.

MOTION:	Authorizing management to send an additional letter to the remaining homeowners who have not responded demanding they
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July 10, 2025**Coral Bay CDD**

remove any and all items encroaching into the lake easement area
subject to District rules and regulations

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: 4 in Favor and 1 opposed (G. Mizusawa)

RESULT: Authorizing District Manager to send an additional letter to the
remaining homeowners who have not responded demanding they
remove any and all items encroaching into the lake easement area
subject to District rules and regulations was approved

Tape time: 0:55:46

Mr. Padilla (Tape Time: 1:06:43) stated he had an additional item for the Board's consideration relating to a public concern of some trees on CDD property very close to the water line along Orinoco Lane, that could cause an issue with clogging the drainage system during a major storm event. Mr. Padilla also stated he had obtained some proposals for removing those trees in two sections, one from Just Call James for \$5,200, another one from Shinto Landscaping to do the same scope of work, and also another proposal to remove trees on CDD property. Mr. Padilla then asked for direction from the Board as to how to proceed.

(At this point (Tape Time: 1:08:05) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to this item)

MOTION: Authorizing staff to remove certain trees in two sections located on
CDD property along Orinoco Lane to prevent the drainage system
from clogging during a major storm event not to exceed \$5,200

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: Authorizing staff to proceed with the low bidder, either Just Call
James or Shinto Landscaping, to remove certain trees in two

July 10, 2025

Coral Bay CDD

sections located on CDD property to prevent the drainage system from clogging during a major storm event not to exceed \$5,200 was approved

Tape time: 1:10:46

B. Update on Major Projects List

Mr. Hall (Tape Time: 1:12:26) moved on to item No. 4B update on major projects list and asked Mr. Padilla if there was anything different on the list from last month.

Mr. Padilla (Tape Time: 1:12:50) gave a brief update relating to a couple of items on the major projects list that had been updated.

(At this point (Tape Time: 1:13:53) a discussion was held among the Board members, Mr. Gill and Mr. Padilla relating to this item)(Ms. Hagen (Tape Time: 1:16:07) gave a brief overview on a few items listed on the major projects list, such as the tennis courts, the docks, etc. to the attending audience)

C. CV Pro Lighting Proposal Modifications

Mr. Hall (Tape Time: 1:29:39) moved on to item No. 4C, CV Pro Lighting proposal modifications and stated this item had already been presented and discussed earlier in the meeting.

5. Discussion of Canal Bank Erosion Control Options

Mr. Hall (Tape Time: 1:40:26) moved on to item No. 5A discussion of canal bank erosion and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:11:06) gave a brief update on this item stating they were still in ongoing discussions with Mr. Geiger and would bring this item back to the next Board meeting. He also stated part of this item had to do with the trees being removed along the canal on the property owner's side and Mr. Padilla would be addressing how they would deal with the erosion along the canal bank.

Mr. Geiger (Tape Time: 1:41:15) also made a few additional comments related to this item stating he was asked to provide some information to GMS in terms of a cost to survey the canal on the District's property regarding the erosion control to see if anything

July 10, 2025

Coral Bay CDD

needed to be done now. He stated they were good shape on the north and south ends of the canal bank with very little erosion, and since no residents live at that end of the canal, that could be a repair as needed item.

(At this point (Tape Time: 1:41:47) a discussion was held among the Board members and staff relating to this item)

6. Staff Reports

Mr. Hall (Tape Time: 1:46:12) then moved on to staff reports and asked Ms. Smoker for her report.

A. Attorney – Memorandum - 2025 Legislative Update

Ms. Smoker (Tape Time: 1:46:18) gave a brief update on the 2025 legislative update memorandum that was included in the agenda, specifically the ones that pertain to Special Districts relating to the rulemaking process and notices, and change orders for construction work as well.

(At this point (Tape Time: 1:47:35) a Q&A session was held among the Board members and Ms. Smoker relating to this item)

B. Engineer

Mr. Hall (Tape Time: 1:49:28) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:49:30) gave a brief update stating most of the items he was working had already been discussed during the meeting in other conversations, and the only thing he had relating to permit review was the deck at 6688 Buena Vista Drive, but he had still not received the application from the resident. He did inform the resident that her deck was in the easement and also made it very clear to the homeowner that it was shown on her survey, so he was awaiting to review that.

He also stated he was working on some of the items for the bond issue, including the roadway inspections and the pavement marking and striping which needed to be done.

(At this point (Tape Time: 1:51:21) a discussion was held among the Board members and Mr. Geiger relating to his report)(Mr. Hall (Tape Time: 1:53:08) asked Mr. Geiger for an update on the docks) (Mr. Geiger stated there was a change order if the Board wanted to go over that but, Broward County had required design changes to comply with code regulations for the permit, so the change order was to address the drawing revisions)

July 10, 2025

Coral Bay CDD

Mr. Padilla (Tape Time: 1:53:53) stated this item was under the field manager's report but, he would bring it up on the screen for the Board members to review. He then gave a brief update on the change order for additional materials in the amount of \$8,933.

At this point (Tape Time: 1:54:35) a Q&A session was held among the Board members and Mr. Padilla relating to this item)

MOTION:	Approve the dock replacement Change Order updated plans for additional materials for a total amount of \$8,933
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The dock replacement Change Order updated plans for additional materials for a total amount of \$8,933 was approved

Tape time: 1:56:57

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 asked for any questions, or a motion to approve the financials. *(Tape Time: 1:58:14)*

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

Tape time: 1:58:16

July 10, 2025

Coral Bay CDD

D. Field Manager - Monthly Report

Mr. Padilla (Tape Time: 1:59:27) gave a brief update on several pending and in-progress items listed on his field manager’s report relating to lakes and canals, landscaping and community items.

(At this point (Tape Time: 1:59:48 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)(The Board directed (Tape Time: 2:01:56) Mr. Padilla to proceed with the installation of the 60 minute light timer at the entrance of the tennis courts in the amount of \$1,430)

MOTION: Approve Margate Police Department increase cost for patrolling the community for the standard rate of \$58 per hour, and high rate at \$81 per hour effective August 26, 2025 upon execution of a new agreement with the City of Margate

MOVER: Tina Hagen

SECONDER: Ron Gallucci

VOTE: All in favor

RESULT: Accepting the Margate Police Department increase cost for patrolling the community for the standard rate of \$58 per hour, and high rate of \$81 per hour effective August 26, 2025 upon execution of a new agreement with the City of Margate in substantial final form subject to District Counsel review

Tape time: 2:05:56

E. CDD Manager

1) Approval of the Minutes of the June 12, 2025 Meeting

Mr. Hall asked (Tape Time: 2:13:50) for a motion to approve the minutes.

MOTION: Approve the Minutes of the June 12, 2025 Meeting.

MOVER: Tina Hagen

SECONDER: Tony Spavento

July 10, 2025

Coral Bay CDD

VOTE:	All in favor
RESULT:	The June 12, 2025 meeting minutes were approved
Tape time: 2:13:53	

2) Form 1 Financial Disclosure Due July 1, 2025 – everyone has filed

Mr. Hall (Tape Time: 2:14:12) presented the Form 1 financial disclosure due July 1, 2025 and stated all Board members had filed their Forms.

3) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Gill (Tape Time: 2:14:22) stated he received emails from some of the Board members stating they had completed their annual ethics training and also reminded the remaining Board members they have until December 31, 2025 to complete their training as well.

4) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Hall (Tape Time: 2:15:20) presented the consideration of 2025 performance measures and standards as required by Florida Statute 189.0694 and asked for a motion to approve.

Mr. Gill (Tape Time 2:15:29) gave a brief overview of this item.

Mr. Hall asked for a motion to approve the 2025 Performance Measures and Standards.

MOTION:	Approve the 2025 Performance Measures and Standards.
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The 2025 Performance Measures and Standards.

July 10, 2025

Coral Bay CDD

7. Old Business

Mr. Hall asked (Tape Time: 2:17:01) if there was any old business to discuss.

There was no old business.

8. New Business

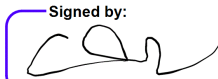
Mr. Hall asked (Tape Time: 2:17:03) if there was any new business to discuss.

There was no new business.

9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:25 p.m.
Tape time: 2:21:45	

Signed by:



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Secretary/Assistant Secretary

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