



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

February 12, 2026



Coral Bay

Community Development District

Updated 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
February 12, 2026
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. Discussion of:
 - A. Cost Sharing for Removal of Trees Damaging CDD Property – **Page 3**
 - B. Loan and Preserves
5. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 6**
 - B. Engineer – Update on Landshore Enterprises, LLC Construction Proposals for Indian Key Dead End Outfall Erosion Repair – **Page 8**
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices – **Page 14**
 - 2) Acceptance of Unaudited Financials – **Page 19**
 - D. Field Manager – Monthly Report – **Page 32**
 - E. CDD Manager – Approval of the Minutes of the January 8, 2026 Meeting – **Page 35**
6. Old Business
7. New Business
8. 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>



Re: Fay's cove help request

From Alex Kyriakopoulos
Date Mon 1/12/2026 8:09 AM
To Andrew Gill
Cc Julio Padilla

Good morning,
I wanted to follow up on this to see if there is any decision from the CDD to help with the tree.
I am attaching a photo showing the CDD property being affected by this tree. There are multiple sidewalk panels being damaged.

Thanks!





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PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
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GABRIELLA A. FERNANDEZ PEREZ
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LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY— agill@gmssf.com

Mr. Andrew Gill
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Coral Bay Community Development District
Our File: 157.90194**

Dear Andrew:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

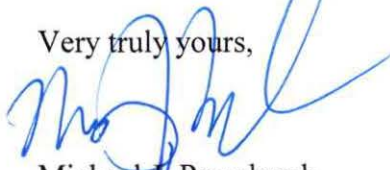
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Andrew Gill
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Coral Bay Community Development District
c/o: KCI Technologies, Inc.
Attn.: Mr. Jonathan Geiger, P.E.
1425 W Cypress Creek Road, Suite 101
Fort Lauderdale, FL 33309

PROPOSAL: #4385

Date: 1/16/2026

Project: Coral Bay CDD - Indian Key End Headwall Erosion Repair
Installation of Concrete Block Mat

PRODUCT DESCRIPTION

Concrete block mat used to control erosion in swales, slopes, ditches, channels, shorelines, and any area where soil sediment may be lost due to water runoff. Concrete block mats consist of pyramidal concrete blocks that are interconnected utilizing a rough-service polyester geogrid. The completed mat yields a high strength, ultra-flexible hard armor system of Erosion Control. Concrete block mats afford an ideal zone for vegetation growth while remaining a permanent armor against long-term erosional forces.

JOB SCOPE

Landshore Enterprises will perform erosion control and embankment stabilization services for the Indian Key End Headwall Project on behalf of Coral Bay Community Development District. The scope of work includes the installation of concrete block mat in accordance with the approved Erosion and Sediment Control Plan dated January 14, 2026. Work will consist of an approximately 40-foot-wide concrete block mat installation to stabilize the surrounding embankment, as well as concrete block mat placement beneath the outfall pipe to protect against scour and facilitate future maintenance access. All areas above the waterline will be properly covered and sodded to match existing site conditions. Upon completion, all staging and access areas disturbed during construction will be restored to as good as or better than pre-construction conditions.

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
Headwall	Mobilization / General preparation	Lump Sum	1	
	Floating Turbidity Barrier	Linear Feet	100	
	Removal and re-installation of existing guardrail and signage	Linear Feet	30	
	Regular Excavation	Tons	22	
	#3/8 Limerock	Tons	11	
	Limestone Road Base	Tons	19	
	Concrete Block Mat	Square Feet	640	
	Erosion Control Blanket	Square Feet	320	
	Sod (match to existing)	Square Feet	400	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				\$28,110.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

25% Mobilization Date	\$7,027.50
65% Progress work	\$18,271.50
10% Completion of project	\$2,811.00

****Terms: Net 15****

****Interest will be charged at 1.5% per month on past due invoices****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities within or outside the shoreline easement if as-built drawings or accurate utility locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
- 7. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 8. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date

Erosion and Sedimentation Control Plan for Indian Key End Headwall

PROJECT NOTES:

- 1. GOVERNING STANDARDS AND SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY CONSTRUCTION DOCUMENTS.
- 2. PLANS WERE PREPARED ACCORDING TO INFORMATION COLLECTING IN THE FIELD WITH SURVEYING INSTRUMENTS, HISTORICAL DATA FROM PUBLICLY AVAILABLE SOURCES, AND PALM BEACH COUNTY GIS DATA ON PARCELS, LOTS, ROADWAY, ETC.
- 3. THIS IS NOT A BOUNDARY SURVEY.
- 4. DRAINAGE DISTRICT: SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
- 5. SURVEYING WAS PERFORMED ON DECEMBER 29, 2025 BY LANDSHORE ENTERPRISES, LLC.
- 6. THE SCALES OF THE PLANS MAY HAVE CHANGE DUE TO REPRODUCTION, PLAN SHEETS ARE RECOMMENDED TO BE PRINTED OR PLOTTED ON 11"X17" PAPER.
- 7. COORDINATE SYSTEMS HEREON FOR THE HORIZONTAL SYSTEM ARE BASED ON NORTH AMERICA DATUM OF 1983 (NAD 83) FLORIDA STATES PLANES, EAST ZONE AND FOR THE VERTICAL SYSTEM ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND THE UNITS ARE BASED ON US FOOT.
- 8. THE BEARINGS VALUES SHOWN HEREON ARE BASED ON GPS/RTK OBSERVATIONS AND RTK CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.
- 9. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL AT 1-(800)-432-4770 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.



VICINITY MAP

Township: 48 South, Range 41 East, Section: 24
Tallahassee Principal Meridian

SITE LOCATION

3101 South Bay Dr. Margate, FL 33063

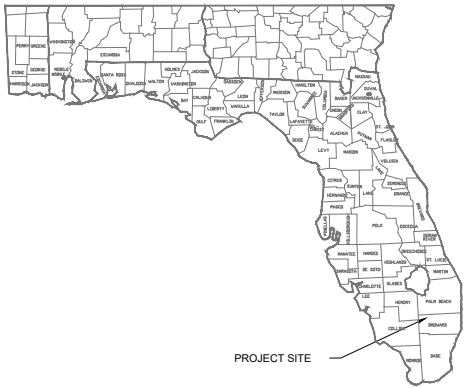
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26°16'09.3"N 80°12'24.5"W
&
26.269173, -80.206781
26°16'09.0"N 80°12'24.4"W

January 14, 2026

ENGINEER: PIETER M. LOMBARD

66596
FLORIDA PROFESSIONAL ENGINEER
REGISTER NUMBER

LOCATION MAP



INDEX OF SHEETS

SHEET NO	SHEET DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC PLAN
3	CROSS SECTIONS
4	MANUFACTURER'S SPECIFICATIONS

PREPARED FOR

Coral Bay Community
Development District

3101 South Bay Dr.
Margate, FL 33063

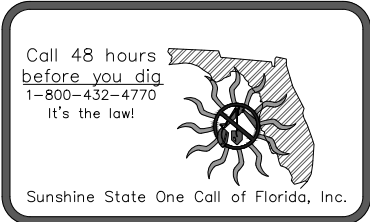
PREPARED BY



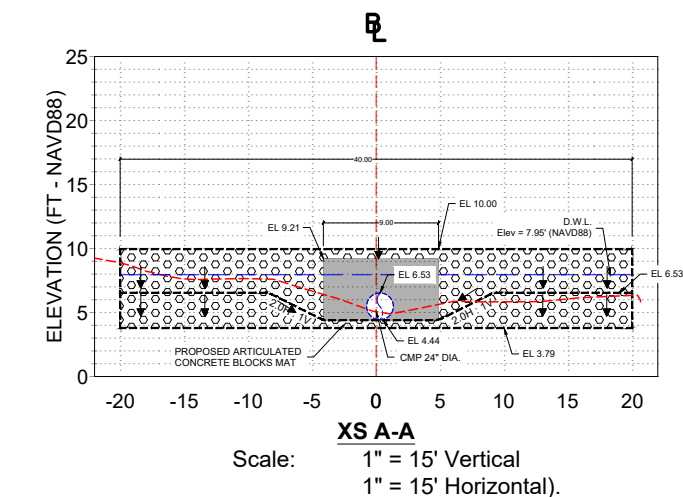
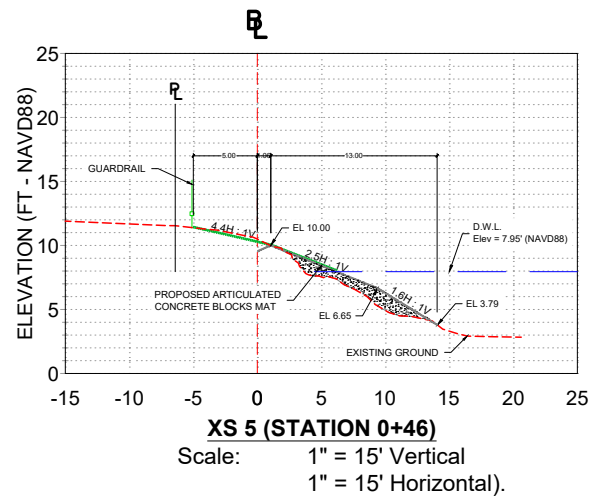
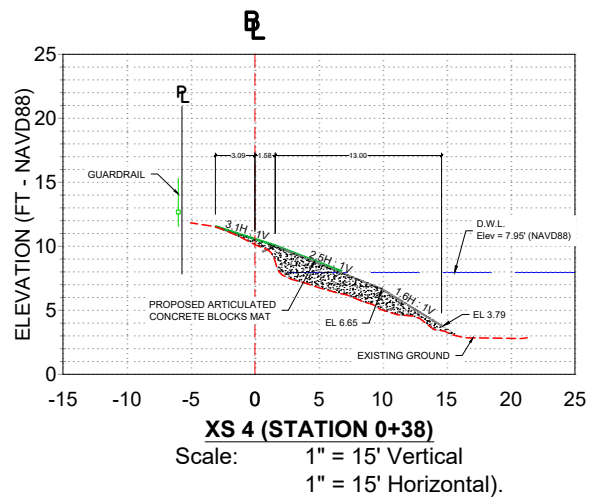
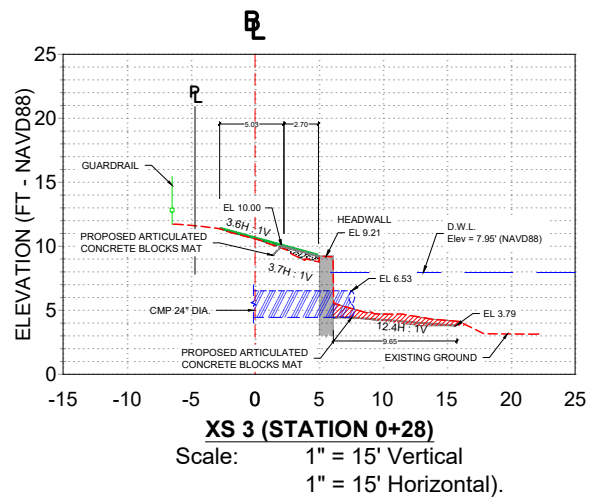
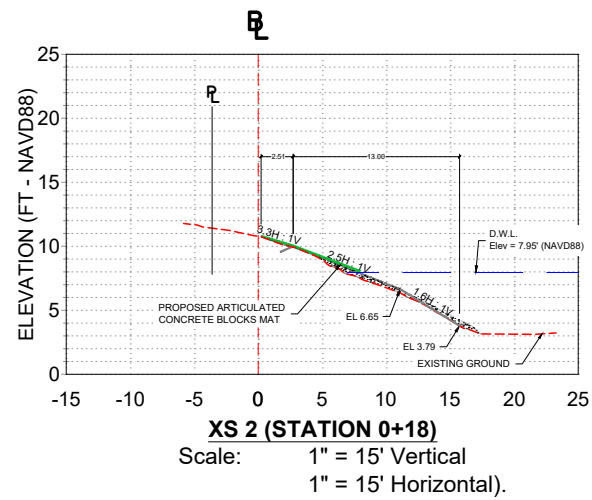
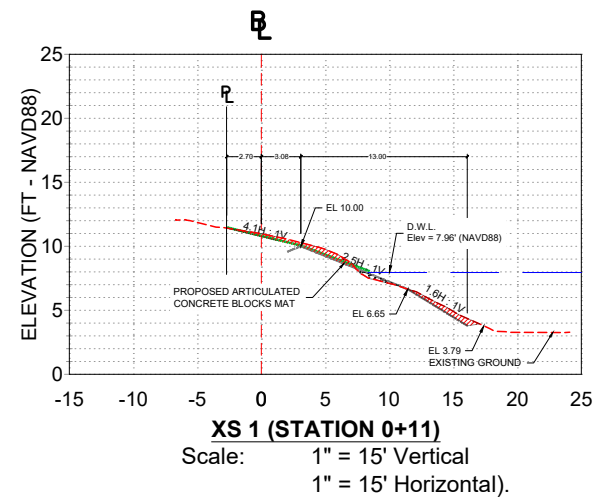
Landshore Enterprises, LLC
"Your Shoreline Protection
Specialists"
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com

DESIGNED BY:	NV
DRAWN BY:	JP
CHECKED BY:	AVDB
APPROVED BY:	PML
PROJECT NO:	2025-087

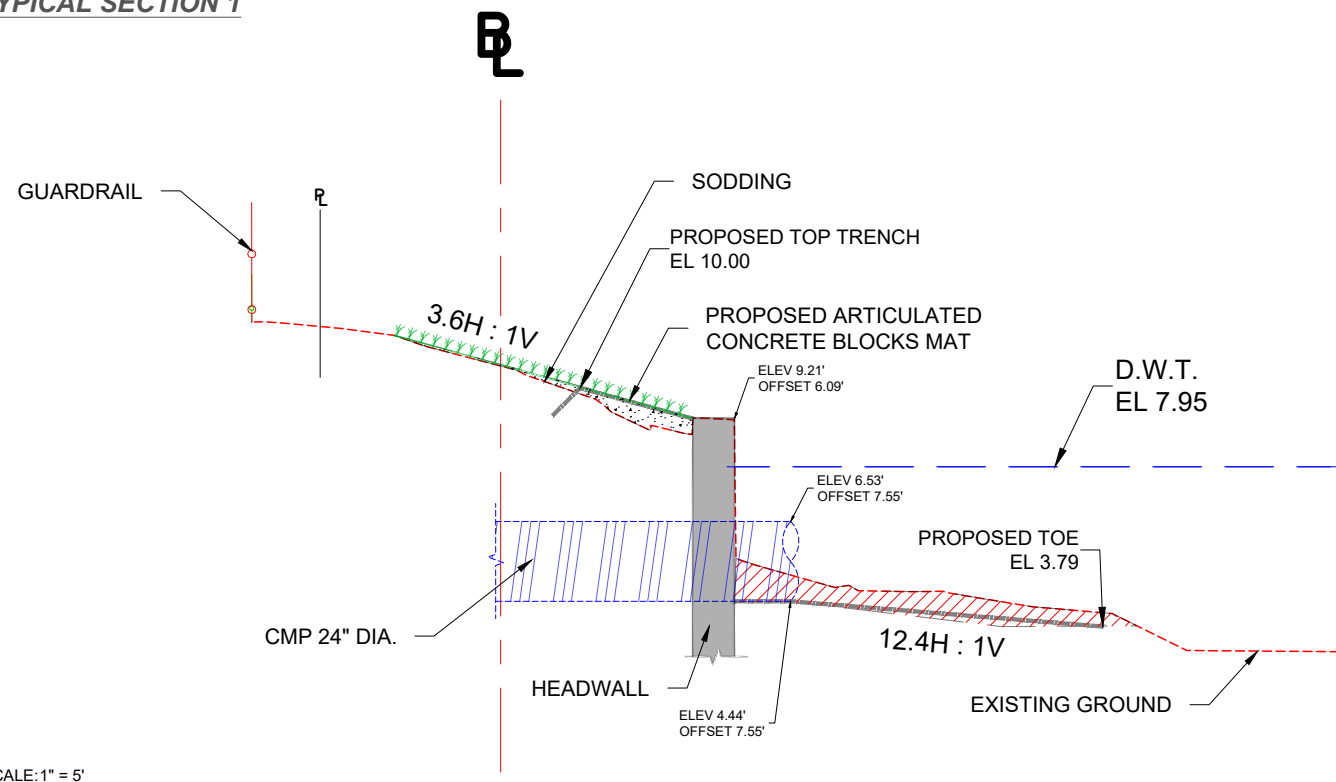
SHEET 1
OF 4



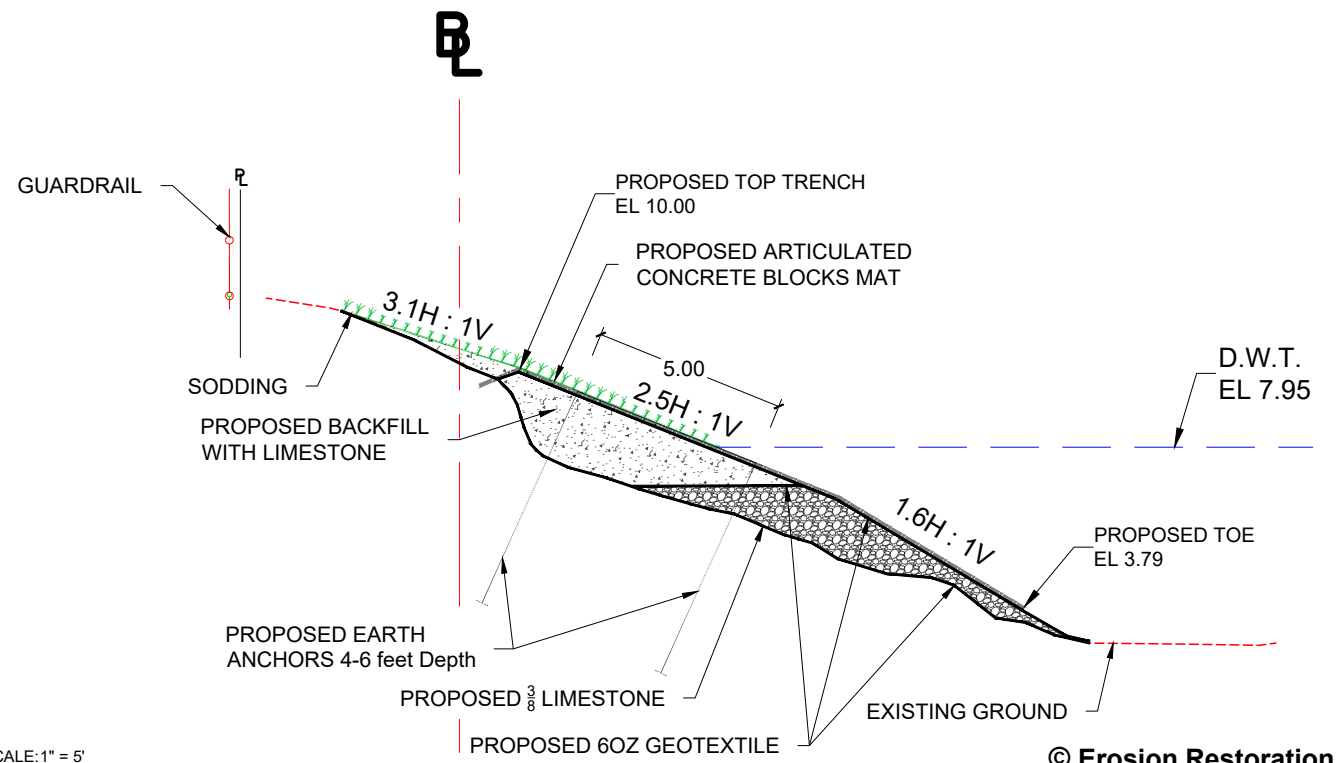
REVISIONS	DATE	BY



TYPICAL SECTION 1



TYPICAL SECTION 2



REVISIONS		
DATE	BY	DESCRIPTION

**Erosion and Sedimentation Control Plan for
Indian Key End Headwall**



118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
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CROSS SECTIONS

© Erosion Restoration, LLC.

PROJECT NO.	SHEET	SHEET/OF
2025-087	3	3 / 4
DRAWN BY:	DATE:	SCALE:
JP	01/14/2026	AS SHOWN



Specification Sheet

EroNet™ C125® Erosion Control Blanket

DESCRIPTION

The long-term double net erosion control blanket shall be a machine-produced mat of 100% coconut fiber with a functional longevity of up to 36 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the coconut evenly distributed over the entire area of the mat. The blanket shall be covered on the top and bottom sides with a heavyweight photodegradable polypropylene netting having ultraviolet additives to delay breakdown and an approximate 0.63 x 0.63 in (1.59 x 1.59 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats. The C125 shall meet Type 4 specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17



Index Property	Test Method	Typical
Thickness	ASTM D6525	0.22 in. (5.59 mm)
Resiliency	ECTC Guidelines	82%
Water Absorbency	ASTM D1117	167%
Mass/Unit Area	ASTM 6475	7.73 oz/sy (262.8 g/sm)
Swell	ECTC Guidelines	13%
Smolder Resistance	ECTC Guidelines	Yes
Stiffness	ASTM D1388	0.75 oz-in
Light Penetration	ASTM D6567	16.6%
Tensile Strength - MD	ASTM D6818	472.8 lbs/ft (7.01 kN/m)
Elongation - MD	ASTM D6818	25.6%
Tensile Strength - TD	ASTM D6818	225.6 lbs/ft (3.35 kN/m)
Elongation - TD	ASTM D6818	33.9%
Biomass Improvement	ASTM 7322	257%

Design Permissible Shear Stress		
Unvegetated Shear Stress	2.25 psf (108 Pa)	
Unvegetated Velocity	10.0 fps (3.05 m/s)	

Material Content			
Matrix	100% Coconut Fiber	0.5 lbs/sq yd (0.27 kg/sm)	
Netting	Heavyweight photodegradable with UV additives	3 lbs/1000 sq ft (14.6 g/sm)	
Thread	Black polypropylene		

Standard Roll Sizes			
Width	6.67 (2.03 m)	8 ft (2.44 m)	16 ft (4.87 m)
Length	108 ft (32.92 m)	112 ft (35.14 m)	112 ft (34.14 m)
Weight ± 10%	44 lbs (19.95 kg)	56.25 lbs (25.5 kg)	112.5 lbs (51 kg)
Area	80 sq yd (66.9 sm)	100 sq yd (83.61 sm)	200 sq yd (167.22 sm)



Western Green
4609 E. Boonville-New Harmony Rd.
Evansville, IN 47725

nagreen.com
800-772-2040

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EC_RM_X_MPDS_C125_3.20

SHOREFLEX DATA SHEET AND PERFORMANCE

WIDTH	LENGTH	8'	16'	25'	32'	50'
4'	ROLL WEIGHT (lbs)	352	704	1,100	1,408	2,200
	MATS/TRUCKLOAD	127	63	40	31	20
8'	ROLL WEIGHT (lbs)	704	1,408	2,200	2,816	4,400
	MATS/TRUCKLOAD	63	31	20	15	10
10'	ROLL WEIGHT (lbs)	880	1,760	2,750	3,520	5,500
	MATS/TRUCKLOAD	51	25	16	12	8
16'	ROLL WEIGHT (lbs)	1,408	2,816	4,400	5,632	8,800
	MATS/TRUCKLOAD	31	15	10	7	5

* CUSTOM SIZES AVAILABLE UP TO 16' WIDE
* ROLL WEIGHT IS MAX SHIPPING WEIGHT

SHOREFLEX® TECHNICAL INFORMATION	
Blocks	5,000 PSI, Wet-Cast Portland Cement / ASTM C39/C39 M
Block Size	6.5"x6.5"x2.5" / Avg. Weight 4.5 lbs
Percentage Open Area (POA)	30% min.
Material Weight	Min. 10 lbs. / sf
SF Per Load	4,000 to 4,300 lbs/T: (pending trucking ability and roll sizes)
Interlocking	Polypropylene 30/30 w/ 2,000 lb/ft biaxial strength Grid Aperture 1.6"
"Backing Options"	Double Net Straw (DNS2), GS 50. Non-Woven Fabrics
Anchor Types	18" Rebar "U" & Earth Anchors Stainless, Galvanized or Steel

PERFORMANCE TESTING

ShoreFlex® will resist erosion and scour due to hydraulic forces. ShoreFlex® will meet the requirements listed in Table 2 when tested with a backing material on a non-vegetated surface. 30% testing is not recommended for ASTM D6460-12 due to slope stability during testing.

Sampling and Testing: The purchaser (or their authorized representative) shall be accorded access to the relevant manufacturing facility or facilities, if desired, in order to inspect and/or sample the units from lots ready for delivery prior to release for delivery to the job site. Such inspections are at the sole expense of the requesting entity.

Purchaser may request additional testing other than that provided by the manufacturer as needed.

Such requested testing will extend any stated lead times for manufacturing and delivery, if the results of such testing are a prerequisite to approval (i.e., approval for release to manufacturing). Costs associated with such testing shall be borne by the purchaser.

Table 2. Limiting shear stress, ASTM D46460-12			
Test	Tested value	Bed Slope	Limiting Value
ASTM D6460-12	Shear Stress	10% & 20%	18 lb./ft.²
ASTM D6460-12	Velocity	10% & 20%	30 ft./sec

Full Specification available upon request or available at Manufacturer Website (Link provide Below)
https://49d5b17d-c449-4dc8-bd77-bcc30683e1d7.filesusr.com/ugd/7ba743_f2b617ac401a4fad75c9e64dcf43e5a.pdf

TENCATE GEOSYNTHETICS
Americas

Mirafi® 160 N

Mirafi® 160N is a nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. Mirafi® 160N is inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids. Mirafi® 160N meets AASHTO M288 Class 2 for Elongation > 50%.

TenCate Geosynthetics Americas Laboratories are accredited by Geosynthetic Accreditation Institute – Laboratory Accreditation Program (GAI-LAP). NTPEP Listed

Mechanical Properties	Test Method	Unit	Minimum Average	
			Roll Value	
			MD	CD
Grab Tensile Strength	ASTM D4632	lbs (N)	160 (712)	160 (712)
Grab Tensile Elongation	ASTM D4632	%	50	50
Trapezoid Tear Strength	ASTM D4533	lbs (N)	60 (267)	60 (267)
CBR Puncture Strength	ASTM D6241	lbs (N)	410 (1825)	
Maximum Opening Size				
Apparent Opening Size (AOS)	ASTM D4751	U.S. Sieve (mm)	70 (0.212)	
Minimum Roll Value				
Permittivity	ASTM D4491	sec-1	1.5	
Flow Rate	ASTM D4491	gal/min/ft2 (l/min/m2)	110 (4481)	
Minimum Test Value				
UV Resistance (at 500 hours)	ASTM D4355	% strength retained	70	
Physical Properties		Unit	Roll Size	
Roll Dimensions (width x length)		ft (m)	15 x 300 (4.5 x 91)	
Roll Area		yd2 (m2)	500 (418)	

Disclaimer: TenCate assumes no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. TenCate disclaims any and all express, implied, or statutory standards, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice.

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Pendergrass, GA 30567
Tel 706 693 2226
Tel 888 795 0808
Fax 706 693 4400
www.tencate.com

FGS000361
ETQR89

GAI-LAP-25-97

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan for
Indian Key End Headwall



118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MANUFACTURER'S
SPECIFICATIONS

PROJECT NO. 2025-087	SHEET 4	SHEET/OF 4 /4
DRAWN BY: JP	DATE: 01/14/2026	SCALE: NTS

© Erosion Restoration, LLC.

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
ACH	800025-800031	\$	1,009.22
01/21/26	20722-20731		31,727.71
02/12/26	20731-20742		56,596.25
TOTAL		\$	89,333.18

AP300R
*** CHECK NOS. 800025-800031

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

RUN 2/05/26

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/31/26	00234	12/09/25 1354898 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	154.86	154.86 800025
1/31/26	00034	12/11/25 0605787 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	137.90	137.90 800026
1/31/26	00173	1/02/26 1085906 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	142.90	142.90 800027
1/31/26	00174	1/03/26 1086078 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	137.90	137.90 800028
1/31/26	00175	12/22/25 1084602 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	137.90	137.90 800029
1/31/26	00176	12/22/25 1084966 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	142.90	142.90 800030
1/31/26	00233	12/08/25 1354427 01/26 SVCS	202601 320-53800-41000	COMCAST - AUTO PAY	*	154.86	154.86 800031
TOTAL FOR BANK Z						1,009.22	
TOTAL FOR REGISTER						1,009.22	

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020722-020742

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

RUN 2/05/26

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/21/26	00009	12/31/25 196735	202512 310-51300-31500		*	4,875.00	
		SVCS 12/25		BILLING COCHRAN PA			4,875.00 020722
1/21/26	00012	1/09/26 26011404	202512 320-53800-34502		*	486.00	
		SECURITY SVCS 12/25					
		1/09/26 26011405	202512 320-53800-34502		*	696.00	
		SECURITY SVCS 12/25		CITY OF MARGATE-POLICE DEPARTMENT			1,182.00 020723
1/21/26	00053	12/30/25 91230371	202512 310-51300-42000		*	31.70	
		DELIVERY THRU 12/18/25		FEDEX			31.70 020724
1/21/26	00195	1/09/26 ARIV1048	202512 310-51300-31100		*	780.00	
		SVCS 11/28-12/31/25					
		1/09/26 ARIV1048	202512 320-53800-46405		*	582.50	
		SVCS 11/28-12/31/25					
		1/09/26 ARIV1048	202512 320-53800-46611		*	1,202.50	
		SVCS 11/28-12/31/25					
		1/09/26 ARIV1048	202512 310-51300-31100		*	120.00	
		SVCS 11/28-12/31/25					
		1/09/26 ARIV1048	202512 320-53800-46513		*	1,147.50	
		SVCS 11/28-12/31/25					
		1/09/26 ARIV1048	202512 320-53800-46405		*	1,295.00	
		SVCS 11/28-12/31/25		KCI TECHNOLOGIES, INC.			5,127.50 020725
1/21/26	00263	1/14/26 15015	202601 320-53800-46420		*	490.00	
		MAINT 01/26		REDLINE IGUANA REMOVAL			490.00 020726
1/21/26	00185	2/01/26 1355700	202602 320-53800-34501		*	105.00	
		MONITORING 2/01-4/30/26		SECURITY & FIRE SYSTEMS, INC.			105.00 020727
1/21/26	00259	12/23/25 36314	202512 320-53800-46404		*	5,440.00	
		IRRIGATION REPAIR 12/25					
		12/23/25 36316	202512 320-53800-46404		*	200.00	
		IRRIGATION REPIAR 12/25					
		12/30/25 36622	202512 320-53800-46404		*	405.00	
		IRRIGATION REPAIR 12/25					
		12/31/25 36627	202512 320-53800-46404		*	650.00	
		IRRIGATION REPAIR 12/25					
		12/31/25 36663	202512 320-53800-46404		*	54.00	
		SVCS CALL 12/25		SHINTO LANDSCAPING LLC			6,749.00 020728
				CBAY **CORAL BAY** JWASSERMAN			

AP300R
*** CHECK NOS. 020722-020742

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

RUN 2/05/26

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/21/26	00271	1/08/26 1769	202601 320-53800-46407		*	2,741.66	
		MAINT 01/26					
				SOUTHEAST LAND AND WATER MANAGEMENT			2,741.66 020729
1/21/26	00198	11/25/25 11252025	202511 320-53800-46401		*	100.00	
		TRAP OPOSSUM 11/25					
		11/26/25 11262025	202511 320-53800-46401		*	1,833.76	
		PEST CONTROL 11/25					
		12/29/25 12292025	202512 320-53800-46401		*	1,833.76	
		PEST CONTROL 12/25					
				SOUTHERN PLANT AND PEST SERVICES			3,767.52 020730
1/21/26	00251	1/05/26 102	202512 320-53800-46400		*	3,500.00	
		SVCS 12/25					
		1/05/26 1352	202512 320-53800-46201		*	3,158.33	
		SVCS 12/25					
				911 COMMERCIAL CLEANING CORP			6,658.33 020731
2/12/26	00012	1/23/26 26013117	202601 320-53800-34502		*	348.00	
		SECURITY SVCS 01/26					
				CITY OF MARGATE-POLICE DEPARTMENT			348.00 020732
2/12/26	00013	1/21/26 230058-1	202512 320-53800-43100		*	416.99	
		SVCS 12/25					
		1/21/26 230060-1	202512 320-53800-43100		*	457.29	
		SVCS 12/25					
		1/21/26 230064-1	202512 320-53800-43100		*	1,016.84	
		SVCS 12/25					
		1/21/26 239260-1	202512 320-53800-43100		*	19.80	
		SVCS 12/25					
				CITY OF MARGATE-UTILITIES			1,910.92 020733
2/12/26	00197	1/21/26 10330	202601 320-53800-46507		*	1,576.44	
		SVCS 01/19/26					
				EAGLE GROUP, INC			1,576.44 020734
2/12/26	00017	1/02/26 763782	202602 320-53800-34500		*	6,279.28	
		MONITORING 02/25					
		1/02/26 763783	202602 320-53800-34500		*	2,976.75	
		MONITORING 02/26					
				ENVERA SYSTEMS			9,256.03 020735
2/12/26	00053	1/20/26 91452372	202601 310-51300-42000		*	31.43	
		DELIVERY THRU 01/09/26					
				FEDEX			31.43 020736

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020722-020742

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

RUN 2/05/26

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/12/26	00020	1/28/26 0126 SVCS 01/26	202601 320-53800-43000		*	9,894.81	
							9,894.81 020737

2/12/26	00001	2/01/26 410 FIELD SVCS 02/26	202602 320-53800-34000		*	4,641.42	
		2/01/26 411 MGMT FEE 02/26	202602 310-51300-34000		*	6,675.00	
		2/01/26 411 COMPUTER TIME 02/26	202602 310-51300-35100		*	83.33	
		2/01/26 411 WEBSITE ADMIN 02/26	202602 310-51300-35101		*	208.33	
		2/01/26 411 POSTAGE&DELIVERY 02/26	202602 310-51300-42000		*	19.53	
		2/01/26 411 COPIES 02/26	202602 310-51300-42500		*	29.25	
							11,656.86 020738

2/12/26	00238	1/12/26 44077 VACUUM BREAKER 01/26	202601 320-53800-46408		*	18.00	
							18.00 020739

2/12/26	00259	2/01/26 37125 LANDSCAPE MAINT 02/26	202602 320-53800-46202		*	9,441.00	
		2/01/26 37126 MAINT 02/26	202602 320-53800-46203		*	3,214.00	
							12,655.00 020740

2/12/26	00198	1/29/26 01292026 PEST CONTROL SVCS 01/26	202601 320-53800-46401		*	1,833.76	
							1,833.76 020741

2/12/26	00259	1/31/26 37368 REPLACE DEF CONTROLLER	202601 320-53800-46404		*	955.00	
		1/31/26 37369 REP BROKEN MAINLINES	202601 320-53800-46404		*	3,225.00	
		1/31/26 37370 REPAIR MAINLINE BREAK	202601 320-53800-46404		*	2,615.00	
		1/31/26 37371 LOCATE IRRIGATION SYSTEM	202601 320-53800-46404		*	620.00	
							7,415.00 020742

TOTAL FOR BANK C						88,323.96	
TOTAL FOR REGISTER						88,323.96	
CBAY **CORAL BAY** JWASSERMAN							

Coral Bay

Community Development District

Unaudited Financial Reporting

January 31, 2026



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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
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 43,495	\$ -	\$ 43,495
<u>Investments:</u>			
State Board of Administration	1,265,329	-	1,265,329
BankUnited Money Market	140,451	-	140,451
<u>Series 2012</u>			
Revenue	-	15,988	15,988
Principal	-	1,275	1,275
Electric Deposits	218	-	218
Total Assets	\$ 1,449,492	\$ 18,144	\$ 1,467,636
Liabilities:			
Accounts Payable	\$ 22,923	\$ -	\$ 22,923
Deposits	460	-	460
Total Liabilities	\$ 24,255	\$ -	\$ 24,255
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	18,144	18,144
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,404,519	-	1,404,519
Total Fund Balances	\$ 1,425,237	\$ 18,144	\$ 1,443,381
Total Liabilities & Fund Balance	\$ 1,449,492	\$ 18,144	\$ 1,467,636

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	1/31/26	1/31/26	Variance	8 Months	9/30/26	Variance

Revenues:

Special Assessments - On Roll	\$ 1,618,089	\$ 970,853	\$ 1,506,922	\$ 536,069	\$ 111,167	\$ 1,618,089	\$ -
Interest Income	15,000	5,000	7,978	2,978	10,000	17,978	2,978
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Transponders/Stickers	4,000	1,333	1,225	(108)	2,833	4,058	58
Total Revenues	\$ 1,639,589	\$ 979,687	\$ 1,518,982	\$539,296	\$ 124,000	\$ 1,642,983	\$ 3,394

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 4,000	\$ -	\$ 8,000	\$ 12,000	\$ -
FICA Expense	918	306	306	-	612	918	-
Engineering	45,000	15,000	6,246	8,754	33,750	39,996	5,004
Attorney	50,000	16,667	14,380	2,287	37,500	51,880	(1,880)
Commissions/Tax Collector	18,849	6,283	17,054	(10,771)	1,174	18,228	621
Annual Audit	3,500	1,167	-	1,167	3,500	3,500	-
Trustee Fees	3,500	1,167	-	1,167	3,500	3,500	-
Management Fees	80,100	26,700	26,700	(0)	53,400	80,100	-
Information Technology	1,000	333	333	0	667	1,000	-
Website Administration	2,500	833	833	0	1,667	2,500	-
Postage and Delivery	2,500	833	379	455	1,771	2,150	350
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	500	354	146	1,000	1,354	146
Legal Advertising and Other	4,000	1,333	566	767	2,667	3,233	767
Office Supplies	300	100	0	100	300	300	(0)
Dues, Licenses	175	175	175	-	-	175	-
Total General and Administrative	\$ 315,173	\$ 164,728	\$ 154,802	\$ 9,926	\$ 149,507	\$ 304,309	\$ 10,864

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	1/31/26	1/31/26	Variance	8 Months	9/30/26	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 55,697	\$ 18,566	\$ 18,566	\$ 0	\$ 37,132	\$ 55,697	\$ -
Contractual-Security	111,072	37,024	37,024	-	74,048	111,072	-
Contractual-Security Equipment	51,150	17,050	17,050	-	34,100	51,150	-
Security Patrols	37,000	12,333	6,795	5,538	27,750	34,545	2,455
Parking Enforcement	8,400	2,800	1,400	1,400	7,000	8,400	-
Fire and Security System Monitoring	500	167	105	62	315	420	80
Telephone	12,000	4,000	3,988	12	8,072	12,060	(60)
Water and Sewer	18,000	6,000	6,365	(365)	13,500	19,865	(1,865)
Electric	107,625	35,875	36,158	(283)	71,750	107,908	(283)
Pest Control	22,725	7,575	7,835	(260)	14,670	22,505	220
Community Maintenance	175,857	58,619	58,619	-	117,238	175,857	-
Porter Services	39,416	13,139	9,475	3,664	28,425	37,900	1,516
Other Maintenance	12,000	4,000	-	4,000	12,000	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	11,667	20,499	(8,832)	23,333	43,832	(8,832)
Wall Maintenance and Repair	3,000	3,000	6,985	(3,985)	-	6,985	(3,985)
Park and Pool Maintenance/Repair	50,000	16,667	7,751	8,916	36,458	44,209	5,791
Pool Maintenance - Contract	31,500	10,500	11,025	(525)	23,104	34,129	(2,629)
Janitorial	43,042	14,347	10,500	3,847	31,500	42,000	1,042
Iguana Removal	5,880	1,960	1,960	-	3,920	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	13,333	31,900	(18,567)	8,100	40,000	-
Mulch	5,000	5,000	15,138	(10,138)	-	15,138	(10,138)
Landscape Replacement/Removals	45,000	15,000	7,700	7,300	37,300	45,000	-
Storm Cleanup	-	-	2,700	(2,700)	-	2,700	(2,700)
Lake Maintenance/Repair	35,268	11,756	11,925	(169)	21,288	33,213	2,055
Fountain Maintenance/Repair	1,000	333	355	(21)	645	1,000	0
Drainage Maintenance	26,000	8,667	-	8,667	26,000	26,000	-
Road Maintenance/Repair	20,000	6,667	1,656	5,010	18,344	20,000	-
Sidewalk Maintenance/Repair	20,000	6,667	-	6,667	20,000	20,000	-
Sign Maintenance/Repair	10,000	3,333	-	3,333	10,000	10,000	-
Pressure Cleaning	41,000	26,500	26,500	-	14,500	41,000	-
Electrical Repair and Replacement	26,000	8,667	13,012	(4,346)	17,333	30,346	(4,346)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	5,333	2,194	3,139	13,806	16,000	-

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	1/31/26	1/31/26	Variance	8 Months	9/30/26	Variance
Operations and Maintenance (Continued)							
Major Projects:	180,000	60,000	41,315	18,685	138,685	180,000	-
Clubhouse - Dock Extension	-	-	1,295	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	40,020	-	-	-	-
Total Operations and Maintenance	\$ 1,317,747	\$ 462,639	\$ 432,590	\$ 30,049	\$ 906,412	\$ 1,339,002	\$ (21,255)
Total Expenditures	\$ 1,632,920	\$ 627,367	\$ 587,392	\$ 39,975	\$ 1,055,919	\$ 1,643,310	\$ (10,390)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,669	\$ 352,319	\$ 931,591	\$ 499,320	\$ (931,918)	\$ (328)	\$ 13,784
Fund Balance - Beginning	\$ 506,557		\$ 493,647			\$ 493,647	
Fund Balance - Ending	\$ 513,226		\$ 1,425,237			\$ 493,319	

Coral Bay
Community Development District
Schedule of Approved Major Projects

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	1/31/26	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	1,295	96,227	113,425
Handrails for the Clubhouse/Peninsula Park - Dock Extensions *	-	-	-	63,000
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	\$ 41,315	\$ 144,017	\$ 1,143,720

* Estimates are in process

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended January 31, 2026

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 January hasn't been received.
Engineering Fees	Budget to Actual	Invoice for January 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).
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoices for December and January 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 January haven't been received.
Pest Control, Fertilization and Weed	Actual Contract	Southern Plant and Pest Services-Monthly Contract Amount \$1,833.76.
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
		911 Commercial Cleaning Corp.-Monthly Contract Amount \$3,158.33. Invoice for January hasn't been received.
Porter Services	Actual Contract	
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Actual Contract	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake & Fountain 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 \$2,887.50.
Janitorial Services	Actual Contract	911 Janitorial-Monthly Contract Amount \$3,500. Invoice for January hasn't been received.
Iguana Removal	Actual Contract	Redline Iguana Removal-Monthly Contract Amount \$490.
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 January 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	1/31/26	1/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 999	\$ 999
Total Revenues	\$ -	\$ -	\$ 999	\$ 999
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)	\$ (86,599)	\$ 999
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)	\$ (88,299)	\$ 999
Fund Balance - Beginning	\$ 106,442		\$ 106,442	
Fund Balance - Ending	\$ 16,767		\$ 18,144	

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	\$ 1,362,206	\$ 25,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506,922
Interest Income	1,186	617	1,579	4,595	-	-	-	-	-	-	-	-	7,978
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Transponders/Stickers	-	1,225	-	-	-	-	-	-	-	-	-	-	1,225
Total Revenues	\$ 1,186	\$ 120,897	\$ 1,363,785	\$ 33,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,518,982

Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA Expense	77	77	77	77	-	-	-	-	-	-	-	-	306
Engineering	2,445	2,901	900	-	-	-	-	-	-	-	-	-	6,246
Attorney	4,113	5,393	4,875	-	-	-	-	-	-	-	-	-	14,380
Commissions/Tax Collector	-	1,191	15,616	247	-	-	-	-	-	-	-	-	17,054
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	-	-	-	-	-	-	-	-	26,700
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Website Administration	208	208	208	208	-	-	-	-	-	-	-	-	833
Postage and Delivery	85	170	50	74	-	-	-	-	-	-	-	-	379
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	-	-	-	-	-	-	-	-	354
Legal Advertising and Other	143	180	179	64	-	-	-	-	-	-	-	-	566
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	\$ 98,593	\$ 18,056	\$ 29,699	\$ 8,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,802

Operations and Maintenance													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,566
Contractual-Security	9,256	9,256	9,256	9,256	-	-	-	-	-	-	-	-	37,024
Contractual-Security Equipment	4,262	4,262	4,262	4,262	-	-	-	-	-	-	-	-	17,050
Security Patrols	1,426	1,983	1,856	1,530	-	-	-	-	-	-	-	-	6,795
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	-	-	-	-	-	-	-	-	105
Telephone	993	993	993	1,009	-	-	-	-	-	-	-	-	3,988
Water and Sewer	1,148	3,307	1,911	-	-	-	-	-	-	-	-	-	6,365
Electric	9,049	8,489	8,726	9,895	-	-	-	-	-	-	-	-	36,158
Pest Control	2,234	1,934	1,834	1,834	-	-	-	-	-	-	-	-	7,835
Community Maintenance	12,655	20,654	12,655	12,655	-	-	-	-	-	-	-	-	58,619
Porter Services	3,158	3,158	3,158	-	-	-	-	-	-	-	-	-	9,475
Other Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	-	-	-	-	-	-	-	-	20,499
Wall Maintenance and Repair	2,868	740	3,378	-	-	-	-	-	-	-	-	-	6,985
Park and Pool Maintenance/Repair	5,015	150	2,568	18	-	-	-	-	-	-	-	-	7,751
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	-	-	-	-	-	-	-	-	11,025
Janitorial	3,500	3,500	3,500	-	-	-	-	-	-	-	-	-	10,500
Iguana Removal	490	490	490	490	-	-	-	-	-	-	-	-	1,960
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	-	-	-	-	-	-	-	-	31,900
Mulch	-	15,138	-	-	-	-	-	-	-	-	-	-	15,138

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Landscape Replacement/Removals	3,700	4,000	-	-	-	-	-	-	-	-	-	-	7,700
Storm Cleanup	-	1,400	1,300	-	-	-	-	-	-	-	-	-	2,700
Lake Maintenance/Repair	1,443	5,161	2,661	2,661	-	-	-	-	-	-	-	-	11,925
Fountain Maintenance/Repair	113	81	81	81	-	-	-	-	-	-	-	-	355
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Maintenance/Repair	-	509	1,148	-	-	-	-	-	-	-	-	-	1,656
Sidewalk Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	-	-	-	-	-	-	-	-	26,500
Electrical Repair and Replacement	5,208	3,558	2,669	1,576	-	-	-	-	-	-	-	-	13,012
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	-	-	-	-	-	-	-	2,194
Major Projects	-	40,020	93	1,203	-	-	-	-	-	-	-	-	41,315
Subtotal Field Expenditures	\$ 131,376	\$ 158,493	\$ 79,016	\$ 63,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,590
Total Operations & Maintenance	\$ 131,376	\$ 158,493	\$ 79,016	\$ 63,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,590
Total Expenditures	\$ 229,969	\$ 176,549	\$ 108,715	\$ 72,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 587,392
Net Change in Fund Balance	\$ (228,783)	\$ (55,652)	\$ 1,255,071	\$ (39,044)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 931,591

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
12/5/25	11/1/25-11/30/25	\$225,726.29	\$9,006.67	\$2,167.20	\$0.00	214,552.42	214,552.42	214,552.42
12/19/25	12/1/25-12/12/25	\$1,164,754.97	\$46,450.18	\$11,183.05	\$0.00	1,107,121.74	1,107,121.74	1,107,121.74
12/31/25	12/13/25-12/23/25	\$28,004.08	\$823.27	\$271.81	\$0.00	26,909.00	26,909.00	26,909.00
01/16/26	12/1/25-12/31/25	25,512.29	782.30	247.29	-	24,482.70	24,482.70	24,482.70
01/23/26	INTEREST	-	-	-	931.46	931.46	931.46	931.46
TOTAL		\$ 1,568,091.32	\$ 62,100.79	\$ 15,059.90	\$ 931.46	\$ 1,491,862.09	\$ 1,491,862.09	\$ 1,491,862.09

93.03%	Percent Collected
\$ 117,416.94	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	District Easement and Encroachments	Jun-23	May-24	-	APPROVED/ IN PROGRESS	-	N/A
2	Envera Gate Process	Jan-25	Jan-25	-	APPROVED/ PENDING CONTRACTOR	-	N/A
3	Drone Easement Inspection Report	Aug-25	Nov-25	Jan-26	COMPLETED	-	\$1,200
4	CV Pro Lighting Holiday Lighting	Aug-25	Oct-25	Jan-26	PENDING	Completed Season - Pending Concerns Update will be provided at the Board Meeting.	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	Contracted
2	Peninsula Park and Clubhouse Dock Renovations	May-23	-	-	APPROVED/IN PROGRESS	<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 Phase 4 - City Permit - Completed 1/26 <u>In Progress and Pending Phases</u> Phase 5 - Build Docks 2-4 Weeks - <i>In Progress</i> <u>Not in Contracted</u> Railings - Contacting Contractors for Proposals	\$103,372
<u>LANDSCAPING</u>							
1	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	Tall Washingtonians have become a concern. <u>Received proposal</u> Scheduling Onsite Visit to Revise Proposal	\$68,850
2	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	-	PENDING	<u>Board Direction</u> 10 Pallets - 56 Labor Hours - Other Charges	\$9,220
<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	30th Street Swing Gate Repairs	Jan-26	Jan-26	-	IN-PROGRESS	Envera scheduling contractor to investigate issue	N/A
2	NBD Click to Enter Repair	Jan-26	Jan-26	-	IN-PROGRESS	Pending repairs from Envera	N/A
3	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	Feb-26	IN-PROGRESS	Working with District Insurance Co. Claim	\$18,800
4	Found Bicycles Procedure	Dec-25	-	-	PENDING	Found 3 Bicycles - Board Direction	N/A
5	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	-	-	APPROVED/ PENDING	Agreement Execution in Progress	\$14,000
6	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 - (Expected by B.M.) Phase 3 - Dispose of non-repairable furniture - (Tabled)	N/A
7	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Revised proposals to be provided at Board Meeting	TBD
8	Sidewalk Inspections/Repairs	Apr-24	-	-	APPROVED/IN PROGRESS	Update will be provided at the Board Meeting.	\$22,000
<u>90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS</u>							
1	Peninsula Park Removal of 2 Dead Queen Palms	Jan-26	Jan-26	Feb-26	COMPLETED	-	\$800
2	Islamorada Circle Wall Damage	Sep-25	Sep-25	Feb-26	COMPLETED	-	\$18,800
3	Additional Paver Repairs around Pool	Jan-26	Jan-26	Jan-26	COMPLETED	Completed by 911 Handyman Services	N/A
4	Pressure Wash Facility Pools - Q2	Jan-26	Jan-26	Jan-26	COMPLETED	-	\$2,467
5	Clubhouse Pool Refurbish	Mar-25	May-25	Jan-26	COMPLETED	-	\$67,800
6	East Riverside Pools & Spa Amendment	Nov-25	Nov-25	Jan-26	COMPLETED	-	Contracted
7	Re-caulk Both Clubhouse Restrooms	Aug-25	Aug-25	Dec-25	COMPLETED	-	N/A
8	Replace Missing/Damaged Banners - NBD/SBD	Jul-25	Sep-25	Dec-25	COMPLETED	-	\$611
9	Order Missing/Damaged Banner Holders NBD/SBD	Jul-25	Sep-25	Dec-25	COMPLETED	-	\$1,662
10	Envera Resident Volunteers Committee/Waiver	Jan-25	Jan-25	Dec-25	TABLED	-	N/A
11	Additional Tree Lifting at Mallory Harbor	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,300
12	Trim Cluster of Sable Palms & Brazilian Pepper	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,500
13	Areca Palm Removals Leaning on Clubhouse Fence	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,400
14	Suspension of Parking Rules Enforcement (11/26/2025 – 1/5/2026	Nov-25	Nov-25	Nov-25	COMPLETED	-	N/A
15	Additional Sod Installation Throughout District	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,950
16	Add Additional Landscape in Clubhouse Beds	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$2,500
17	Shinto Annuals Holiday Rotation	Oct-25	Nov-25	Nov-25	COMPLETED	-	Contracted
18	Tot Lot & 30th Street Reserves Maintenance	Oct-25	Nov-25	Nov-25	COMPLETED	-	\$2,500
19	ABM Holiday Mulch Installation	Oct-25	Nov-25	Nov-25	COMPLETED	-	\$10,975
20	Annual Pressure Cleaning	Oct-25	Oct-25	Nov-25	COMPLETED	-	Contracted

[illegible]

MINUTES OF THE JANUARY 8, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, January 8, 2026
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; Terry Glynn, GMS; (by ZOOM), Darrin Mossing, GMS; (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: 0:00:05)

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: 0:00:59) (There were no audience or Supervisor's comments at this time)

Mr. Hall (Tape Time: 0:01:10) also asked Mr. Darrin Mossing from GMS via ZOOM to introduce himself to the Board.

(At this point (Tape Time: 0:01:21) Mr. Mossing, President of GMS, introduced himself to the Board via ZOOM and gave a little bit of historical background relating to the GMS organization)(The Board made a few comments to Mr. Mossing after his introduction)

4. Item(s) for Consideration

A. Envera Invoice for Gate Arm Resets

Mr. Hall (Tape Time: 0:06:28) moved to item No. 4A, Envera invoice for gate arm resets and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:06:32) stated this item needed to be tabled due to the fact that Envera was still working on reconciling the invoices relating to the gate hits. He also stated he had a long phone conversation with the Envera accountant after the December Board meeting and Envera informed him they were still working on reconciling those invoices but, he would keep the Board updated via email on any progress.

(At this point (Tape Time: 0:06:51) a discussion was held among the Board members, and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 00:07:21) requested Mr. Gill to invite the new Envera account supervisor to attend the February Board meeting in person or via ZOOM)(Mr. Gill (Tape Time: 0:07:39) stated the Envera supervisor works out of their Orlando office but he would try to get him to attend the next Board meeting by ZOOM if possible)

5. Discussion of:

A. Holiday Lighting Outages Review and Payment Status

B. Review of Major Projects Rankings and Funding Sources

Mr. Hall (Tape Time: 0:10:24) moved to item No. 5A, holiday lighting outages review and payment status and asked if the Supervisors had any comments or questions relating to this item. Mr. Hall stated he would make his comments last.

Ms. Hagen (Tape Time: 0:10:45) asked what the termination date was for the contract.

Mr. Hall (Tape Time: 0:10:53) stated it was January 10th, and the balance outstanding on the contract with CV Pro Lighting is \$16,095, that is 50% of the full contract amount.

(At this point (Tape Time: 0:11:04) a discussion was held among the Board members, and Mr. Gill relating to this item)

Mr. Hall (Tape Time: 0:14:27) moved to item No. 5B, review of major projects rankings and funding sources and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 0:15:49) stated he now has all the rankings from the Board members (with a high to low rankings of 5 to 1), and just needed to calculate the average ratings for each of the projects on the list. He then asked whether there was a minimum score that the Board wanted to use to determine whether to proceed with any given project, for example a minimum of 3.

(At this point (Tape Time: 0:16:09) a discussion was held among the Board members, Mr. Gill, Mr. Padilla, and Mr. Geiger relating to the major projects rankings, the funding sources available, and also directing Mr. Gill to compile a final ranking list to be distributed to the Board members via email)

Ms. Hagen made some comments regarding having a meeting/workshop to be announced to owners to finalize the projects that were being approved, to determine the funding options for those projects, and to solicit any owner input.

6. Update on:

- A. Lake Maintenance Easement Footage Review**
- B. Sidewalk Repairs Pursuant to the District's Contract with ABM**

Mr. Hall (Tape Time: 1:10:24) moved to item No. 6A, lake maintenance easement footage review and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 1:10:34) stated he spoke with the vendor that was working on the drone easement footage and was informed by the vendor that he should have a final report by the beginning of next week. Mr. Gill stated he would send that report out to the Board via email as soon as he received it from the vendor so that the Board could review it and discuss it at the next Board meeting.

Mr. Hall (Tape Time: 1:11:34) moved to item No. 6B, sidewalk repairs pursuant to the District's contract with ABM and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 1:11:46) stated ABM's subcontractor completed all the sidewalk repairs requested, however, there were still some areas that had not been completed.

Mr. Padilla (Tape Time: 1:11:58) stated it was 3 areas at one sidewalk and suggested maybe they could negotiate with ABM the current contractor) regarding an estimated amount for 911 (a different contractor) to finish the work because if we wait for ABM to finish the project, it would take a much longer time.

(At this point (Tape Time: 1:12:22) a discussion was held among the Board members, Mr. Gill, Mr. Padilla relating to this item)(The Board agreed with Mr. Padilla's suggestion)

7. Staff Reports

Mr. Hall (Tape Time: 1:16:32) moved to item No. 7A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:16:39) stated she had nothing to report at this time.

B. Engineer

Mr. Hall (Tape Time: 1:16:44) moved on to item No. 7B, engineer, and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 1:16:47) gave a brief update on the docks stating they were still waiting on the signed and sealed drawings the city requested for the connector piece. He then stated he had no control over this item since it was the manufacturer of the component who was dragging their feet, not the contractor. Mr. Geiger also stated he recently checked the Margate permitting system but, the permit still hadn't been resubmitted and had informed Mr. Gill and Mr. Padilla of that issue.

(At this point (Tape Time: 1:17:40) a discussion was held among the Board members, Mr. Geiger and Mr. Padilla relating to this item)

Mr. Geiger (Tape Time: 1:20:48) also gave a brief update on the precast wall panel repair that was hit by a car, stating the panel has been ordered and the contractor informed him he would start demolition on January 26th and the job should take about a week or two weeks maximum, weather permitting, to take the panel out, put the new panel in, fix the caps and the columns, and paint if necessary.

(At this point (Tape Time: 1:21:19) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to this item)

Mr. Geiger (Tape Time: 1:22:20) also gave an update on the headwall erosion repair stating the contract was finally signed and executed. He also stated the contractor was out onsite to do the survey work for the design and engineering on December 29th, and he would follow up with them this week. Mr. Geiger stated he believed they gave the contractor 90 days in the contract to turn around the engineering on the job based on their workload.

Mr. Geiger also made some additional comments relating to the circle replacement work at Islamorada Circle where the wall was hit, stating construction cost-wise with the contractor recommending two different kinds of pours for \$14,000, with permits and plans needed would be about \$21,000, but if they just did the construction by replacing the curbing that would be work not requiring a permit at \$14,000.

(At this point (Tape Time: 1:24:00) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating this item)

MOTION:	To proceed with the Islamorada Circle curbing construction work where the wall was damaged in the amount of \$14,000
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing to proceed with the Islamorada Circle curbing construction work where the wall was damaged in the amount of \$14,000 was approved

Tape time: 1:31:35

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: 1:32:39) 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
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved

Tape time: 1:32:42

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:33:36) moved to item 7D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 1:33:39) 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.

Ms. Smoker (Tape Time: 1:35:06) stated there was an item that probably should be ratified by the Board under the field manager's report which was the second change order

Mr. Padilla (Tape Time: 1:37:22) stated the change order was for replacement of the grates for the updated requirement per city code. He also stated this was previously authorized by the Board and had already been completed for the amount of \$1,946, so this item just needed to be ratified.

MOTION:	To ratify the second change order from Shamrock in the amount of \$1,496 for the required updated grates to be code compliant
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Ratifying the second change order from Shamrock for the required updated grates to be code compliant in the amount of \$1,946 was approved

Tape time: 1:38:24

(At this point (Tape Time: 1:38:57) 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)

E. CDD Manager - Approval of the Minutes of the December 11, 2025 Meeting

Mr. Hall (Tape Time: 1:48:54) asked for a motion to approve the December 11, 2025 minutes.

MOTION:	Approve the Minutes of the December 11, 2025 Meeting
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The December 11, 2025 meeting minutes as amended were approved
Tape time:	1:48:55

7. Old Business

Mr. Hall asked (Tape Time: 1:49:21) if there was any old business to discuss.

(There was no old business)

8. New Business

Mr. Hall asked (Tape Time: 1:50:05) if there was any new business to discuss.

(There was no new business)

9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 8:50 p.m.
Tape time: 1:50:35	

Secretary/Assistant Secretary

Chairman/Vice Chairman