MINUTES OF THE SEPTEMBER 11, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, September 11, 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.

Attendee Name	Title	Status
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; Andrew Gill, GMS; Robert McCormick, resident and several residents in attendance in any format.

(<u>PLEASE NOTE:</u> 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: 0:00:04)

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: 0:00:57)

Mr. McCormick (Tape Time: 0:01:01) stated the flag should be at half mast in honor of the news-related shooting that recently happened in Utah.

Mr. Hall (Tape Time: 0:01:07) agreed with Mr. McCormick and stated Mr. Padilla normally lowers the flag, however, he was currently on vacation.

Mr. Gill (Tape Time: 0:01:07) stated he would address that item.

Mr. Hall then asked if there were any other audience or Supervisor comments at this time. (Tape Time: 0:01:45)

Mr. Mizusawa (Tape Time: 0:01:49) made a few comments relating to previous Board meetings he had attended online by ZOOM stating he discovered that the ZOOM platform does not focus in on sound level or audio verbiage when someone is speaking through ZOOM in trying to gain the attention of the Board members or what's going on in the meeting, resulting in him having to speak with a louder voice to be heard.

(At this point (Tape Time: 0:04:21) a discussion was held among the Board members and District staff relating to Mr. Mizusawa's statements)(Ms. Smoker stated per Management, the ZOOM platform was not up and running for today's meeting due to some technical difficulties. She also stated on the record that Management would have the issue corrected for the next Board meeting but, that was why there was no ZOOM connection for today's meeting even though it was advertised as a ZOOM meeting, and that the Board of Supervisors can ratify all actions taken during the next meeting to give the public an opportunity to voice their comments)

Ms. Hagen (Tape Time: 0:07:14) made an additional comment stating the last couple of meetings minutes had referenced that the person producing the minutes was having difficulty understanding or hearing what's going on in the meeting. She also stated she had spoken to Mr. Gill a couple of months ago about his looking into some other system options that could be installed in the room to assist with that, and get some pricing and different options for that.

Mr. Mizusawa (Tape Time: 0:07:56) stated the Board had already gone down that road previously to make an attempt to move forward with the concept and Mr. Mizusawa was waiting on Mr. Padilla to identify a few platforms that would work with this scenario.

(At this point (Tape Time: 0:08:19) further discussion was held among the Board members and District staff relating to this item)(Ms. Hagen stated that GMS needed to look into it further and come back to the Board with a few options and prices)(Mr. Gill stated he would follow up on this item)

Mr. Hall asked if there were any additional Supervisor's comments at this time.

(Tape Time: 0:10:31) (There were no other comments)

4. Item(s) for Board Consideration

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Hall (Tape Time: 0:10:38) moved to item 4A, engagement letter with Grau & Associates to perform the audit and asked for a motion to approve the engagement letter.

MOTION:	Approve the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved
Tape time: 0:10:48	

5. Approval to Renew:

A. Small Project Agreement (Pressure Cleaning 2024) with 911 Commercial Cleaning, Corp.

Mr. Hall (Tape Time: 0:11:45) moved to item No. 5A, small project agreement for pressure cleaning 2024 with 911 Commercial Cleaning, Corp. and asked for a motion to approve the agreement.

(At this point (Tape Time: 0:11:58) a discussion was held among the Board members and District staff relating to this item)(Ms. Hagen asked why the item stated pressure cleaning 2024, was it an old invoice that wasn't paid)

Ms. Smoker (Tape Time: 0:12:19) gave a brief explanation stating when the Board redid some of the agreements last year with different vendors, the Board wanted the first round of the agreements to be 1-year terms so they could see how things went before provided for renewals. She also stated items 5A through 5E were agreements where the 1-year terms would be ending at the end of the fiscal year, so Mr. Padilla put these on the agenda to see if the Board wanted to do any amendments to the agreements or renew them for another year, or perhaps add a provision stating the agreement would renew automatically unless they were terminated, however the Board wished to proceed.

Mr. Gill (Tape Time: 0:12:57) also made an additional comment stating the District originally had one single contract with Shinto Landscaping which covered several different services and the Board decided to break down some of those services into different contracts and make those 1-year term contracts to begin the process and then see if they wanted to continue with those vendors.

(At this point (Tape Time: 0:13:15) some additional discussion was held among the Board members and District staff relating to this item) (The Pressure Cleaning contract was offered as either a 1-year or 3-year contract , with both covering a comprehensive annual cleaning and 3 quarterly maintenance cleanings)

MOTION:	Approve the 1-year renewal of the Small Project Agreement (Pressure Cleaning) with 911 Commercial Cleaning, Corp.
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	1 in favor (T. Spavento) 4 opposed (J. Hall, T. Hagen, G. Mizusawa and R. Gallucci
RESULT:	The Small Project Agreement (Pressure Cleaning) with 911 Commercial Cleaning, Corp., Plan B for a 1-year contract for $34,900, motion failed
Tape time:	0:19:44

MOTION:	Approve the Small Project Agreement (Pressure Cleaning) with 911 Commercial Cleaning, Corp for the offered 3-year fixed price.

MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Small Project Agreement (Pressure Cleaning) with 911 Commercial Cleaning, Corp., Plan B for a 3-year contract for $34,900, was approved
Tape time:	0:24:25

Mr. Gallucci (Tape Time: 0:24:58) asked without objection from the Board, if the Board would allow comments from the resident who as attending the meeting to give a brief explanation relating to having her house painted and her driveway repainted, who wanted to know if she could park her car on the street overnight without getting towed. (The Board had no objection and allowed the homeowner to speak)

(At this point (Tape Time: 0:25:26) there was a discussion among the Board members and District staff relating to this item)(The resident gave a brief explanation of her issue)(Mr. Gill stated (Tape Time: 0:25:31) he had spoken to District Counsel and also reviewed the rules, and the rules dictated that the District Manager had the discretion to allow this and he would get the homeowner's address, vehicle information and the appropriate start date, and would inform the vendor not to tow her vehicle)

B. Services Agreement (Tree Trimming and Palm Pruning) with Just Call James, Inc.

Mr. Hall (Tape Time: 0:27:11) moved to item No. 5B, services agreement, tree trimming and palm pruning with Just Call James, Inc. and asked for a motion to approve the agreement.

(At this point (Tape Time: 0:27:18) a discussion was held among the Board members and District staff relating to this item)

MOTION:	Approve the Services Agreement (Tree Trimming and Palm Pruning) with Just Call James, Inc.
MOVER:	Tina Hagen
SECONDER:	George Mizusawa

VOTE:	All in favor
RESULT:	The Services Agreement (Tree Trimming and Palm Pruning) with Just Call James, Inc. for a 1-year contract was approved
Tape time:	0:29:06

C. Services Agreement (Irrigation) with Shinto Landscaping, LLC
D. Service Agreement (Annuals) with Shinto Landscaping, LLC
E. Services Agreement (Landscaping & Disaster Response) with Shinto Landscaping, LLC

Mr. Hall (Tape Time: 0:29:28) moved on to items No. 5C, 5D, and 5E, services agreement for irrigation, annuals and landscaping & disaster response with Shinto Landscaping, LLC, and asked for a motion to approve all 3 agreements in one motion with Shinto Landscaping.

(At this point (Tape Time: 0:29:33) a discussion was held among the Board members and District staff relating to this item)

MOTION:	Approve the Services Agreement for (Irrigation) (Annual) and (Landscaping & Disaster Response) with Shinto Landscaping, LLC
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Services Agreement for (Irrigation)(Annuals) and (Landscaping & Disaster Response) with Shinto Landscaping, LLC 1-year contracts each was approved
Tape time:	0:30:05

6. Staff Reports

Mr. Hall (Tape Time: 0:30:35) moved to item No. 6A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 0:30:40) stated she had nothing to report unless the Board had any questions for her. (There were no questions from the Board at this time)

B. Engineer

Mr. Hall *(Tape Time: 0:30:55)* moved on to item No. 6B, engineer and asked Mr. Gill for any updates from the engineer.

Mr. Gill (Tape Time: 0:30:55) stated Mr. Gieger was feeling under the weather, but was available for any questions from the Board. (There were no questions from the Board at this time)

C. Treasurer

1) Approval of Check Run Summary and Invoices
2) Acceptance of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Hall (Tape Time: 0:31:28) moved to item 6C, treasurer and asked for any questions, or a motion to approve the financials.

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 0:31:28	

D. Field Manager

1) Monthly Report
2) Inspection Report Services Proposal with 911 Commercial Cleaning

Mr. Hall (Tape Time: 0:32:09) moved to item 6D, field manager and stated Mr. Padilla was out of town, and asked Mr. Gill for any updates relating to the field manager.

Mr. Gill (Tape Time: 0:32:21) gave a brief update on the sidewalks stating they had been replaced by ABM's subcontractor and Mr. Padilla had inspected the work and confirmed they were good to go. Mr. Gill stated he was still waiting for an invoice from ABM stating the work had been completed.

(At this point (Tape Time: 0:32:56) a discussion was held among the Board members and District staff relating to the sidewalks, some community items, the gate incident reports, the gate arms, homeowner structures or items located within the lake maintenance easements, and a few additional items referenced on the field manager's report)

E. CDD Manager – Approval of the Minutes of the August 14, 2025 Meeting

Mr. Hall (Tape Time: 0:53:11) moved to item 6E, District manager and asked Mr. Gill for his report.

Mr. Gill (Tape Time: 0:53:15) gave a brief update stating he received the drone footage relating to the lake properties that have structures built in the lake easements and if those structures needed to be removed they would send a final notice working with the District attorney stating what those items were that needed to be removed from the easement. However, Mr. Gill did not have that information to provide at this time.

(At this point (Tape Time: 0:54:27) a discussion was held among the Board members and District staff relating to this item)(The Board agreed to table the discussion to the next Board meeting when Mr. Padilla would be available for his input and comment)

MOTION:	Authorizing to table the lake easement encroachment discussion to the next Board meeting when Mr. Padilla would be available for comment
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing staff to table the lake easement encroachment discussion to the next Board meeting when Mr. Padilla would be available for comment was approved

Tape time: 1:18:31

Mr. Hall (Tape Time: 1:00:00) then asked for a motion to approve the August 14, 2025 minutes.

MOTION:	Approve the Minutes of the August 14, 2025 Meeting
MOVER:	Tina Hagen
SECONDER:	Tony Spavato
VOTE:	All in favor
RESULT:	The August 14, 2025 meeting minutes were approved
Tape time: 1:19:21	

7. Old Business

Mr. Hall asked (Tape Time: 1:19:43) if there was any old business to discuss.

Mr. Spavento (Tape Time: 1:19:47) made a few comments relating to Best Buy going out of business at the end of the month, stating that space would eventually have new occupant, and he wanted to make sure the new occupant's signage would be code compliant and not have a bright sign lighting up the entire area. He then asked the Board if they had any objection of him overseeing this item and working with the City of Margate on this matter) (The Board had no objection to Mr. Spavento's request)

Ms. Hagen (Tape Time: 1:22:22) also made a few comments relating to the enhancement projects and whether or not they were going to use a bond, secure a loan, or pay as you go to fund some of those projects. Ms. Hagen stated they could advertise a public hearing to get community input or she could create a draft letter with a ballot attached to send out to all residents and get their input on what enhancements they think would be good for the community.

(At this point (Tape Time: 1:24:48) a discussion was held among the Board members relating to Ms. Hagen's comments)(Mr. Spavento disagreed with Ms. Hagen's suggestion stating he believed they should finish some of the projects that were pending at this time before moving on to new items)(Mr. Gill stated (Tape Time: 1:27:50) on the October agenda he would include the major projects list with items that are pending and also the draft letter from Ms. Hagen to discuss at the next Board meeting)

8. New Business

Mr. Hall asked (Tape Time: 1:32:45) if there was any new business to discuss. There was no new business.

9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Geroge Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 8:35 p.m.
Tape time: 1:34:10	

Signed by:
Andrew Gill
996FCF5DA76943E...
Secretary/Assistant Secretary

DocuSigned by:
John Hall
B68CC9D6CB674B2...
Chairman/Vice Chairman

docusign

Certificate Of Completion

Envelope Id: 53BBCA52-91C8-44B6-ABFB-E6990F1F2007		Status: Completed
Subject: Coral Bay: Complete with Docusign: 9-11-25 Minutes.pdf		
Source Envelope:		
Document Pages: 10	Signatures: 2	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
EnvelopeId Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

Status: Original 10/23/2025 12:22:24 PM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	Signed by: Andrew Gill 996FCF5DA76943E... Signature Adoption: Pre-selected Style Using IP Address: 73.84.205.8	Sent: 10/23/2025 12:24:03 PM Viewed: 10/23/2025 3:07:53 PM Signed: 10/23/2025 3:11:47 PM

Electronic Record and Signature Disclosure:
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John Hall jwhallchip@msn.com Chairman, Board of Supervisors Security Level: Email, Account Authentication (None)	DocuSigned by: John Hall B68CC9D6CB674B2... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4e00:33c0:b812:17b5:bab5:ec3f	Sent: 10/23/2025 12:24:03 PM Resent: 10/28/2025 7:52:21 AM Viewed: 10/28/2025 3:54:15 PM Signed: 10/28/2025 3:54:27 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/23/2025 12:24:04 PM
Certified Delivered	Security Checked	10/28/2025 3:54:15 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	10/28/2025 3:54:27 PM
Completed	Security Checked	10/28/2025 3:54:27 PM

Payment Events	Status	Timestamps