

**MINUTES OF THE JUNE 11, 2026
CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING**

Thursday, June 11, 2026 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 (by phone)
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Michael Pawelczyk, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Patrick Burgess, GMS; Gianni Lazzara, JM Holiday Lighitng, Inc.; Mr. Edward, Dock Railing Systems with Modern Railing Co.; Mr. Tye from Tropical Fence; Mr. Goldbluem from Alpha Fence and Rail; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:27)

2. Presentations/Reports

- A. Estimate with JM Holiday Lighting, Inc.**
- B. Dock Railing Systems with Modern Railing Co. – Edward**
- C. Tropical Fence**
- D. Alpha Fence and Rail**

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E. Luxury Staircase Railing

Mr. Hall (Tape Time: 0:01:22) stated the first presentation was from JM Holiday Lighting with Gianni Lazzara.

(At this time (Tape Time: 0:01:37) Mr. Lazzara from JM Holiday Lighting introduced himself and thanked the Board for inviting him back for a follow up meeting to discuss his proposal. He stated he was informed by Mr. Padilla that his first proposal was a little bit over budget and he subsequently made some changes to reduce his previous estimate. The changes were a combination of a reduction on the cost of the packages and the elimination of some lights. He then gave a brief explanation of those changes stating he had provided a site map and a redlined version of his proposal indicating exactly what was removed from the previous proposal to bring the price down)

(A Q&A session (Tape Time 0:15:11) was held among the Board members, Mr. Pawelczyk and Mr. Lazzara relating to his presentation and his revised proposal)

Mr. Hall (Tape Time: 0:38:05) stated the next presentation was from Dock Railing Systems with Modern Railing Co.

Mr. Mizusawa (Tape Time: 0:38:10) stated the revised agenda was not up to date due to other companies who had submitted proposals for the dock railing systems, but that the Board could move forward with Mr. Edward's presentation at this time.

(At this time (Tape Time: 0:38:52) Mr. Edward from Railing Systems with Modern Railing Co. introduced himself and stated he had some engineering drawings to hand out, along with his proposal for the Board to review. He then gave a little bit of background on his company and a quick overview of his proposal)

(A Q&A session (Tape Time 0:40:51) was held among Mr. Mizusawa and Mr. Edward relating to his proposal)(Ms. Hagen (Tape Time: 1:07:50) stated that if a Board member is assigned by the Board to take the lead on a particular item based on that Board member's specific expertise, that the detailed technical discussions with potential vendors or contractors and their proposals should be taken offline before the Board meeting and relevant information presented to the Board at the Board meeting. She further stated that detailed technical discussions are not always understood by all Board members and are therefore not very productive use of the meeting time as a whole.)

Mr. Mizusawa (Tape Time: 1:11:12) then stated there was a Mr. Tye from another company in attendance who had sent out a quote earlier in the day, and that also wanted to give a brief presentation.

(At this time (Tape Time: 1:11:39) Mr. Tye then introduced himself and gave a little bit of background information on his company and a quick overview of his proposal)

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(A Q&A session (Tape Time 1:18:05) was held among Mr. Mizusawa and Mr. Tye relating to his proposal)

Mr. Mizusawa (Tape Time: 1:28:10) then stated there was a Mr. Goldbluem, from one other company, in attendance who was also providing a quote, and wanted to give a brief presentation.

(At this time (Tape Time: 1:28:22) Mr. Goldbluem then introduced himself and gave a little bit of background information on his company and a quick overview of his proposal)

(A Q&A session (Tape Time 1:29:42) was held among Mr. Mizusawa and Mr. Goldbluem relating to his proposal)(Additional discussion (Tape Time: 1:40:12) also took place among the Board members, Mr. Mizusawa, Mr. Geiger and Mr. Gill relating to the dock railing presentations and proposals)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 1:56:47)

A resident (Tape Time: 1:57:05) made a few comments regarding debris cleaning of the sidewalks along North Bay Drive and South Bay Drive stating the company was not picking up the garbage along those streets.

Mr. Gill (Tape Time: 1:58:25) stated he would follow up with the vendor and let them know.

Mr. Hall asked if there were any other audience or Supervisor's comments at this time. (Tape Time: 1:59:37) (There were no other comments at this time)

4. Major Projects Loan Documents

A. Amortization Schedule for Loan

B. Proposed Closing Statement

C. Resolution #2026-02 Approving the Note and Loan Agreement

Mr. Hall (Tape Time: 1:59:55) moved on to item 4 major projects loan documents and asked Mr. Pawelczyk to present this item.

Mr. Pawelczyk (Tape Time: 2:00:08) gave a brief summary relating to the amortization schedule, the proposed closing statement, the Regions Bank promissory note and loan

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agreement stating he worked on these documents with Mr. Gill, Ms. Hagen, Ms. Wasserman and Ms. Smoker. He then made a few additional comments relating to this item.

Ms. Hagen (Tape Time: 2:05:55) also made some additional comments relating to this item as well.

(At this point (Tape Time: 2:12:58) a discussion was held among the Board members, and Mr. Pawelczyk relating to this item)

Mr. Pawelczyk (Tape Time: 2:15:24) then asked for a motion to adopt resolution #2026-02 in substantial final form.

MOTION: Approve Resolution #2026-02 Approving the Promissory Note and Loan Agreement in substantial final form

MOVER: Tina Hagen

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: Resolution #2026-02 approving the Promissory Note and Loan Agreement in substantial final form was approved

Tape time: 2:15:32

5. Envera Invoice Reconciliation

Mr. Hall (Tape Time: 2:17:19) moved to item No. 5, Envera Invoice Reconciliation and asked Mr. Mizusawa to present this item.

Mr. Gill (Tape Time: 2:17:42) stated Mr. Mizusawa had done extensive work on the Envera invoice reconciliation and provided a very extensive breakdown which was included in the agenda starting on page 84. He also stated the total dollar amount was also provided by Mr. Mizusawa based on his research.

Mr. Mizusawa (Tape Time: 2:19:05) then gave a presentation of his findings with more in depth detail at this time.

(At this point (Tape Time: 2:36:47) a discussion was held among the Board members, Mr. Mizusawa and Mr. Pawelczyk relating to this item)(Mr. Pawelczyk (Tape Time: 2:48:43) suggested he go back to Envera's counsel, referring to Mr. Mizusawa's documentation, if necessary, and let him know what the Board was considering to resolve the issue and then

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bring that resolution to the next meeting)(The Board was in agreement with Mr. Pawelczyk's suggestion)

6. Staff Reports

Mr. Hall (Tape Time: 3:02:39) moved to item No. 6A, attorney, and asked Mr. Pawelczyk if he had anything to report.

A. Attorney

Mr. Pawelczyk (Tape Time: 3:02:44) stated Ms. Smoker had nothing to report, unless there were any questions from the Board.

Mr. Hall (Tape Time: 3:03:08) asked Mr. Pawelczyk about the Form 1 deadline due in July.

Mr. Pawelczyk (Tape Time: 3:03:28) confirmed the Form 1 was due by July 1st, and the Board members should have all received an email from the Commission on Ethics, and if not they could just go on the website and login and do the Form, but they would start fining anyone who had not submitted their Form 1 on September 1st.

B. Engineer

- 1) CDD Dock Railing Proposals with Tropic Fence, Inc.
- 2) Luxury Staircase Railing Proposals
- 3) Backer Boards Diagram
- 3) 3D Paving Tennis Court Restoration Proposal

Mr. Hall (Tape Time: 3:04:14) moved on to item No. 6B, engineer, and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 3:04:15) stated he would skip over the items relating to the dock railing proposals since those items had already been addressed earlier in the meeting and they should be wrapping up the permits very soon. He then gave a brief update on the headwall erosion repair at Indian Key and stated GMS furnished the letter from the CDD, if the city needed that for some reason, approving the project. Mr. Geiger also stated he received an email from Broward County stating that Coral Bay was outside their permit jurisdiction so they should not need a Broward County review, and he was still waiting on comments from the City of Margate for approval.

Mr. Geiger (Tape Time: 3:05:17) also stated the other item he had was related to the tennis court restoration proposal from 3-D Paving starting on page 118 of the agenda. He

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then gave a brief summary relating to the tennis court/pickleball resurfacing project stating at the last meeting they had talked about getting an updated proposal from 3-D Paving on pricing. Mr. Gieger stated 3-D Paving had submitted 4 different proposals for the Board's review. He then gave a brief summary relating to the 4 proposals, along with what the Board had originally discussed regarding options for a membrane or a non-fiberglass membrane.

(At this point (Tape Time: 3:07:49) a discussion was held among the Board members, and Mr. Geiger relating to this item)

MOTION:	To accept 1 of 4 proposals submitted by 3-D Paving for the pickleball/tennis court remediation project in the amount of \$197,157
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Accepting proposal #2 with no membrane with the Geotech from 3-D Paving for the pickleball/tennis court remediation project in the amount of \$197,157

Tape time: 3:13:16

Please Note: *Due to a failure in the audio recording equipment, below is a summary of actions as follows:*

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Approval of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Hall 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

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SECONDER: George Mizusawa

VOTE: All in favor

RESULT: Check Run Summary and the Unaudited financials were approved

Tape time: 0:00:00

D. Field Manager

- 1) Monthly Report
- 2) Janitorial Service – 911 Commercial Pressure Cleaning 5% Increase FY 2027
- 3) Porter Services – 911 Commercial Pressure Cleaning 5% Increase FY2027
- 4) Shinto Landscaping 2% Increase for Landscape, Irrigation, and Annuals

Mr. Hall moved to item 6D, field manager and asked Mr. Padilla for his report.

Mr. Padilla 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.

5) CDD Manager

- 1) Approval of the Minutes of the May 14, 2026 Meeting
- 2) Future Agenda Template and Formatting

Mr. Hall asked for a motion to approve the May 14, 2026 minutes.

MOTION: Approve the Minutes of the May 14, 2026 Meeting

MOVER: Tina Hagen

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: The May 14, 2026 meeting minutes were approved

Tape time: 0:00:00

In lieu of reviewing all of the examples that Mr. Gill provided, Mr. Gill indicated he would work with Mr. Hall on a future agenda template and formatting.

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7. Old Business

Mr. Hall asked if there was any old business to discuss. (There was no old business)

8. New Business

Mr. Hall asked 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 10:17 p.m.
Tape time: 3:13:16	

Signed by:

Andrew Gill

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Secretary/Assistant Secretary

DocuSigned by:

John Hall

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Chairman/Vice Chairman

Certificate Of Completion

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Status: Completed

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Source Envelope:

Document Pages: 8

Signatures: 2

Envelope Originator:

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Ellen Acosta

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Kingston, TN 37763

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eacosta@gmssf.com

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eacosta@gmssf.com

Signer Events

Andrew Gill

agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Pre-selected Style

Using IP Address: 162.199.192.217

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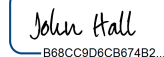
John Hall

jwhallchip@msn.com

Chairman, Board of Supervisors

Security Level: Email, Account Authentication (None)

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