

# MINUTES OF THE NOVEMBER 13, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, November 13, 2025 7:00 p.m.	Coral Bay Recreation Center 3101 South Bay Drive, Margate, Florida
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## Call to Order

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
John Hall	Chairman	Present
Tony Spavento	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Evan Mojatabai, Envera (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: 0:00:18)

## 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: 0:01:12)

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A resident (Tape Time: 0:02:41) from Mallory Harbor had an incident with parking on the apron/swale area at his residence and asked the Board for reimbursement to cover the cost of towing his vehicle.

*(At this point (Tape Time: 0:05:08) a discussion was held among the Board members and the resident relating to his request)(The Board denied his request for reimbursement and also directed staff to add the definition of apron to the Coral Bay CDD website)*

Mr. Evan Mojatabai (Tape Time 0:12:40) from Envera (attending by ZOOM) introduced himself as the new service account manager for Coral Bay and made a few comments relating to Envera's company reorganization and policies.

*(At this point (Tape Time: 0:013:25) a discussion was held among the Board members, staff and Mr. Mojatabai relating to his new position as service manager for Coral Bay and previous issues with Envera invoices and procedures)(Mr. Gill suggested that either he or Mr. Padilla and also Mr. Hall speak offline with Mr. Mojatabai relating to any invoice issues they were having, the volunteer program for resetting gate arms, incident reports, management reports, and any other procedures going forward)(The Board agreed with Mr. Gill's suggestion)*

Mr. Hall asked if there were any additional Supervisor's comments at this time.  
(Tape Time: 0:21:01)

Mr. Mizusawa (Tape Time: 0:22:09) made a few comments relating to weed control along the coastline to clear up the weeds and also asked how far out they were supposed to be spraying with chemicals.

*(At this point (Tape Time: 0:19:45) a discussion was held among the Board members and District staff relating to Mr. Mizusawa's comments)*

Ms. Hagen (Tape Time: 0:29:07) made a comment relating to the minutes being summarized to the best of their ability due to audio recording difficulties and asked if anything had been done to come up with any alternative recording mechanisms.

*(At this point (Tape Time: 0:29:52) a discussion was held among the Board members and District staff relating to Ms. Hagen's comments. Management was directed to look into alternatives for the Board to consider and present them at the next meeting.*

Ms. Hagen (Tape Time: 0:31:54) also made a few additional comments relating to the major projects list and stated they could discuss this item under old business, but she wanted to address it because the Board has been discussing the list for almost a year, and

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the Board still has not agreed on which projects were going to be done, with what timing, and what funding methods would be used to get those projects completed .Ms. Hagen requested that the list of major projects and the Board's responses be provided for the December meeting.

Mr. Hall (Tape Time: 0:33:20) stated they would address this item under item No. 6, old business, he then asked for any other Supervisor's comments.

Mr. Spavento (Tape Time: 033:29) stated the holiday lighting looked very nice.

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

### **A. Resolution #2026-01 Budget Amendment for Fiscal Year 2025**

Mr. Gill (Tape Time: 0:33:44) stated this item was inadvertently placed on the agenda and was removed on the revised agenda that was sent out to the Board prior to the meeting due to the fact the accountant realized no amendment to budget needed to be done for the auditing process.

## **5. Staff Reports**

Mr. Hall (Tape Time: 0:34:59) moved to item No. 5A, attorney, and asked Ms. Smoker for her report.

### **A. Attorney**

Ms. Smoker (Tape Time: 0:35:01) stated she had nothing to report unless the Board had any questions for her. (The Board had no questions at this time)

### **B. Engineer**

Mr. Hall (Tape Time: 0:35:11) moved on to item No. 5B, engineer and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 0:35:13) stated that even though he was absent at the last meeting, the Board had approved two proposals. The first one is for Landshore Enterprises for the engineering services which District counsel provided a draft agreement for. Mr. Geiger then stated he was getting final comments from District management and Landshore, and then he would be able to finalize that agreement. He also stated that, due to the upcoming holidays and Landshore being very busy this time of year, it would take

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about 90 days to get this into permitting. Mr. Geiger stated that once he had the final agreement for the Landshore project they would be ready to submit the project for permitting since they already have the design for the headwall erosion project, and the Board had approved the project at the last meeting. Mr. Geiger also stated he was working on the proposal for the repair of the precast panel that was hit by a vehicle that the Board had also approved at the last meeting. He was currently waiting for the District counsel to provide the agreement for that project, and that once he received that, he would work with the contractor to get that project moving.

Mr. Geiger (Tape Time: 0:36:50) also made some additional comments relating to the dock project and the permitting status with The City of Margate.

*(At this point (Tape Time: 0:37:59) a discussion was held among the Board members, District staff and Mr. Geiger relating to his report)*

**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: 0:39:17) moved to item 5C, 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: 0:39:22	

**D. Field Manager – Monthly Report**

Mr. Hall (Tape Time: 0:40:19) moved to item 5D, field manager and asked Mr. Padilla for his report.

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Mr. Padilla (Tape Time: 0:40:29) 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.

*(At this point (Tape Time: 0:40:42) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to a few of the items on the field manager's report and any updates referenced on the report)*

MOTION:	Approve the revised proposal from 911 Pressure Cleaning to create a "Lake Maintenance Easement Inspection Status Report", in the form of a spreadsheet, using the drone video footage for a cost not to exceed \$1,210
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The revised proposal from 911 Pressure Cleaning to create a "Lake Maintenance Easement Inspection Status Report", in the form of a spreadsheet, using the drone video footage for a cost not to exceed \$1,210 was approved
Tape time:	0:48:11

*(At this point (Tape Time: 0:49:35) further discussion was held among the Board members and District staff relating to resident's structures, plantings and vegetation in the lake maintenance easements)*

Mr. Padilla (Tape Time: 1:18:20) continued with his field report and asked if there were any questions from the Board relating to page 1 of his report.

Mr. Hall (Tape Time: 1:18:30) made a few comments relating to 3308 and 3316 Orinoco Structures on District Property stating The City of Margate required the homeowners to remove both the seawalls and steps which had been done, and also requested Mr. Padilla or Mr. Gill to follow up with the city compliance officer on the status of these residences and report back to the Board at the next meeting.

*(At this point (Tape Time: 1:20:27) a discussion was held among the Board members relating to this item)*

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Mr. Padilla (Tape Time: 1:27:21) continued with his field report and asked if there were any other questions from the Board.

*(At this point (Tape Time: 1:27:25) further discussion was held among the Board members, Mr. Padilla and District staff relating to some items on the field manager's report and other updates referenced on the report)(The Board requested GMS to use the current rules to send out letters to the gate hit violators requesting payment under the rules)*

Mr. Spavento (Tape Time: 1:33:32) then suggested the Board make a motion to suspend the parking enforcement rules for overnight parking for the holidays, starting at Thanksgiving and ending after the New Year.

MOTION:	Authorizing to suspend the parking enforcement rules of overnight parking for the holiday period, that is from Thanksgiving, November 26 <sup>th</sup> , until shortly after New Years Eve, January 5th.
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Suspending the parking enforcement rules of overnight parking for the holiday period, that is from Thanksgiving, November 26 <sup>th</sup> , until shortly after New Years Eve, January 5th.
Tape time:	1:34:00

Mr. Padilla (Tape Time: 1:44:19) continued with his field report and gave a brief update on landscaping and the vendor, ABM who installs the mulch in the community.

*(At this point (Tape Time: 1:45:58) a discussion was held among the Board members and Mr. Padilla relating to this item)(The Board requested staff to obtain additional bids for mulching for the next rotation)*

Mr. Padilla (Tape Time: 1:48:02) gave an update on the Redline Iguana removal stating they were currently out of contract, and if the Board agreed they could renew this contract at the same price with no increase.

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MOTION:	Authorizing to renew the Redline Iguana removal contract with the same terms and price as the previous agreement
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing to renew the Redline Iguana removal contract with the same terms and price as the previous agreement was approved
Tape time:	1:48:47

Mr. Spavento (Tape Time: 1:49:08) made a comment relating to raccoon and opossum removal since 3 of the items they were billed for by Redline were opossums at \$100 per opossum. He suggested they should just release opossums into the FPL easement or behind the tot lot since they are not rabid / dangerous and are not a nuisance, and see if Redline would be willing to do that at \$50 per opossum so they don't have to take them to Davie.

*(At this point (Tape Time: 1:50:06) a discussion was held among the Board members and Mr. Padilla relating to this item)(The Board requested Mr. Padilla to ask the vendor if they have any other suggestions relating to this matter)*

Mr. Padilla (Tape Time: 1:52:22) continued with his field report and gave a brief update on a major projects list item, 25 horsepower fountain, stating that in order to get the electrical work proposal, he needed to know where the Board wanted to place the fountain. He informed the Board that it needed to be close to a particular area.

*(At this point (Tape Time: 1:53:48) a discussion was held among the Board members and Mr. Padilla relating to this item)*

Mr. Padilla (Tape Time: 1:55:07) continued with his field report at this time.

*(At this point (Tape Time: 1:55:41) further discussion was held among the Board members and Mr. Padilla relating to some items on the field manager's report and other updates referenced on the report)*

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**E. CDD Manager**  
**1) Approval of the Minutes of the October 9, 2025 Meeting**

Mr. Hall (Tape Time: 2:00:22) asked for a motion to approve the October 9, 2025 minutes.

Ms. Smoker (Tape Time: 2:00:54) stated one item was amended in the minutes but, the revision did not make it into the version in the agenda.

Mr. Gill Tape (Time: 2:01:23) stated the Board could approve the minutes as presented with the additional verbiage added, stating there was discussion on page relating to Landshore Enterprises, that needed to be updated by adding the words “for engineering services”.

MOTION:	Approve the Minutes of the October 9, 2025 Meeting with the described amendment.
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	4 in favor, 1 opposed (T. Spavento)
RESULT:	The October 9, 2025 meeting minutes as amended to include the additional verbiage “for engineering services” to the discussion on Page 8 of the minutes were approved
Tape time:	2:03:36

**2) Approval of the Agreement with the Broward County Supervisor of Elections Office for the 2026 Elections**

Mr. Gill (Tape Time: 2:04:07) presented the agreement with the Broward County Supervisor of Elections Office for the 2026 Elections, and gave a brief explanation of the item stating this was required by the Broward County Supervisor of Elections for all Special Districts, however the fees would not apply to CDDs unless they intended to have a



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special election. He then asked for any comments or questions from the Board, and upon hearing none, he asked for a motion to approve the agreement.

MOTION:	Approve the Agreement with the Broward County Supervisor of Elections office for the 2026 Elections as presented
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The Agreement with the Broward County Supervisor of Elections office for the 2026 Elections was approved
Tape time:	2:04:50

**3) Reminder for Supervisors to Complete Their Annual Ethics Training**

Mr. Gill (Tape Time: 2:06:33) reminded the Board members they have until December 31, 2025 to complete their 4 hours of annual ethics training.

**4) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**

Mr. Gill (Tape Time: 2:06:44) presented the final approval of the FY2024-FY2025 report performance measures and standards, gave a brief explanation of this item and asked for a motion to approve.

MOTION:	Approve final approval of the FY2024-FY2025 Report Performance Measures and Standards
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor

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RESULT: The final approval of the FY2024-FY2025 Report  
Performance Measures and Standards was approved

Tape time: 2:07:01

Mr. Gill (Tape Time: 2:07:21) then asked the Board to approve the performance standards and measures for FY2025-FY2026 using the same template as the previous year.

MOTION: Approve the FY2025-FY2026 Performance Measures and  
Standards as required by Florida Statute

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: The FY2025-FY2026 Performance Measures and  
Standards as required by Florida Statute was approved

Tape time: 2:07:37

## **6. Old Business**

Mr. Hall asked (Tape Time: 2:08:08) if there was any old business to discuss.

Ms. Hagen (Tape Time: 2:08:14) repeated her earlier statement that the Board needed to come to agreement on what Major Projects would be done so that plans could be made to determine the desired timetable and corresponding funding method. The Board discussed funding options for the major projects but tabled that discussion until the December meeting, She made a further comment that the Board needed to make a yes/no decision on each project on the list. She then suggested that, in order to review the Board's answers in the most efficient manner and comply with the Florida Sunshine Law, that GMS send out an email to all the Board members with a spreadsheet attached with the major projects listed, with two columns, yes or no, have each member mark yes or no on their individual sheet, and provide their responses at the December Board meeting.

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Mr. Spavento (Tape Time: 2:11:31) also suggested adding a third column on the spreadsheet for ranking of importance and priority of the items.

*(At this point (Tape Time: 2:12:15) a discussion was held among the Board members and District staff relating to this item)(The Board agreed with Ms. Hagen's and Mr. Spavento's suggestions)*

Mr. Padilla (Tape Time: 2:21:05) stated he had a change order from Shamrock Pool that needed to be ratified because the pool railing at the Clubhouse needed to be replaced due to the fact it was under the old pool code, and they needed to move forward so there was no delay in the pool resurfacing project.

*At this point (Tape Time: 2:21:25) a discussion was held among the Board members and Mr. Padilla relating to this item)*

MOTION:	Ratifying the Change Order with Shamrock Pool Services for an additional \$1,100 for replacement of the handrailing at the clubhouse pool
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The Change Order with Shamrock Pool Services for an additional \$1,100 for replacement of the handrailing at the clubhouse pool was approved

Tape time: 2:24:37

Mr. Padilla (Tape Time: 2:25:35) stated he had one additional item from East River Pools and Spa, who does the pool maintenance for Coral Bay. He stated that that the current budge was \$2,625 per month and that the company was requesting a 15% increase which would be \$4,725 annually.

*At this point (Tape Time: 2:26:07) a discussion was held among the Board members and Mr. Padilla relating to this item)*

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**MOTION:** To approve a 10% increase with East River Pools and Spa maintenance for the pools as the amount to negotiate with them on.

**MOVER:** Tony Spavento

**SECONDER:** George Mizusawa

**VOTE:** All in favor

**RESULT:** To approve a 10% increase with East River Pools and Spa maintenance for the pools requesting management to negotiate with the vendor to lower in their requested increase amount or move forward with obtaining proposals from other vendors for this particular service was approved

Tape time: 2:29:20

## **7. New Business**

Mr. Hall asked (Tape Time: 2:31:05) if there was any new business to discuss.  
(There was no new business)

## **8. Adjournment**

**MOTION:** Adjourn the Meeting

**MOVER:** Tina Hagen

**SECONDER:** Tony Spavento

**VOTE:** All in favor

**RESULT:** Meeting adjourned at 9:30 p.m.

Tape time: 2:31:10

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Coral Bay CDD

Signed by:  
  
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Secretary/Assistant Secretary

DocuSigned by:  
  
568C9D6CB674B2...  
Chairman/Vice Chairman

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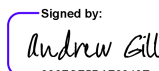
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 agill@gmssf.com  
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 Signature Adoption: Pre-selected Style  
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 jwhallchip@msn.com  
 Chairman, Board of Supervisors  
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/16/2025 10:42:23 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	12/16/2025 11:07:19 AM
Signing Complete	Security Checked	12/16/2025 11:07:35 AM
Completed	Security Checked	12/16/2025 11:07:35 AM
Payment Events	Status	Timestamps