



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

January 8, 2026



Coral Bay

Community Development District

Agenda

Thursday
January 8, 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

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.)	

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments / Supervisors Comments
4. Items for Consideration:
 - A. Envera Invoice for Gate Arm Resets
5. Discussion of:
 - A. Holiday Lighting Outages Review and Payment Status
 - B. Review of Major Projects Rankings and Funding Sources – **Page 4**
6. Update on:
 - A. Lake Maintenance Easement Footage Review
 - B. Sidewalk Repairs Pursuant to The District's Contract With ABM
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices – **Page 5**
 - 2) Acceptance of Unaudited Financials – **Page 9**
 - D. Field Manager – Monthly Report – **Page 22**
 - E. CDD Manager – Approval of the Minutes of the December 11, 2025 Meeting – **Page 25**
8. Old Business
9. New Business
10. 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>

Coral Bay
Community Development District
Schedule of Approved Major Projects

RANKING ON PROJECTS

Please rank each project between 0-5, 0 being no interest in completing project and 5 being extremely interested in completing the project.

	Total Spent	Total	Approval	John Hall	Tony Spavento	Tina Hagan	George Mizusawa	Ron Gallucci	Example
	FY 2025	Projected Cost							
<u>Expenditures:</u>									
<i>Non-Landscaping Projects</i>									
Entrance Monuments	\$ -	\$ 34,000							3
Basketball Court Lights (\$5,500 per pole - 4 in total expected)	-	22,000							2
LED Signs at Entrances (1-3 at Entryways)	-	30,000							5
Roads - Additional Speed Humps (\$8,500 each - 4 in total expected)	-	34,000							0
Replace Tennis/Pickleball Court Fence	-	25,000							4
Pickleball Court/Tennis Courts Remediation/Resurfacing (North Bay Park)	14,695	164,695							2
Clubhouse - New Lake Fountain	-	50,000							1
Clubhouse - Addition of Pool Heater	-	59,000							0
Clubhouse/Peninsula Park - Dock Extensions	17,198	117,493							1
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	-	63,000							1
Pool Resurfacing - Clubhouse Pool	24,310	112,120							1
Pool Resurfacing - Fay Cove Pool	5,500	71,500							5
New Pool Shading	-	50,000							5
Hot Tub/Spa at Pool(s)	-	60,000							2
Perimeter wall section drain cutout cover panels	-	50,000							1
<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	\$ 1,187,808	NOT APPROVED						

Total Approved

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
ACH	800017-800023	\$	992.80
01/08/26	20709-20721		60,273.68
TOTAL		\$	60,273.68

AP300R
*** CHECK NOS. 020709-020721

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

RUN 1/06/26

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/08/26	00012	12/12/25 25121705	202512 320-53800-34502	SECURITY SVCS 12/25	*	1,044.00	
		12/26/25 25123017	202512 320-53800-34502	SECURITY SVCS 12/25	*	812.00	
				CITY OF MARGATE-POLICE DEPARTMENT			1,856.00 020709
1/08/26	00013	12/22/25 230053-1	202511 320-53800-43100	SVCS 11/25	*	573.54	
		12/22/25 230060-1	202511 320-53800-43100	SVCS 11/25	*	272.84	
		12/22/25 230064-1	202511 320-53800-43100	SVCS 11/25	*	2,441.29	
		12/22/25 239260-1	202511 320-53800-43100	SVCS 11/25	*	19.11	
				CITY OF MARGATE-UTILITIES			3,306.78 020710
1/08/26	00197	12/24/25 10325	202512 320-53800-46507	INSTALL WEATHERPROOF NUTS	*	439.28	
				EAGLE GROUP, INC			439.28 020711
1/08/26	00032	12/31/25 4281	202601 320-53800-46418	SVCS 01/26	*	2,887.50	
		12/31/25 4282	202512 320-53800-46408	REPLACED PULL CHANS 12/25	*	1,140.00	
				EAST RIVER POOLS AND SPAS, INC.			4,027.50 020712
1/08/26	00017	12/01/25 762593	202601 320-53800-34500	MONITORING 01/01-01/31/26	*	6,279.28	
		12/01/25 762594	202601 320-53800-34500	MONITORING 01/01-01/31/26	*	2,976.75	
				ENVERA SYSTEMS			9,256.03 020713
1/08/26	00053	12/23/25 91139588	202512 310-51300-42000	DELIVERY THRU 12/16/25	*	31.70	
				FEDEX			31.70 020714
1/08/26	00020	12/29/25 122025	202512 320-53800-43000	SVCS 12/25	*	8,725.96	
				FPL			8,725.96 020715
1/08/26	00001	1/01/25 409	202601 310-51300-34000	MGMT FEE 01/26	*	6,675.00	
		1/01/25 409	202601 310-51300-35100	COMPUTER TIME 01/26	*	83.33	
		1/01/25 409	202601 310-51300-35101	WEBSITE ADMIN 01/26	*	208.33	

CBAY **CORAL BAY** JWASSERMAN

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 800017-800023

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

RUN 1/06/26

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/31/25	00234	12/31/25 1354898	202512 320-53800-41000		*	146.65	
		12/25 SVCS		COMCAST - AUTO PAY			146.65 800017
12/31/25	00034	12/31/25 0605787	202512 320-53800-41000		*	137.90	
		12/25 SVCS		COMCAST - AUTO PAY			137.90 800018
12/31/25	00173	12/31/25 1085906	202512 320-53800-41000		*	142.90	
		12/25 SVCS		COMCAST - AUTO PAY			142.90 800019
12/31/25	00174	12/31/25 1086078	202512 320-53800-41000		*	137.90	
		12/25 SVCS		COMCAST - AUTO PAY			137.90 800020
12/31/25	00175	12/31/25 1084602	202512 320-53800-41000		*	137.90	
		12/25 SVCS		COMCAST - AUTO PAY			137.90 800021
12/31/25	00176	12/31/25 1084966	202512 320-53800-41000		*	142.90	
		12/25 SVCS		COMCAST - AUTO PAY			142.90 800022
12/31/25	00233	12/31/25 1354427	202512 320-53800-41000		*	146.65	
		12/25 SVCS		COMCAST - AUTO PAY			146.65 800023
TOTAL FOR BANK Z						992.80	
TOTAL FOR REGISTER						992.80	

CBAY **CORAL BAY** JWASSERMAN

Coral Bay
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-4	<u>General Fund</u>
5	<u>Schedule of Approved Major Projects</u>
6	<u>General Fund Forecast Comments</u>
7	<u>Debt Service Fund</u>
8	<u>Long Term Debt Report</u>
9-10	<u>Month to Month</u>
11	<u>Assessment Receipt Schedule</u>

Coral Bay
Community Development District
Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 63,586	\$ -	\$ 63,586
<u>Investments:</u>			
State Board of Administration	1,311,137	-	1,311,137
BankUnited Money Market	140,097	-	140,097
<u>Series 2012</u>			
Revenue	-	15,938	15,938
Principal	-	1,271	1,271
Electric Deposits	218	-	218
Total Assets	\$ 1,515,039	\$ 18,090	\$ 1,533,129
Liabilities:			
Accounts Payable	\$ 21,540	\$ -	\$ 21,540
Deposits	460	-	460
Total Liabilities	\$ 22,871	\$ -	\$ 22,871
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	18,090	18,090
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,471,450	-	1,471,450
Total Fund Balances	\$ 1,492,168	\$ 18,090	\$ 1,510,258
Total Liabilities & Fund Balance	\$ 1,515,039	\$ 18,090	\$ 1,533,129

Coral Bay
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	12/31/25	12/31/25	Variance	9 Months	9/30/26	Variance

Revenues:

Special Assessments - On Roll	\$ 1,618,089	\$ 323,618	\$ 1,481,261	\$ 1,157,643	\$ 136,828	\$ 1,618,089	\$ -
Interest Income	15,000	3,750	3,383	(367)	11,250	14,633	(367)
Toscana Contributions	2,500	625	-	(625)	2,857	2,857	357
Transponders/Stickers	4,000	1,000	1,225	225	3,000	4,225	225
Total Revenues	\$ 1,639,589	\$ 328,993	\$ 1,485,869	\$1,156,876	\$ 153,935	\$ 1,639,804	\$ 215

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ -	\$ 9,000	\$ 12,000	\$ -
FICA Expense	918	230	230	-	689	918	-
Engineering	45,000	11,250	5,346	5,904	37,500	42,846	2,154
Attorney	50,000	12,500	9,505	2,995	41,667	51,172	(1,172)
Commissions/Tax Collector	18,849	4,712	16,807	(12,095)	1,429	18,236	613
Annual Audit	3,500	875	-	875	3,500	3,500	-
Trustee Fees	3,500	875	-	875	3,500	3,500	-
Management Fees	80,100	20,025	20,025	(0)	60,075	80,100	-
Information Technology	1,000	250	250	0	750	1,000	-
Website Administration	2,500	625	625	0	1,875	2,500	-
Postage and Delivery	2,500	625	305	320	1,875	2,180	320
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	375	328	47	1,125	1,453	47
Legal Advertising and Other	4,000	1,000	502	498	3,000	3,502	498
Office Supplies	300	75	0	75	300	300	(0)
Dues, Licenses	175	175	175	-	-	175	-
Total General and Administrative	\$ 315,173	\$ 145,923	\$ 140,573	\$ 5,350	\$ 166,284	\$ 306,857	\$ 8,316

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	12/31/25	12/31/25	Variance	9 Months	9/30/26	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 55,697	\$ 13,924	\$ 13,924	\$ 0	\$ 41,773	\$ 55,697	\$ 0
Contractual-Security	111,072	27,768	27,768	0	83,304	111,072	-
Contractual-Security Equipment	51,150	12,787	12,787	-	38,362	51,150	-
Security Patrols	37,000	9,250	5,265	3,985	30,833	36,098	902
Parking Enforcement	8,400	2,100	1,400	700	7,000	8,400	-
Fire and Security System Monitoring	500	125	105	20	395	500	-
Telephone	12,000	3,000	2,978	22	9,000	11,978	22
Water and Sewer	18,000	4,500	4,454	46	15,000	19,454	(1,454)
Electric	107,625	26,906	26,263	643	80,719	106,982	643
Pest Control	22,725	5,681	2,234	3,447	20,831	23,065	(340)
Community Maintenance	175,857	45,964	45,964	-	129,893	175,857	-
Porter Services	39,416	9,854	6,317	3,537	32,847	39,163	253
Other Maintenance	12,000	3,000	-	3,000	12,000	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	8,750	4,045	4,705	29,167	33,212	1,788
Wall Maintenance and Repair	3,000	5,108	5,108	-	-	5,108	(2,108)
Park and Pool Maintenance/Repair	50,000	12,500	7,733	4,767	37,500	45,233	4,767
Pool Maintenance - Contract	31,500	7,875	8,138	(263)	25,992	34,130	(2,630)
Janitorial	43,042	10,760	7,000	3,760	35,000	42,000	1,042
Iguana Removal	5,880	1,470	1,470	-	4,410	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	10,000	31,900	(21,900)	8,100	40,000	-
Mulch	5,000	5,000	15,138	(10,138)	-	15,138	(10,138)
Landscape Replacement/Removals	45,000	11,250	7,700	3,550	33,750	41,450	3,550
Storm Cleanup	-	-	2,700	(2,700)	-	2,700	(2,700)
Lake Maintenance/Repair	35,268	8,817	9,264	(447)	23,949	33,213	2,055
Fountain Maintenance/Repair	1,000	250	274	(24)	726	1,000	0
Drainage Maintenance	26,000	6,500	-	6,500	26,000	26,000	-
Road Maintenance/Repair	20,000	5,000	509	4,491	19,491	20,000	-
Sidewalk Maintenance/Repair	20,000	5,000	-	5,000	20,000	20,000	-
Sign Maintenance/Repair	10,000	2,500	-	2,500	10,000	10,000	-
Pressure Cleaning	41,000	26,500	26,500	-	14,500	41,000	-
Electrical Repair and Replacement	26,000	6,500	11,436	(4,936)	19,500	30,936	(4,936)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	4,000	2,194	1,806	13,806	16,000	-

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	12/31/25	12/31/25	Variance	9 Months	9/30/26	Variance
Operations and Maintenance (Continued)							
Major Projects:	180,000	45,000	40,113	4,888	139,888	180,000	-
Clubhouse - Dock Extension	-	-	93	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	40,020	-	-	-	-
Total Operations and Maintenance	\$ 1,317,747	\$ 363,735	\$ 346,775	\$ 16,960	\$ 979,831	\$ 1,326,606	\$ (8,859)
Total Expenditures	\$ 1,632,920	\$ 509,658	\$ 487,348	\$ 22,310	\$ 1,146,115	\$ 1,633,463	\$ (543)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,669	\$ (180,665)	\$ 998,521	\$ 1,134,566	\$ (992,180)	\$ 6,341	\$ 758
Fund Balance - Beginning	\$ 506,557		\$ 493,647			\$ 493,647	
Fund Balance - Ending	\$ 513,226		\$ 1,492,167			\$ 499,987	

Coral Bay
Community Development District
Schedule of Approved Major Projects

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	12/31/25	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	93	93	117,586
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	\$ 40,113	\$ 47,883	\$ 1,147,881

Coral Bay
Community Development District
General Fund Forecast Comments
For The Period Ended December 31, 2025

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 December hasn't been received.
Engineering Fees	Budget to Actual	Invoice for December 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. Invoice for December hasn'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 December haven't been received.
Pest Control, Fertilization and Weed	Actual Contract	Southern Plant and Pest Services-Monthly Contract Amount \$1,833.76. Invoices for November and December haven't been received.
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
Porter Services	Actual Contract	911 Commercial Cleaning Corp.-Monthly Contract Amount \$3,158.33. Invoice for December hasn't been received.
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 December 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 December 31, 2025

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	12/31/25	12/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 945	\$ 945
Total Revenues	\$ -	\$ -	\$ 945	\$ 945
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)	\$ (86,653)	\$ 945
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)	\$ (88,353)	\$ 945
Fund Balance - Beginning	\$ 106,442		\$ 106,442	
Fund Balance - Ending	\$ 16,767		\$ 18,090	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,481,261
Interest Income	1,186	617	1,579	-	-	-	-	-	-	-	-	-	3,383
Toscana Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders/Stickers	-	1,225	-	-	-	-	-	-	-	-	-	-	1,225
Total Revenues	\$ 1,186	\$ 120,897	\$ 1,363,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,485,869

Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	77	77	77	-	-	-	-	-	-	-	-	-	230
Engineering	2,445	2,901	-	-	-	-	-	-	-	-	-	-	5,346
Attorney	4,113	5,393	-	-	-	-	-	-	-	-	-	-	9,505
Commissions/Tax Collector	-	1,191	15,616	-	-	-	-	-	-	-	-	-	16,807
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	-	-	-	-	-	-	-	-	-	20,025
Information Technology	83	83	83	-	-	-	-	-	-	-	-	-	250
Website Administration	208	208	208	-	-	-	-	-	-	-	-	-	625
Postage and Delivery	85	170	50	-	-	-	-	-	-	-	-	-	305
Insurance	83,475	-	-	-	83,475	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	-	-	-	-	-	-	-	-	-	328
Legal Advertising and Other	143	180	179	-	-	-	179	-	-	-	-	-	502
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	\$ 98,593	\$ 18,056	\$ 23,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,573

Operations and Maintenance													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,924
Contractual-Security	9,256	9,256	9,256	-	-	-	-	-	-	-	-	-	27,768
Contractual-Security Equipment	4,262	4,262	4,262	-	-	-	-	-	-	-	-	-	12,787
Security Patrols	1,426	1,983	1,856	-	-	-	-	-	-	-	-	-	5,265
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	-	-	-	-	-	-	-	-	105
Telephone	993	993	993	-	-	-	993	-	-	-	-	-	2,978
Water and Sewer	1,148	3,307	-	-	-	-	-	-	-	-	-	-	4,454
Electric	9,049	8,489	8,726	-	-	-	-	-	-	-	-	-	26,263
Pest Control	2,234	-	-	-	-	-	-	-	-	-	-	-	2,234
Community Maintenance	12,655	20,654	12,655	-	-	-	-	-	-	-	-	-	45,964
Porter Services	3,158	3,158	-	-	-	-	-	-	-	-	-	-	6,317
Other Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Pumps Maintenance and Repair	-	4,045	-	-	-	-	-	-	4	-	-	-	4,045
Wall Maintenance and Repair	2,868	2,240	-	-	-	-	-	-	-	-	-	-	5,108
Park and Pool Maintenance/Repair	5,015	150	2,568	-	-	-	-	-	-	-	-	-	7,733
Pool Maintenance - Contract	2,625	2,625	2,888	-	-	-	-	-	-	-	-	-	8,138
Janitorial	3,500	3,500	-	-	-	-	-	-	-	-	-	-	7,000
Iguana Removal	490	490	490	-	-	-	490	-	-	-	-	-	1,470
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	-	-	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	-	-	-	-	-	-	-	-	-	9,264
Fountain Maintenance/Repair	113	81	81	-	-	-	-	-	-	-	-	-	274
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Maintenance/Repair	-	509	-	-	-	-	-	-	-	-	-	-	509
Sidewalk Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	-	-	-	-	-	-	-	-	26,500
Electrical Repair and Replacement	5,208	3,558	2,669	-	-	-	-	-	-	-	-	-	11,436
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	-	-	-	-	-	-	-	2,194
Major Projects	-	40,020	93	-	-	-	-	-	-	-	-	-	40,113
Subtotal Field Expenditures	\$ 131,376	\$ 158,060	\$ 57,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346,775
Total Operations & Maintenance	\$ 131,376	\$ 158,060	\$ 57,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346,775
Total Expenditures	\$ 229,969	\$ 176,115	\$ 81,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487,348
Net Change in Fund Balance	\$ (228,783)	\$ (55,218)	\$ 1,282,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 998,521

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

1,620,081.93

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
TOTAL		\$ 1,542,579.03	\$ 61,318.49	\$ 14,812.61	\$ -	\$ 1,466,447.93	\$ 1,466,447.93	\$ 1,466,447.93

91.52%	Percent Collected
\$ 142,929.23	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	Drone Easement Inspection Report	Aug-25	Nov-25	-	APPROVED/ IN PROGRESS	-	\$1,200
2	District Easement and Encroachments	Jun-23	May-24	-	APPROVED/ IN PROGRESS	-	N/A
3	Envera Gate Process	Jan-25	Jan-25	-	APPROVED/ PENDING CONTRACTOR	-	N/A
4	CV Pro Lighting Holiday Lighting	Aug-25	Oct-25	-	IN-PROGRESS	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>Broward County Permit Review</u> Classified The Project as Commercial (New Upgraded Plans/Materials Required) <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 <u>In Progress and Pending Phases</u> Phase 4 - City of Margate Permit - 4-6 Weeks (City has asked for Joist Hanger Specs) Phase 5 - Contractor Docks Building 2-4 Weeks	\$92,845
<u>LANDSCAPING</u>							
1	Pending Proposal to Remove Washintonians	Oct-25	Oct-25	-	PENDING	Tall Washingtonians have become a concern.	N/A
<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							

2							
3	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	-	-	DIRECTION	HOA Member is requesting repairs.	N/A
4	Islamorada Circle Wall Damage	Sep-25	Sep-25	-	IN-PROGRESS	Obtained Police Report and Submitted to Insurance	N/A
5							
6							
7							
8	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 - (In Progress) Phase 3 - Dispose of non-repairable furniture - (Pending)	N/A
9	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Remove/Replace Damage Wood/Stucko Pending Revised Specs from contractors.	TBD
10	Clubhouse Pool Refurbish	Mar-25	May-25	-	IN-PROGRESS	Began 11/3 - May take up to 8 weeks to complete. Change Order Approved Due to Code \$1,100 \$66,700 + \$1,000	\$67,800
11	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	East Riverside Pools & Spa Amendment	Nov-25	Nov-25	-	COMPLETED	10% Increase - Effective December 1st.	Contracted
2	Re-caulk Both Clubhouse Restrooms	Aug-25	Aug-25	Dec-25	COMPLETED	-	N/A
3	Replace Missing/Damaged Banners - NBD/SBD	Jul-25	Sep-25	Dec-25	COMPLETED	-	\$611
4	Order Missing/Damaged Banner Holders NBD/SBD	Jul-25	Sep-25	Dec-25	COMPLETED	-	\$1,662
5	Envera Resident Volunteers Committee/Waiver	Jan-25	Jan-25	Dec-25	TABLED	-	N/A
6	Additional Tree Lifting at Mallory Harbor	Nov-25	Nov-25	Nov-25	COMPLETED	Homeowner Trees encroaching onto District Roads Per City Code Enforcement	\$1,300
7	Trim Cluster of Sable Palms & Brazilian Pepper	Nov-25	Nov-25	Nov-25	COMPLETED	Trees encroaching onto the District - (Publix Area)	\$1,500
8	Areca Palm Removals Leaning on Clubhouse Fence	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,400
9	Suspension of Parking Rules Enforcement (11/26/2025 – 1/5/2026)	Nov-25	Nov-25	Nov-25	COMPLETED	-	N/A
10	Additional Sod Installation Throughout District	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$1,950
11	Add Additional Landscape in Clubhouse Beds	Nov-25	Nov-25	Nov-25	COMPLETED	-	\$2,500
12	Shinto Annuals Holiday Rotation	Oct-25	Nov-25	Nov-25	COMPLETED	-	Contracted
13	Tot Lot & 30th Street Reserves Maintenance	Oct-25	Nov-25	Nov-25	COMPLETED	-	\$2,500
14	ABM Holiday Mulch Installation	Oct-25	Nov-25	Nov-25	COMPLETED	-	\$10,975
15	Annual Pressure Cleaning	Oct-25	Oct-25	Nov-25	COMPLETED	-	Contracted
16	Tot Lot & NB-Park Playground Mulch	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$9,650

17	Clean Landscape - North Canal Behind Publix	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$1,500
18	Remove Dead Hong Kong Orchid Tree	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$1,200
19	Remove Dying Washingtonian Palm at SBD	Oct-25	Oct-25	Nov-25	COMPLETED	-	\$900
20	Just Call James Annual Tree Trimming	Oct-25	Oct-25	Oct-25	COMPLETED	-	Contracted
21	Trim Back Trees at North Bay Park PVC Fence	Oct-25	Oct-25	Oct-25	COMPLETED	-	\$1,500
22	Repair 30th Street Gate Loop - Entrance	Oct-25	Oct-25	Oct-25	COMPLETED	-	\$695
23	3308 Orinoco Ln-District Property Encroachments	Aug-24	Feb-25	Nov-25	COMPLETED	-	N/A
24	30th St Exit Gate Reader Repair	Jul-25	Jul-25	Nov-25	COMPLETED	-	N/A
25	Repair 30th Street Damage Exit Gate	Jul-25	Jul-25	Nov-25	COMPLETED	-	\$2,700
26	Dennis Baldis Memorial-Park Bench and Plaque	Jun-24	Nov-24	Nov-25	COMPLETED	-	\$2,675
27	Islamorada Entrance 2nd Foxtail Palm Replacement	Jun-25	Nov-25	Nov-25	COMPLETED	-	\$1,500
28	Cut Back District Landscape Behind School/Plaza	Jun-25	Aug-25	Nov-25	COMPLETED	-	\$2,800
29	3316 Orinoco Ln-District Property Encroachments	Feb-25	Feb-25	Nov-25	COMPLETED	-	N/A

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

Thursday, December 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.

<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; 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: 0:00:20)

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: 0:01:09) (There were no audience or Supervisor's comments at this time)

4. Item(s) for Consideration

A. Discussion of Current Vendor Issues

Mr. Hall (Tape Time: 0:01:22) moved to item No. 4A, discussion of current vendor issues and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:01:31) gave a brief summary relating to this item stating there have been a number of issues with the holiday lighting vendor, CV Pro Lighting, since the lights were installed in November and he had contacted the vendor multiple times to try to get the issues resolved. He stated that Terry Glynn from his office had also assisted in doing walk throughs, and assisting with reconnections, with outlet issues, lines that had been cut, installation problems, lack of inspections, etc. Mr. Gill also stated he discussed the matter with District counsel of how the vendor was underperforming and wanted to discuss potential options with the Board on what steps could be taken to resolve the various issues. Mr. Gill stated he has been collecting information relating to specific dates where outages have occurred and any nonperformance items so he would have backup information when the time comes to approach the vendor for a price reduction or reimbursement for nonperformance.

(At this point (Tape Time: 0:03:08) a discussion was held among the Board members, Mr. Gill, Mr. Padilla and Ms. Smoker relating to this item along with any remedy options, cures or liquidated damages stated within the current contract) (Mr. Spavento (Tape Time: 0:15:48) suggested tabling the item giving direction to District Counsel and District Management to stay in contact with each other, keep collecting data, and then discuss what the Board should do when the time comes instead of speculating on what could be done to get their deposit back due to negligence of the vendor)(The Board agreed with Mr. Spavento's suggestion)

5. Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments

Mr. Hall (Tape Time: 0:25:14) moved to item No. 5 and asked for a motion to ratify the interlocal agreement for uniform collection of Non-Ad Valorem Assessments.

MOTION:	To ratify the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments
---------	---

MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments was approved

Tape time: 0:25:25

Ms. Hagen requested that Mr. Gill confirm that the fee for the admin cost of the Non-Ad Valorem Assessment billing remains at the previous rate of \$1 per home.

6. Staff Reports

Mr. Hall (Tape Time: 0:29:51) moved to item No. 6A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 0:29:56) stated she had nothing to report other than to remind the Board members to complete their annual 4-hour ethics training by December 31, 2025 if they had not already done so.

B. Engineer

Mr. Hall (Tape Time: 0:31:30) moved on to item No. 6B, engineer and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 0:31:32) gave a brief update on the precast wall repair where the wall was hit and stated that contract was executed by both parties, and the contractor, Anzco, recently had gotten a precast wall vendor who had ordered the material and they would be able to start after the first of the new year.

Mr. Geiger also gave an update on the erosion repair located near the headwall. He stated that he was still waiting for the agreement to be executed. The agreement had some fill-in-the-blanks that needed to be completed by District management, who was working with the engineering firm, and that agreement would be signed in the next week or two.

Mr. Geiger made some additional comments relating to the update on the docks and asked Mr. Padilla if he had heard from the vendor.

Mr. Padilla (Tape Time: 0:32:32) then gave a brief update relating to the dock permit stating the City of Margate had not approved the permit yet because they were requesting specifications on the joint hoists. Mr. Padilla stated as soon as that information is provided they would move forward to schedule the work.

(At this point (Tape Time: 0:33:08) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to his report)(Mr. Geiger (Tape Time: 0:36:27) also made an additional comment relating to replacing the curbing at the Islamorda circle and stated he was working on obtaining proposals to replace the curbing with lower profile curbs to protect it from any further damage from the garbage trucks and he would have those design costs by the beginning of the year)

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: 0:37:47) 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: 0:37:53	

Ms. Hagen (Tape Time: 0:38:29) made some comments relating to the items regarding available loan options and a list of projects that were supposed to have been provided to the Board by management in advance of the meeting. She stated the list of projects had only been provided the afternoon before and the other had not been provided at all; thus, neither had been provided far enough in advance of the meeting for productive discussion and nothing had been noted on the agenda. She stated that

she was not pleased about the way it was handled, and there was still a potential for a shortfall, and they did not know what the options were for the loan. Furthermore, any owner or resident checking the agenda would not know that this was being discussed.

(At this point (Tape Time: 0:40:56) a discussion was held among the Board members and District staff relating to Ms. Hagen's comments) (Mr. Spavento stated he was not ready to discuss these items, they were not included on the agenda, there was no backup to discuss the issues and he would like to see the list on the website to let the residents know and see the projects that are being discussed at the Board meeting and perhaps they would come to the meeting to comment)

(As a result of the discussion of the problems with discussing this subject, the Board agreed to postpone the topic and directed management to include it on the next month's agenda and to have the material for discussion sent to the Supervisors well in advance of the meeting)

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 0:43:18) moved to item 6D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 0:43:29) 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.

Mr. Gill (Tape Time: 0:43:51) made some additional comments relating to the District's easement and encroachment letters that he had sent out to the 31 residents with structures, stating that 9 residents had responded stating either their intention to remove the items or that they did not have a structure encroaching in the easement. Mr. Gill also gave a brief update on the meeting he had with Envera's manager relating to the gate process and the outstanding invoices that were pending due to lack of documentation.

(At this point (Tape Time: 0:46:05) 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)

Mr. Padilla (Tape Time: 0:59:39) continued with his field report and asked if there were any additional questions from the Board.

(At this point (Tape Time: 1:02:08) 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)

E. CDD Manager - Approval of the Minutes of the November 13, 2025 Meeting

Mr. Hall (Tape Time: 1:03:22) asked for a motion to approve the November 11, 2025 minutes.

Ms. Hagen (Tape Time: 1:03:58) stated she had a couple of changes to the minutes on page 10, where it says, the Board agreed with Ms. Hagen's and Mr. Spavento's suggestions, some additional verbiage needed to be added to say that the information would be sent out to the Board regarding the list and responses would be discussed at the next meeting. Ms. Hagen also suggested verbiage be added at the bottom of page 10, stating the Board agreed to table the discussion of the loan financing until the next meeting.

MOTION:	Approve the Minutes of the November 11, 2025 Meeting as amended
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The November 11, 2025 meeting minutes as amended were approved
Tape time:	1:16:25

7. Old Business

Mr. Hall asked (Tape Time: 1:17:46) if there was any old business to discuss.
(There was no old business)

8. New Business

Mr. Hall asked (Tape Time: 1:17:49) 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 8:20 p.m.
Tape time: 1:17:56	

Secretary/Assistant Secretary

Chairman/Vice Chairman