MINUTES OF THE APRIL 9, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, April 9, 2026	Coral Bay Recreation Center
7:00 p.m.	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	Absent
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; 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: 0:00:13)

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)

Mr. McCormick (Tape Time: 0:01:24) stated he had a comment on the Christmas lights but, would wait until the item came up on the agenda under item No. 5.

Mr. Hall asked if there were any other audience or Supervisor comments at this time. (Tape Time: 0:02:22) (There were no other comments at this time)

4. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants

Mr. Hall (Tape Time: 0:02:27) moved to item No. 4, discussion of proposed redevelopment near District and First Amendment to Declaration of Restrictive Covenants and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:02:33) stated the redevelopment and first amendment to declaration of restrictive covenants was discussed at the last meeting with a presentation from Barron Real Estate. He also stated the Board tabled this item at the last meeting to bring back for further discussion however, the developer had not reached back out to him to get the document signed, so he was just looking for direction from the Board to see if they were interested in pursuing this any further or just wait until the developer contacts him.

(At this point (Tape Time: 0:03:053 a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item) (Mr. Hall commented he didn't believe anyone on the Board on behalf of the CDD was ready to sign the document as of now)(Further discussion continued among the Board members at this time)

MOTION:	Authorizing the Board to continue the discussion with the objective of deciding what they wanted to do
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	4 in favor, 1 opposed (G. Mizusawa)
RESULT:	Authorizing the Board to continue the discussion with the objective of deciding what they wanted to do was approved
Tape time: 0:24:30	

(At this point (Tape Time: 0:25:43) further discussion continued among the Board members and Mr. Gill relating to this item)

MOTION:	Authorizing to appoint Tony Spavento as liaison to work with District Management to draft an informational letter to the appropriate homeowners describing the District Board's point of view on the matter. Letter would be sent subject to District legal review
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Authorizing to appoint Tony Spavento as liaison to work with District Management to draft an informational letter to the appropriate homeowners describing the District Board's point of view on the matter and send the letter subject to District legal review was approved
Tape time: 0:31:18	

5. Discussion of:

A. 2026-2027 Holiday Lighting Estimate – JM Holiday Lighting, Inc.

Mr. Hall (Tape Time: 0:39:27) moved to item No. 5A, discussion of 2026-2027 holiday lighting estimate with JM Holiday Lighting and stated the estimate was included in the agenda package.

(At this point (Tape Time: 0:39:42) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to the estimate and specific fees listed)(Mr. Padilla (Tape Time: 0:42:17) stated he was obtaining other estimates, one was from CDI that needed to be revised and he didn't get that in time for the agenda and also one was Shinto)(Mr. Gill (Tape Time: 0:43:47) stated he wanted to start early in the season on this item and provide information to the Board, and if the Board agreed they could invite the vendors to the meeting to come and explain their proposals)(The Board directed Management to contact the bidders and invite them to the next Board meeting to present their best offer to be able to make a decision)

Mr. McCormick (Tape Time: 0:54:35) stated since this item was going to be discussed at the May Board meeting, he would hold his comments for the next meeting.

B. Loan for District's Major Projects

Mr. Hall (Tape Time: 0:54:51) moved to item No. 5B, discussion of loan for District's major projects and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:54:57) stated this item was on the agenda under item 5B and also under item 7C, which would be the same discussion. He also stated after the last meeting he had received input from the Board to proceed with obtaining any additional information from Regions Bank to move forward with the loan and was in the process of doing that in conjunction with District counsel and Regions Bank. He then stated he had received the revised term sheet and District counsel was working to obtain loan documents. However, the Regions Bank would not provide their loan documents until they had full approval from the Board to move forward with the loan by resolution.

Ms. Hagen stated that she was disappointed as to the progress with the Loan since while she had been absent from the March meeting, she had done a lot of work and provided questions to have issues resolved by this meeting. She also expressed her concern regarding the expiration date that we had been given regarding the interest rate. She requested that management reach out to Regions Bank and confirm that the rate would still be available for us, and if there was a problem, to have management notify the Board of the need for an emergency meeting to "close the deal" with the proposed rate.

(At this point (Tape Time: 0:56:05) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)

MOTION:	To authorize staff to proceed with obtaining loan documents from Regions Bank to lock in the 45 day low interest rate (or offer an extension) for certain major projects as discussed at prior meetings
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing staff to proceed with obtaining loan documents from Regions Bank to lock in the 45 day low interest rate (or offer an extension) for certain major projects as discussed at prior meetings was approved

Tape time: 0:57:49

6. Ratification of:

A. Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments

Mr. Hall (Tape Time: 1:06:19) moved to item No. 6A, ratification of interlocal agreement for the uniform collection of Non-Ad Valorem Special Assessments.

(At this point (Tape Time: 1:06:35) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)

MOTION:	To ratify the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments was approved
Tape time: 1:08:45	

B. First Amendment to Small Project Agreement (Sidewalk Repairs) with ABM Industries Incorporated

Mr. Hall (Tape Time: 1:09:08) moved to item No. 6B, ratification of first amendment to small project agreement (sidewalk repairs) with ABM Industries Incorporated and asked Mr. Padilla to present this item.

Mr. Padilla (Tapt Time: 1:09:19) stated this was just on the agenda to ratify the amendment which was already approved by the Board at a prior meeting.

(At this point (Tape Time: 1:09:23) a discussion was held among the Board members, Mr. Padilla, and Ms. Smoker relating to this item)

MOTION:	To ratify the First Amendment to Small Project Agreement (Sidewalk Repairs) with ABM Industries Incorporated
MOVER:	George Mizusawa
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Ratifying the First Amendment to Small Project Agreement (Sidewalk Repairs) with ABM Industries Incorporated was approved
Tape time: 1:11:46	

7. Update on:

A. Holiday Lighting Agreement matter

Mr. Hall (Tape Time: 1:12:08) moved to item No. 7A, update on resolution of last year's holiday lighting agreement and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:12:15) gave a brief update on the holiday lighting agreement matter with CV Pro Lighting stating he still had not received the lighting inspection reports from them evidencing that they came out to inspect the lights for each night but, he did have the contractor's inspection reports to compare to those that were provided by Mr. Hall's inspections. Mr. Gill also stated he received an email from CV Pro Lighting requesting payment in full, but he had not received any kind of a demand letter as of yet.

(At this point (Tape Time: 1:13:09) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)(The Board agreed not to pay the balance of the invoice and have Mr. Gill and Mr. Hall to work together to draft a final letter to CV Pro Lighting disputing the outstanding balance and letting them know the Board agreed just call it even

MOTION:	To designate John Hall as liaison on behalf of the District to work with Mr. Gill to draft a final letter to CV Pro Lighting disputing the outstanding balance letting them know the Board agreed to call it even, subject to final legal review, before sending it to CV Pro Lighting
MOVER:	George Mizusawa
SECONDER:	Tina Hagen

VOTE:	All in favor
RESULT:	Designating John Hall as liaison on behalf of the District to work with Mr. Gill to draft a final letter to CV Pro Lighting disputing the outstanding balance letting them know the Board agreed to call it even, subject to final legal review before sending it to CV Pro Lighting, was approved
Tape time: 1:23:54	

B. Envera Invoice Matter

(This item was inadvertently skipped over at this time)

C. Status of Loan from Regions

Mr. Hall (Tape Time: 1:24:36) moved to item No. 7C, status of loan from Regions and stated this item had already been discussed earlier.

Ms. Hagen (Tape Time 1:24:37) made some additional comments relating to this item about the breakdown of what the $400,000 loan would cover and the breakdown cost of each of the major projects that were voted on by the Board.

B. Envera Invoice Matter

Mr. Hall (Tape Time: 1:29:05) moved back to item No. 7B, Envera invoice matter and asking Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:29:14) stated after the last meeting District staff had a phone conversation with Envera to discuss the outstanding invoices and the reconciliation reports that were requested. He also stated that after that conversation Envera did provide two separate spreadsheets that were not linked together but did show gates hits, service calls, and report numbers. Mr. Gill also stated he was trying to get Envera to combined both spreadsheets into one document that would show the gate hit, that Envera sent someone out to fix it, the cost that was incurred, the date it occurred, and the report number. He also stated Envera was still working on producing that document but, he did receive a certified letter from their attorney stating the District was being put on notice and Envera was requesting the outstanding balance, and since the District received the notice letter they needed to respond at this point.

(At this point (Tape Time: 1:30:29) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)(The Board agreed to have District Counsel call Envera's attorney and explain the process is taking longer due to the lack of documentation from Envera to substantiate the money owed.)

8. Staff Reports

Mr. Hall (Tape Time: 1:47:02) moved to item No. 8A, attorney, and asked Ms. Smoker if she had anything to report.

A. Attorney

Ms. Smoker (Tape Time: 1:47:04) stated she had nothing to report at this time other than to remind the Board their Form 1s are due July 1st.

B. Engineer

Mr. Hall (Tape Time: 1:47:48 moved on to item No. 8B, engineer, and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 1:47:58) gave a brief update on the docks stating they were slowing construction and had not scheduled any more inspections, so unless Mr. Padilla or Mr. Mizusawa had any updates or comments.

Mr. Mizusawa (Tape Time: 1:48:10) also made a few additional comments and gave a brief report on the docks.

(At this point (Tape Time: 1:57:03) a discussion was held among the Board members, Mr. Geiger, Mr. Mizusawa, Mr. Padilla and Mr. Gill relating to this item)(The Board authorized Mr. Mizusawa to give final approval for the dock payment after he did a final inspection)

Mr. Geiger (Tape Time: 1:58:08) also gave a brief update on the Indian Key headwall erosion repairs stating the permit was submitted to the City of Margate and Mr. Padilla had all the appropriate documentation. Mr. Geiger then made a few additional comments relating this item.

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 (Tape Time: 1:59:47) moved to item 8C, treasurer and asked for any questions, or a motion to approve the financials.

(At this point (Tape Time: 1:59:55) a discussion was held among the Board members, and Mr. Mizusawa relating to the increase of Comcast charges on the Check Run Summary)(Mr. Padilla (Tape Time: 2:02:28) stated he would ask the accountant to look into the matter)

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: 2:05:07	

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 2:05:28) moved to item 8D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 2:06:03) 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. Also made a few comments on the City of Margate Police Department trespass program.

Mr. Gallucci (Tape Time: 2:06:06) made a few comments relating to the trespass program at this time.

(At this point (Tape Time: 2:06:23) a discussion was held among the Board members, Mr. Gallucci, Mr. Padilla and Ms. Smoker relating to this item)

MOTION:	To authorize the execution of the expired agreement with the City of Margate Police Department for the Trespass Program
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor

RESULT:	Authorizing the execution of the expired agreement with the City of Margate Police Department for the Trespass Program was approved
Tape time: 2:08:01	

Mr. Gill (Tape Time: 2:08:53) gave a brief update on the items under District Manager on the field report stating he received the drone footage report from 911 and based on that report all of the properties that had docks, construction, or had plants in their backyards still had those items there, even the homeowners that said they were removed. He also commented he would like to send out a stronger letter to all residents living on the water that have something in the lake bank easements informing them the District was aware and if they needed to access the area they would remove it.

(At this point (Tape Time: 2:10:09) a discussion was held among the Board members, and Mr. Gill relating to this item)

Mr. Padilla (Tape Time: 2:19:46) continued with his field report giving a few updates on any pending and in-progress items listed on his field manager's report relating to lakes and canals, landscaping and community items.

(At this point (Tape Time: 2:20:08) a discussion was held among the Board members and Mr. Padilla relating to a few of the items on the field manager's report and any updates referenced on the report)

MOTION:	To authorize approval of the Islamorada Circle wall damage insurance claim and the sworn statement of loss with a $500 deductible, making the total payment to the District of $18,300 and authorizing the appropriate District officials to execute the document
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Authorizing the approval of the Islamorada Circle wall damage insurance claim and the sworn statement of loss with a $500 deductible, making the total payment to the District of $18,300 and

	authorizing the appropriate District officials to execute the document was approved
Tape time: 2:31:05	

E. CDD Manager - Approval of the Minutes of the March 12, 2026 Meeting

Mr. Hall (Tape Time: 2:34:15) asked for a motion to approve the March 12, 2026 minutes.

Mr. Gill (Tape Time: 2:34:22) stated the verbiage associated with the motion box on page 2 of the minutes states the word ratify in 3 places, however that should actually state approve, not ratify.

MOTION:	Approve the Minutes of the March 12, 2026 Meeting with the indicated changes
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The March 12, 2026 meeting minutes with the indicated changes were approved as amended
Tape time:	2:35:58

9. Old Business

Mr. Hall asked (Tape Time: 2:36:22) if there was any old business to discuss. (There was no old business)

10. New Business

Mr. Hall asked (Tape Time: 2:36:27) if there was any new business to discuss. (There was no new business)

11. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:35 p.m.
Tape time: 2:37:15	

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

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

Certificate Of Completion

Envelope Id: 874DE4A2-10F2-8D2F-820D-C3026FD27EE1		Status: Completed
Subject: Coral Bay: Complete with Docusign: Resolution 2026-01.doc, 4-9-26 Minutes.pdf		
Source Envelope:		
Document Pages: 13	Signatures: 4	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 6/2/2026 6:32:13 AM	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: 2601:589:4801:7da0:74ee:6b0c:45ff:ea76	Sent: 6/2/2026 6:46:46 AM Viewed: 6/2/2026 7:07:37 AM Signed: 6/2/2026 7:23:41 AM

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:d74:830e:b447:1022	Sent: 6/2/2026 6:46:47 AM Viewed: 6/2/2026 7:18:37 AM Signed: 6/2/2026 7:18:53 AM

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	6/2/2026 6:46:47 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	6/2/2026 7:18:37 AM
Signing Complete	Security Checked	6/2/2026 7:18:53 AM
Completed	Security Checked	6/2/2026 7:23:41 AM

Payment Events	Status	Timestamps