



***Coral Bay***  
**Community Development District**

[www.coralbaycdd.com](http://www.coralbaycdd.com)

**John Hall, Chairman**

**Tony Spavento, Vice Chairman**

**Tina Hagen, Treasurer**

**George Mizusawa, Assistant Secretary**

**Ronald Gallucci, Assistant Secretary**

**April 9, 2026**



# **Coral Bay**

## **Community Development District**

### **Agenda**

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.)	

**Thursday**  
**April 9, 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**

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments / Supervisors Comments
4. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants – **Page 4**
5. Discussion of:
  - A. 2026-2027 Holiday Lighting Estimate - JM Holiday Lighting, Inc. – **Page 22**
  - B. Loan for District's Major Projects
6. Ratification of:
  - A. Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments – **Page 29**
  - B. First Amendment to Small Project Agreement (Sidewalk Repairs) with ABM Industries Incorporated – **Page 38**
7. Update on:
  - A. Holiday Lighting Agreement matter
  - B. Envera Invoice Matter
  - C. Status of Loan from Regions
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Treasurer
    - 1) Approval of Check Run Summary and Invoices – **Page 43**
    - 2) Approval of Unaudited Financials – **Page 48**
  - D. Field Manager – Monthly Report – **Page 61**

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>*

February 17, 2026

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**

Government Management Services, South Florida  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Attn: Andrew Gill

RE: Former Florida Career College Shopping Center Demolition and Redevelopment near  
**3372 Orinoco Lane**  
**Margate, Florida 33063**

Dear Mr. Gill,

This letter is a follow-up to previous correspondence you received from Barron Real Estate, Inc., owner of the property in Margate just north of Broward Meat and Fish that was formerly occupied by Florida Career College.

This property is part of the large retail parcel located in close proximity to **3372 Orinoco Lane**, which is managed by Coral Bay Community Development District.

We are writing to explain why the proposed redevelopment and the related covenant amendment would be beneficial to your property and the surrounding community.

**Proposed Redevelopment Overview**

Florida Career College permanently closed and vacated the property, while The Toddler Club daycare continues to operate successfully. With the college's departure, this is an ideal time to make long-term improvements to a site that has struggled for years due to poor access from State Road 7 and declining commercial viability.

The proposed redevelopment would replace the former shopping center with a **320-unit upscale apartment community**, while retaining The Toddler Club within the new development. Preliminary plans and renderings are included for your reference.

**Why this amendment benefits nearby homeowners**

**Increased Property Values:** Upscale residential communities close to existing homes typically enhance surrounding property values by replacing aging or underperforming commercial uses with well-maintained, attractive development.

**Reduced Traffic:** Independent traffic studies confirmed that this residential use will generate substantially less traffic than a school or traditional shopping center. Residential traffic is spread throughout the day, avoiding the intense morning and afternoon congestion caused by student drop-off and pick-up.

**Permanent Elimination of Undesirable Uses Now Permitted under Current Zoning:**

The requested amendment would not only allow residential use, but also **prohibit undesirable uses** such as schools, nightclubs, liquor stores, car washes, drive thru services or similar tenants—providing long-term protection for nearby homeowners.

**Beautification and Community Pride:** The project will include modern architecture, professional landscaping, improved lighting, and ongoing property maintenance - eliminating blight and enhancing the overall appearance of the area.

**Improved Safety and Stability:** The professionally managed residential community will bring consistent occupancy, on-site management, and better security conditions than vacant or struggling commercial space.

**Long-Term Stewardship:** Unlike short-term commercial tenants, a Class-A apartment development represents a long-term investment in the neighborhood, ensuring the property is actively managed and maintained for decades to come.

**Covenant Amendment Requirement**

The property is currently subject to a 40+ year-old covenant restricting all uses to commercial. To allow residential use as a higher-quality alternative, consent from 50% of homeowners within 300 feet of the perimeter of the retail parcel is required. Your property at **3372 Orinoco Lane** is included in this area.

We have received 60% of the required consents. Your approval is critical to moving the project forward.

The City of Margate has stated that the preliminary plans are consistent with its planning objectives and that the proposed residential use is appropriate for the site, subject to the formal public review process.

**Invitation to Review Plans and Meet the Developer**

We understand that you may have questions or wish to better understand the proposal. We would welcome the opportunity to meet with you—at any time convenient—to walk through the plans, discuss traffic, design, and operations, and address any concerns you may have. Your input is important, and signing the amendment now ensures your voice can be part of the process before final approvals.

Enclosed is a consent form with your information completed on page 8. Please sign before a notary and return it using the enclosed FedEx envelope.

Signing the amendment does not obligate you to support final site plans; it simply allows the City's formal review process to begin.

Please do not hesitate to contact me directly. Thank you for your time and consideration. Your support will help ensure this site becomes a positive, lasting asset to your property's neighborhood and the City of Margate.

Warm regards,

Katherine Koch  
Barron Real Estate, Inc. Representative  
[kathy@ambitmarketing.com](mailto:kathy@ambitmarketing.com)  
(954) 815-8511

You may also contact the property owner or legal counsel with any questions:

Charlie Ladd – Barron Real Estate, Inc.  
(954) 627-7000  
[Cladd@barrondev.com](mailto:Cladd@barrondev.com)

Matthew Scott – Attorney  
(954) 333-4372  
[Matthew.Scott@gmlaw.com](mailto:Matthew.Scott@gmlaw.com)

**ATTACHMENTS:**

- First Amendment to Declaration of Restrictive Covenants
- Color flyer with site plan and renderings
- Prepaid FedEx return envelope and label

# A new upscale apartment community in Margate is planned for a site vacated by an abandoned school building.



Rendering of Planned Upscale Apartment Complex

The property is located just north of Broward Meat and Fish. Florida Career College, which had operated on the site and closed, generated substantial traffic. Continued use of the previous property as a school would create issues for neighboring communities with traffic flow and parking from students and faculty, especially during morning drop off and afternoon pick up. Traffic congestion from nearby Rise Academy and Renaissance Charter is already an inconvenience to residents.

**Current photo** showing site of former school, which is now closed and vacant.



**Before**



**After**

**Rendering of planned site**, which will include a new upscale apartment complex with on-site daycare and all-new lush landscaping.

# Various uses for the property were considered with impact on the surrounding communities in mind.

Although several schools have expressed interest in locating on this site, it was determined that opening another school would be a disservice to surrounding residents.

Also, a shopping center is a significant generator of car traffic, much higher than average residential areas. In addition, developing a shopping center would compete with Coral Landings III, located next to the site.

The most appropriate and best use of the site is to build a new upscale apartment community. Apartments are associated with fewer car trips per unit compared to single family homes\* and will be an attractive addition to the community.

\*Source: Joint Center For Housing Studies of Harvard University

## Proposed Site Plan



**Two entries** into the complex will allow for fluid traffic flow. The main entrance is on Bland Road, with convenient entry available through the Broward Meat and Fish property.

**The Toddler Club**, offering a preschool education program, will be relocated into the complex to provide daycare to residents and surrounding neighbors.

## Features

- 320 upscale units with surface and garage parking
- Swimming pool and club area
- Lush landscaping along Bland Road and around the perimeter of the development
- The complex has been thoughtfully designed to incorporate green building practices to minimize environmental impact

For more information, contact: Kathy Koch | 954-815-8511 | [kathy@ambitmarketing.com](mailto:kathy@ambitmarketing.com)

**This Instrument Prepared by  
and after recording return to:**

Matthew Scott, Esq.  
Greenspoon Marder LLP  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301

**FIRST AMENDMENT TO  
DECLARATION OF RESTRICTIVE COVENANTS**

3271 NSR 7, LLC ("3271") is the owner of a part of a shopping center located on the west side of State Road 441 south of Sample Road in the City of Margate and is preparing plans to redevelop it with a multifamily residential building and new daycare center. To do so, 3271 has identified the need to amend a Declaration of Restrictive Covenants which was recorded against the overall shopping center property 40 years ago. This document executed on the latest date written on the signature pages below serves as the formal written amendment of the Declaration of Restrictive Covenants and will be referred to as "the Amendment."

Recitals

- A. A prior owner of the shopping plaza property named Frank Newth, Ltd. executed and recorded a Declaration of Restrictions on June 13, 1983 in Official Records Book 12606, Page 663 of the Public Records of Broward County, Florida (the "Declaration"). The Declaration restricted the use of the property. For clarification purposes, this property is identified by Parcel ID Numbers 484124100011, 484124100010, 484124100060, 484124100040, 484124100020, 484124100030, 484124090010, and 484124350010 and is legally described in the Declaration and will be referred to in this amendment as "the Property;" and
- B. 3271 is the current owner of a portion of the Property. That portion is identified by Parcel ID Number 484124100010 and legally described in Exhibit A which is attached to this amendment and will be referred to as "the Parcel." 3271 wishes to modify the original Declaration from 1982 to change what uses are allowed and not allowed on the Parcel; and
- C. The original Declaration states it can be amended by the current owners of the Property with the consent of the City and a majority of the current owners of residentially-zoned properties in the City of Margate that are within 300 feet of the Property. The original Declaration refers to this 300 feet area as the "Affected Area;"
- D. With this amendment, 3271 is obtaining the consent of the City and a majority of the owners of the Affected Land to this amendment, which is described below.

## Amendment Terms

The original Declaration, for good and valuable consideration the receipt of which is acknowledged, is amended as follows:

1. Recitals. The recitals above are true and correct and incorporated into this Amendment.

2. Conflict. In the event of a conflict between the Declaration and this Amendment, this Amendment shall control.

3. Modification. The Declaration has been properly modified as shown by the joinder to this Amendment executed by the City, and the consent of a majority of the owners of the Affected Land as set forth in attached Exhibit B.

4. Prohibited Uses. In addition to the uses prohibited by the Original Declaration, the following uses shall not be permitted on the Parcel:

- a. Schools, with the exception of day care, pre-schools / VPK programs
- b. Substance abuse rehabilitation facility/Detox facility
- c. Night club
- d. Smoke shop/Medical marijuana sales
- e. Liquor store
- f. Tattoo parlor
- g. Car wash
- h. Gun range
- i. Drive Thru service of any type
- j. Medical use of any type, including, without limitation, hospital, free-standing ER, surgery center, dialysis facility
- k. Place of worship
- l. Gas station
- m. Convenience store.
- n. Animal clinics, pet hospitals
- o. Vehicle dealership

5. Permitted Uses. Notwithstanding anything to the contrary in the Original Declaration, the following uses are permitted on all or a portion of the Parcel:

- a. Daycare center, pre-schools / VPK programs
- b. Residential.

6. Affects Parcel Only. For clarification, the changes in this Amendment only affect the Parcel. The portions of the Property outside the Parcel remain subject to the requirements and restrictions of the original Declaration. The Declaration remains in full force and effect as to all other provisions which were not modified by this Amendment.



## EXHIBIT A

### Legal Description

A portion of Parcel "A", Margate Plaza No. 1, according to the plat thereof, as recorded in Plat Book 132, Page 50, of the public records of Broward County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said plat; thence South 89°29'10" East along the North line of said plat and along Margate City limits, a distance of 292.55 feet; Thence South 07°40'09" East a distance of 501.01 feet; thence South 01°00'34" East, a distance of 194.57 feet; thence South 88°59'26" West, a distance of 55.09 feet to the point of curvature of a circular curve to the right; thence Westerly along the arc of said curve, having a radius of 50.00 feet and a central angle of 20°10'52", a distance of 17.61 feet to the point of tangency; thence North 70°49'42" West, a distance of 148.35 feet to the point of curvature of a circular curve to the left; thence Westerly along the arc of said curve, having a radius of 95.53 feet and a central angle of 20°10'52" a distance of 33.65 feet to the point of tangency; thence South 88°59'26" West, a distance of 176.00 feet (the last five described courses being coincident with the centerline of a 30.00 foot wide ingress egress easement, as recorded in Official Records Book 16205, Page 739 of said public records); thence North 01°00'34" West, a distance of 260.33 feet; thence North 31°34'10" East a distance of 130.00 feet; Thence North 01°00'34" West, a distance of 270.00 feet to the Point of Beginning. (the previously described three courses being coincident, with the Westerly boundary of said plat.)

Also described as:

A Parcel of land being a portion of the Plat of Margate Plaza No. 1, according to the plat thereof, as recorded in Plat Book 132, Page 50, of the public records of Broward County, Florida, being more particularly described as follows: Beginning at the Northwest corner of said plat; thence South 89°29'10" East along the North line of said plat and along the Margate City limits a distance of 292.55 feet; thence South 07°40'09" East, a distance of 501.01 feet; thence South 01°00'34" East, a distance of 169.58 feet; thence North 88°59'26" East, a distance of 165.00 feet; thence South 01°00'34" East along the East line of said plat and the Westerly right-of-way line of State Road No. 7, per the Department of Transportation Right-of-Way Map No. 86100-2549, dated February 1, 1984, a distance of 472.67 feet; thence South 83°59'26" West, a distance of 165.00 feet; thence South 01°00'34" East a distance of 210.00 feet; thence South 51°00'02" West, a distance of 150.99 feet; thence South 06°10'16" West a distance of 120.00 feet; thence South 88°59'26" West along the Northerly right-of-way of N.W. 31st street, per Official Records Book 14820, Pages 260 and 265, Broward County records, a distance of 166.07 feet to the point of curvature of a curve concave to the North, having a radius of 899.93 feet and a central angle of 16°47'17"; thence Westerly along said Northerly right-of-way and along the arc of said curve, a distance of 263.69 feet to a point of non-tangency; (1)thence North 01°00'34" West, a distance of 250.00 feet; (2) thence North 27°00'46" West, a distance of 159.66 feet; (3) thence North 01°00'34" West, a distance of 388.34 feet to an intersection with a non-tangent curve to the Northwest, having a radius of 330.00 feet, to which point a radial line bears South 24°56'49" East; (4) thence Northeasterly along the arc of said curve and through a central angle of 04°04'45", a distance of 23.50 feet; (5) thence North 60°58'26" East, a distance of 107.61 feet to the point of curvature of a curve concave to the Southeast, having a radius of 220.00 feet and a central angle of 25°24'41"; (6) thence Easterly along the arc of said curve, a distance of 97.57 feet to a point of non-tangency; (7) thence North 01°00'34" West a distance of 283.33 feet; (8) thence 48720488.169817.0003 North 31°34'10" East, a distance of 130.00 feet; (9) thence North 01°00'34" West, a distance of 270.00 feet to the Point of Beginning. The previously described nine (9) courses being coincident with the Westerly boundary of said plat.

Less and except the following Parcel described in Deed recorded as Instrument Number 115985913, of the public records of Broward County, Florida, more particularly described as follows:

A portion of Parcel "A", Margate Plaza No. 1, according to the plat thereof, as recorded in Plat Book 132, Page 50 of the public records of Broward County, Florida, described as follows:

Commencing at the Northernmost Southeast corner of said Parcel "A"; thence North 01°00'34" West, along the Easterly line of said Parcel "A", said line also being a non-vehicular access line as shown on said plat, a distance of 644.67 feet to the Point of Beginning; thence continue North 01°00'34" West, along said Easterly line and said non-vehicular access line, a distance of 200.00 feet to the Southeast corner of Parcel C as described in Special Warranty Deed recorded in Official Records Book 48129, Page 1695 of said public records; thence South 88°59'26" West, along

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the South line of said Parcel C, a distance of 165.00 feet to the Southwest corner of said Parcel C; thence South 01°00'34" East a distance of 200.00 feet; thence North 88°59'26" East a distance of 165.00 feet to the Point of Beginning.

Further less and except the following described Parcel described in Deed recorded as Instrument Number 117005736, of the public records of Broward County, Florida, more particularly described as follows:

A portion of Parcel "A", Margate Plaza No. 1, according to the plat thereof, as recorded in Plat Book 132, Page 50, of the public records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said plat; thence South 89°29'10" East along the North line of said plat and along the Margate City limits, a distance of 292.55 feet; thence South 07°40'09" East, a distance of 501.01 feet; thence South 01°00'34" East, a distance of 194.57 feet to the Point of Beginning; thence South 01°00'34" East, a distance of 175.01 feet; thence North 88°59'26" East, a distance of 165.00 feet; thence South 01°00'34" East, along the East line of said Parcel "A", a distance of 272.67 feet; thence South 88°59'26" West, a distance of 165.00 feet; thence South 01°00'34" East, a distance of 210.00 feet; thence South 51°00'02" West, a distance of 150.99 feet; thence South 06°10'16" West a distance of 111.94 feet; thence South 88°59'26" West, along the South line of said Parcel "A", a distance of 99.01 feet; thence South 01°00'34" East, along said South line, a distance of 8.00 feet; thence South 88°59'26" West, along said South line, a distance of 68.07 feet to the point of curvature of a circular curve to the right, thence Westerly along the arc of said curve, also being said South line, having a radius of 899.93 feet and a central angle of 11°06'38" a distance of 174.51 feet; thence North 72°07'32" West, along said South line, also being a non-tangent line, a distance of 91.43 feet; thence North 01°00'34" West, a distance of 241.90 feet; thence North 27°00'46" West, a distance of 159.66 feet; thence North 01°00'34" West, a distance of 388.54 feet to an intersection with a non-tangent circular curve to the left, at which the radius point bears North 24°56'49" West; thence Northeasterly along the arc of said curve, having a radius of 330.00 feet and a central angle of 04°04'45" , a distance of 23.50 feet to the point of tangency; thence North 60°58'26" East, a distance of 107.61 feet to the point of curvature of a circular curve to the right; thence Easterly along the arc of said curve, having a radius of 220.00 feet and a central angle of 25°24'41" a distance of 97.57 feet; thence North 01°00'34" West, along a non-radial line, a distance of 23.00 feet (the previously described seven courses being coincident, with the Westerly boundary of said plat); thence North 88°59'26" East, a distance of 176.00 feet to the point of curvature of a circular curve to the right; thence Easterly along the arc of said curve, having a radius of 95.53 feet and a central angle of 20°10'52", a distance of 33.65 feet to the point of tangency; thence South 70°49'42" East, a distance of 148.35 feet to the point of curvature of a circular curve to the left; thence Easterly along the arc of said curve, having a radius of 50.00 feet and a central angle of 20°10'52", a distance of 17.61 feet to the point of tangency; thence North 88°59'26" East, a distance of 55.09 feet to the Point of Beginning (the last five described courses being coincident with the centerline of a 30.00 foot wide ingress egress easement, as recorded in Official Records Book 16205, Page 739 of said public records).

Also less and except the 0.044 and 0.009 acre rights-of-way dedicated by said plat, now portions of N.W. 31st Street.

**EXHIBIT B**

[SEE ATTACHED]

The following signatory(ies) is/are owner(s) of Affected Land (as defined in the Declaration) who hereby consent(s) to and join(s) in the Amendment to which this Exhibit is attached.

OWNERS:

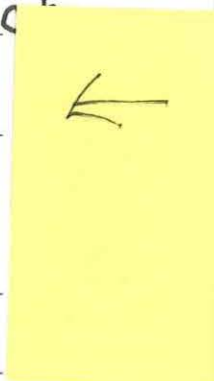
Coral Bay Community  
Development District

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_



STATE OF FLORIDA )

) ss:

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_ day of \_\_\_\_\_ 2025, by \_\_\_\_\_ . Such individual(s)  is/are personally known to me or  has/have produced \_\_\_\_\_ as identification.

\_\_\_\_\_

Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

[Notary Seal]

The foregoing Amendment to Declaration is hereby consented to and joined into by the City of Margate:

Signed, sealed and delivered  
in the presence of:

**CITY OF MARGATE**, a municipal  
corporation of the State of Florida

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Witness Address

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Witness Address

By: \_\_\_\_\_

Title:

ATTEST:

By: \_\_\_\_\_

\_\_\_\_\_, City Clerk

(SEAL)

APPROVED AS TO FORM:

By: \_\_\_\_\_

City Attorney

\_\_\_\_ day of \_\_\_\_\_, 2025

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by \_\_\_\_\_, \_\_\_\_\_ of the **CITY OF MARGATE, FLORIDA**, a municipal corporation of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires:

## DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner of certain real property located in Broward County, Florida, which property is more particularly described on Exhibit "A" attached hereto (the "Property") makes the following Declaration of Restrictions covering the above-described Property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deraining title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the Property.

No building or structure, or part thereof, shall be erected, altered or used upon the Property, or the Property used in whole or in part for other than the following specified uses:

1. All uses permitted in districts zoned B-2 in the City of Margate, subject to the limitations, requirements and procedures contained therein.
2. Animal clinics, pet hospitals.
3. Armored car service.
4. Automobiles, new car agency. Service and parking shall be buffered from public rights-of-way and adjoining property.
5. Auto tag agency.
6. Bakery, wholesale.
7. Bowling alley.
8. Building supplies, retail and wholesale (from enclosed building only).
9. Delivery service, distribution and package delivery.
10. Electrical appliances, wholesale.
11. Funeral homes.
12. Furniture, wholesale and retail.
13. Home appliances, repairs.
14. Music hall.
15. Pistol range, indoor (soundproofed).
16. Racquetball and handball courts, indoor.
17. Restaurant with curb or automobile drive-through facilities.
18. Surgical and orthopedic appliances, sales and accessories.
19. Quick-service food stores-convenience stores. (No accessory sale of motor vehicle fuel).

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded,

RETURN TO:  
CITY CLERK  
CITY OF MARGATE  
5790 MARGATE BLVD.  
MARGATE, FL 33063

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OK

after which time they shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of any residentially-zoned property within the City of Margate which is within 300 feet of the Property ("Affected Land") has been recorded, agreeing to terminate or change the covenants in whole or in part.

In addition, for the protection of the residential owners of the Affected Land, the City of Margate may enforce these restrictions against the owners or developers of the Property.

This Declaration may only be amended or modified by the then owner(s) of the Property with the consent of the City of Margate and a majority of the then owners of the Affected Land.

The invalidation of any one of these covenants by judgment or court order in no way shall affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, we have set our hands and seals this 2nd day of May, 1985.

Signed, sealed and delivered in the presence of:

FRANK NEWTH, LTD.

Scott J. Jurek  
Phyllis D. Dinger  
Scott J. Jurek  
Phyllis D. Dinger

By: Steve Gladding  
Steve Gladding, Partner

By: Frank N. Gladding  
Frank N. Gladding, Partner

STATE OF FLORIDA )  
                                  :  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared STEVE GLADDING and FRANK N. GLADDING, partners of Frank Newth, Ltd., a Florida partnership, to me known to be the persons described in and who executed the foregoing instrument as General Partners of Frank Newth, Ltd., a Florida partnership, and, on behalf of such partnership, did acknowledge the foregoing instrument to be the act and deed of said partnership.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of May, 1985.

Phyllis D. Dinger  
Notary Public - State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES APR 12 1986  
BONDED THRU GENERAL INS. UND.

RETURN TO:  
CITY CLERK  
CITY OF MARGATE  
5790 MARGATE BLVD.  
MARGATE, FL 33063

OFF REC 12606 PAGE 664

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
R. T. JOHNSON  
COUNTY ADMINISTRATOR

EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 24; TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE NORTH 89° 29' 10" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, A DISTANCE OF 80.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01° 00' 24" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2.14 FEET; THENCE SOUTH 01° 00' 34" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 1608.81 FEET; THENCE SOUTH 88° 59' 26" WEST, 465.07 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 954.93 FEET, A DELTA OF 90° 00' 00", AN ARC DISTANCE OF 1500.00 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON A LINE 1500 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID SECTION 24 AND SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 01° 00' 34" WEST, ALONG SAID PARALLEL LINE, 653.91 FEET; THENCE NORTH 01° 00' 24" WEST, CONTINUING ALONG SAID PARALLEL LINE, 39.87 FEET TO A POINT ON SAID NORTH BOUNDARY OF SECTION 24; THENCE SOUTH 89° 29' 10" EAST, ALONG SAID NORTH BOUNDARY, 1420.50 FEET TO THE POINT OF BEGINNING. CONTAINING 48.64 ACRES, MORE OR LESS.

RETURN TO:  
CITY CLERK  
CITY OF MARGATE  
5790 MARGATE BLVD.  
MARGATE, FL 33063

Estimate

for

Coral Bay  
3101 S Bay Dr  
Margate, FL 33063-9309  
9547218681 ext 226

# JM Holiday Lighting Inc.

5051 NW 13th Ave, Suite G  
Deerfield Beach, FL 33064-8650  
561-573-7090  
954-482-6800

[jmholidaylighting@gmail.com](mailto:jmholidaylighting@gmail.com)

**Estimate No. 25226** Issued on Wed Mar 11, 2026

Qty	Name	Description	Rate	Amount	Tax
1	Area A	Area A: MAIN ENTRANCE - LEFT & RIGHT SIDES - NORTH BAY DRIVE	\$0.00	\$0.00	NON
140	C9: (b) L.E.D. 12in (51- 100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	\$5.00	\$700.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
18	4in WARM WHITE	TRUNK: Spiral wrap 2 SYLVESTER DATE PALM trees located (1 Per Side) on the Inside Corner of Each Monument Sign with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$540.00	TAX
6	4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar on the Nut of the 2 SYLVESTER DATE PALM trees listed above	\$30.00	\$180.00	TAX
60	4in GREEN	FRONDS: Light 30 Fronds in Each of the 2 SYLVESTER DATE PALM trees located (1 Per Side) on the Inside Corner of Each Monument Sign with 4in Watertight GREEN L.E.D. mini lights	\$32.00	\$1,920.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
2	Specialty Item	Install a (3) Present Custom Sign Enhancer on Each of the 2 Monument Signs Located at the North Bay Drive Main Entrance-way ** Presents will be Approximately 4ft, 6ft & 8ft in Height	\$4,945.00	\$9,890.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
24	4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$720.00	TAX
8	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	\$30.00	\$240.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
40	4in GREEN	BUSHES: Heavily scatter 20 sets of 4in Watertight GREEN L.E.D mini lights in the Lower GREEN ISLAND FICUS & PODACARPUS BUSHES located in Front of Each Monument Sign Including the Small Sections to the Outside of the Bottleneck Palms ** Make Each side Symmetrical	\$24.00	\$960.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
1	Area B	Area B: MAIN ENTRANCE - CENTER ISLAND - NORTH BAY DRIVE	\$0.00	\$0.00	TAX
25	4in WARM	TRUNK: Spiral wrap 7 RECLINATA PALM TREES located in a Cluster at the Front of the Center Island with 25 TOTAL sets of 4in Watertight WARM WHITE	\$30.00	\$750.00	TAX

WHITE	L.E.D. mini lights		
7 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 7 RECLINATA PALM trees listed above	\$30.00	\$210.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
24 4in WARM WHITE	TRUNK: Spiral wrap 3 MEDJOOOL DATE PALM trees located in the Center Island with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$720.00 TAX
18 4in RED	COLLAR: Install a 6 set 4in Watertight RED Collar On the Nut of the 3 MEDJOOOL DATE PALM trees listed above ** LIGHT THE ENTIRE NUT AS THE COLLAR	\$30.00	\$540.00 TAX
84 4in GREEN	FRONDS: Light 28 Fronds in Each of the 3 MEDJOOOL DATE PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights	\$32.00	\$2,688.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
36 4in WARM WHITE	TRUNK: Spiral wrap the Branches of 3 LIGUSTRUM trees located in the Center Island Between the Medjools with 12 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$35.00	\$1,260.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
1 Area C	Area C: 2ND ENTRANCE - LEFT & RIGHT SIDES - SOUTH BAY DRIVE	\$0.00	\$0.00 NON
140 C9: (b) L.E.D. 12in (51-100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	\$5.00	\$700.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
2 Specialty Item	Install a (3) Present Custom Sign Enhancer on Each of the 2 Monument Signs Located at the North Bay Drive Main Entrance-way ** Presents will be Approximately 4ft, 6ft & 8ft in Height	\$4,945.00	\$9,890.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
25 4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree ** 1 Tree Gets and Extra Set	\$30.00	\$750.00 TAX
8 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	\$30.00	\$240.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
30 4in GREEN	BUSHES: Heavily scatter 15 sets of 4in Watertight GREEN L.E.D mini lights in the Lower PODOCARPUS BUSHES located In Front of Each Monument Sign Including the Small Sections to the Outside of the Bottleneck Palms	\$24.00	\$720.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON
1 Area D	Area D: 2ND ENTRANCE - CENTER ISLAND - SOUTH BAY DRIVE	\$0.00	\$0.00 NON
65 C9: (b) L.E.D. 12in (51-100ft)	C9: Install 65 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDER-HANG of the Guard House	\$5.00	\$325.00 TAX
1 Manager Notes	_____	\$0.00	\$0.00 NON

42 4in WARM WHITE	TRUNK: Spiral wrap 3 ROYAL PALM trees located in the Center Island with 40 TOTAL sets of 4in Watertight WARM WHITE L.E.D. mini lights	\$30.00	\$1,260.00 TAX
9 4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar at the Top of the 3 ROYAL PALM trees listed above	\$30.00	\$270.00 TAX
30 4in GREEN	FRONDS: Light 10 Fronds in Each of the 3 ROYAL PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	\$45.00	\$1,350.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
60 4in WARM WHITE	TRUNK: Spiral wrap 6 SILVER BUTTONWOOD trees located in the Center Island with an Average of 10 sets of 4in Watertight WARM WHITE L.E.D. mini light per tree	\$35.00	\$2,100.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
16 4in WARM WHITE	TRUNK: Spiral wrap 5 RECLINATA PALM trees located in the Front of the Center Island with 16 TOTAL sets of 4in Watertight WARM WHITE L.E.D. mini lights	\$30.00	\$480.00 TAX
5 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 5 RECLINATA PALM trees listed above	\$30.00	\$150.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
1 Area E	Area E: CLUB HOUSE	\$0.00	\$0.00 NON
26 4in WARM WHITE	TRUNK: Spiral wrap 13 ROBELLINI PALM trees located (9) on the Left Side & 4 on the Right Side of the Club House Front Entrance-way with an Average of 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$28.00	\$728.00 TAX
13 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 13 ROBELLINI PALM trees listed above	\$28.00	\$364.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
1 Area F	Area F: 3RD ENTRANCE - CENTER ISLANDS - NE 30TH ST & N BAY DR	\$0.00	\$0.00 NON
1 Manager Notes		\$0.00	\$0.00 NON
3 4in WARM WHITE	TRUNK: Spiral wrap 1 BOTTLENECK PALM tree located in the Front Center Island with 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights	\$30.00	\$90.00 TAX
1 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 1 BOTTLENECK PALM tree listed above	\$30.00	\$30.00 TAX
7 4in GREEN	FRONDS: Light 7 Fronds in the 1 BOTTLENECK PALM tree located in the Front Center Island with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS	\$26.00	\$182.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
20 4in WARM WHITE	TRUNK: Spiral wrap 4 CHRISTMAS PALM trees located Just Inside the Gate with 5 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$600.00 TAX
4 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 4 CHRISTMAS PALM trees listed above	\$30.00	\$120.00 TAX
32 4in GREEN	FRONDS: Light 8 Fronds in Each of the 4 CHRISTMAS PALM trees located Just Inside the Gate with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	\$26.00	\$832.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON

Notes			
8 4in WARM WHITE	TRUNK: Spiral wrap 2 BOTTLENECK PALM trees located (1 Per Side) of the Coral Bay Resident Entrance Monument Sign located Just Past the Resident Gate with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$240.00 TAX
2 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 2 BOTTLENECK PALM trees listed above	\$30.00	\$60.00 TAX
12 4in GREEN	FRONDS: Light 6 Fronds in Each of the 2 BOTTLENECK PALM trees located 1 per side of Coral Bay Monument Sign with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	\$26.00	\$312.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
20 C9: (b) L.E.D. 12in (51-100ft)	C9: Install 20 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns of the (1) Monument Sign located Behind the Resident Gate	\$5.00	\$100.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
1 Specialty Item	Install a (1) Present Custom Sign Enhancer on the Monument Sign Located at the Resident Gate ** Present Will Be Approximately 6ft in Height	\$1,400.00	\$1,400.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
25 4in GREEN	BUSHES: Heavily scatter 25 sets of 4in Watertight GREEN L.E.D mini lights in the Lower GREEN ISLAND FICUS BUSHES located on Either Side of the Monument Sign	\$25.00	\$625.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
1 Area G	Area G: VARIOUS SUBDIVISIONS	\$0.00	\$0.00 NON
730 C9: (b) L.E.D. 12in (51-100ft)	C9: Install 730 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 18 VARIOUS SUBDIVISION MONUMENT SIGNS located Through out the Community: 2 Las Brisas Del Mar 1 Las Brisas 1 East Mallory Harbor 2 Las Brisas 1 The Cape 1 Mallory Harbor 1 Mallory Harbor 1 The Cape 2 Islamorada 2 Port Antigua 1 Fays Cove 1 Port Antigua 2 Indian Key	\$5.00	\$3,650.00 TAX
Subtotal	Subtotal		\$48,886.00
1 Discount Percent	Discount Per Year for Signing a 3-Year Agreement in 2026	-10.00%	\$-4,888.60 TAX

**tax** **\$0.00**  
**estimated total** **\$43,997.40**

Deposit Due

\$21,998.70

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# THANK YOU

for considering JM Holiday Lighting

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**"Confidentiality Notice":** This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.

JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GFI outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

## **JM HOLIDAY LIGHTING, INC. SEASONAL SERVICE AGREEMENT**

This Service Agreement is made effective as of Current Date Fri Mar 13, 2026 , until January 1st, 2029, by and between of Coral Bay, 3101 S Bay Dr Margate, FL 33063-9309, and JM Holiday Lighting, Inc. of 5051 NW 13th Ave, Bay G, Pompano Beach, FL 33064.

1. **DESCRIPTION OF SERVICES.** Commercial properties will be installed between September 15<sup>th</sup> and November 1st of each season who have paid their deposit check. Residential customers will be installed after November 1<sup>st</sup> of each season. If booking services after November 1st, your installation date will be provided to you after your deposit has been received. All Customers lighting will be "Turned On" at our (4) week window options we will provide you at the time of booking. All customers lighting will be removed January 1st thru February 14<sup>th</sup> of each season. JM Holiday Lighting, Inc. will provide to Coral Bay for the services described in the attached "Estimate".

2. **PAYMENT FOR SERVICES.** In exchange for services, Coral Bay will pay JM Holiday Lighting, Inc. according to the following schedule: A pre-installation deposit in the amount of \$21,998.70 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining \$21,998.70 must be paid by December 31<sup>st</sup> of each season. There will be a 2% per month late fee assessed on your unpaid balance beginning 30 days after the December 31<sup>st</sup> final payment deadline of each season. You will receive an updated invoice for the unpaid balance at the end of each month with the fee(s) assessed until the balance has been paid in full.

3. **WARRANTY.** JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects. JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside part (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.

If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a \$125.00 per hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum of 1 hour/\$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreement (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

**3a. Severe Weather Damages Clause:** JM Holiday Lighting, Inc. is not responsible for any damages caused by severe weather, including hurricanes and heavy rain. Clients acknowledge that severe weather can lead to outages, damage to the lighting, and tripped GFI outlets. Clients must restore lighting back to contracted design. Any repairs required due to severe weather damages will be billed at a rate of \$125.00 per hour, plus the cost of materials based on proposal price, and service calls for such repairs will not interfere with any installations that are already scheduled.

**3b. Ground Fault Circuit Interrupter Clause:** GFCI or GFI outlets are notorious for tripping particularly when it rains heavily. Customers are responsible for resetting GFI outlets once they are dry. Sprinkler system timers must be changed to NOT run while lights are turned on at night as this

causes unnecessary outages, damage to the lighting, and causes GFI outlets to trip.

**4. DEFAULT.** The occurrence of any of the following shall constitute a material default under this Agreement:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

**5. REMEDIES.** In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. Any remaining years to the Agreement will be terminated on the effective date of such notice. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). If a balance is remaining, payment will be due in full within 14 days from the effective date of such notice. Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Agreement.

**6. ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. This Agreement supersedes any prior written or oral agreements between the parties.

**7. SEVERABILITY** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

**8. AMENDMENT.** This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**9. GOVERNING LAW.** This Agreement shall be construed in accordance with the laws of the State of Florida.

**10. NOTICE.** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

**11. ASSIGNMENT.** Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

**12. MULTI-YEAR OPT-OUT** Should you choose to cancel the agreement prior to fulfilling all contracted terms, you must provide written notice of cancellation. In such cases, any discounts applied under the Multi-Year Agreement will be forfeited, and the discounted amount previously received will become due and payable.

**13. CONTRACT TOTAL. Estimate Number: 25226 Total Amount: \$43,997.40**

**Service Recipient:**

Coral Bay

By: \_\_\_\_\_

**Please sign the above line & initial each of the following below to acknowledge that you have read, understood and agreed to the terms of this specific agreement.**

1) Please acknowledge that you have read section 2. **"Payment for Services"** portion of this Agreement and fully understand your payment schedule to JM Holiday Lighting, Inc. as well as how late fees are assessed.

Customer Initial Here >> \_\_\_\_\_

2) Please acknowledge that you have read section 3. **"Warranty"** portion of this Agreement and fully understand what is covered and not covered by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

3) Please acknowledge that you will have all of your trees and shrubbery **properly trimmed** before the installation of any lighting or this will result in additional pruning charges billed separately by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

4) Please acknowledge that you are responsible for **resetting your GFI** and will NOT have your sprinkler systems set to run while the lights are on at night.

Customer Initial Here >> \_\_\_\_\_

**Service Provider:**

JM Holiday Lighting, Inc.

By

**President**

Marc J. Gotta

**Vice President**

Jena Thompson

**Chief Administrative Officer**

Gianni Lazzara

**Chief Operating Officer**

Brandon Lawerance

**QUESTIONS? CONTACT US**

jmholidaylighting@gmail.com  
954-482-6800  
561-573-7090

**TERMS & CONDITIONS**

We accept payment by Check, Cash, Zelle, ACH, or Credit Card (with a 3% Convenience Fee). We accept Visa, Mastercard, & Discover. For Amex, please let us know as a specific link will need to be sent.

**MAILING ADDRESS: 1188 SW 24th Terrace, Deerfield Beach FL, 33442**

NOTE:

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**INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF  
NON-AD VALOREM SPECIAL ASSESSMENTS**

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THIS INTERLOCAL AGREEMENT (“Agreement”) made and entered into this \_\_\_30th\_\_\_ day of \_\_\_October\_\_\_, 2025, by and between the Coral Bay Community Development District (the “District”), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the “Tax Collector”)(collectively, District and Tax Collector referred to as the “Parties”).

**SECTION I**  
**Purpose**

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments (“Special Assessments”), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

## **SECTION II** **Term and Termination**

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10<sup>th</sup> of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

## **SECTION III** **Duties and Responsibilities of District**

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

**SECTION IV**  
**Duties of the Tax Collector**

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.

4. The Tax Collector hereby agrees to accept District Resolution No. [1990-11](#) attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax notice and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

## **SECTION VI** **Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Hon. Abbey Ajayi  
Broward County Tax Collector  
115 S. Andrews Avenue, A100  
Fort Lauderdale, FL 33301
- With a copy to: Timothy R. Qualls, Esq.  
Young Qualls, P.A.  
Post Office Drawer 1833  
Tallahassee, FL 32302-1833
- b. As to District: District Manager  
Coral Bay Community  
Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
c/o Jennifer McConnell
- With a copy to: Michael J. Pawelczyk, Esq.  
Billing Cochran, P.A.  
515 E. Las Olas Blvd., Suite 600  
Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signed by:  
*Nadia Alcide*  
AB861013910C447  
\_\_\_\_\_  
Signature

Signed by:  
*Abbey Ajayi*  
AB861013910C447...  
\_\_\_\_\_  
Abbey Ajayi, Tax Collector

Nadia Alcide  
\_\_\_\_\_  
Printed Name

1/14/2026  
\_\_\_\_\_  
Date

ATTEST:

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:  
*Paul Winkeljohn*  
7E743FF03E08419...  
\_\_\_\_\_  
Signature

DocuSigned by:  
*John Hall*  
B68CC9D6CB674B2...  
\_\_\_\_\_  
Name: John Hall  
Title: Chairman, Board of Supervisors

Paul Winkeljohn  
\_\_\_\_\_  
Printed Name

2025-10-30  
\_\_\_\_\_  
Date

**EXHIBIT A**

RESOLUTION 90-11

Resolution of the Board of Supervisors of the Coral Bay Community Development District Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad Valorem Assessments which hereinafter may be Levied by the District in Accordance with the Provisions of Chapter 197.3632 F.S.; and Providing an Effective Date:

WHEREAS, the Coral Bay Community Development District was established pursuant to the provisions of Chapter 190 F.S. which authorizes the District to levy certain taxes which include benefit taxes and maintenance taxes and further authorizes the Board to levy special assessments for the construction or reconstruction of assessable improvements authorized by Chapter 190 F.S.; and

WHEREAS, the above referenced taxes are not considered to be ad valorem in nature and therefore, are subject to the provisions of Chapter 197.3632 F.S. in which State of Florida through its legislature has provided a uniform method for the levying, collection and enforcement of such non ad valorem assessments; and

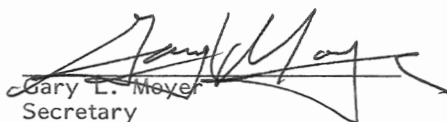
WHEREAS, pursuant to Chapter 197.3632 F.S. the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Broward County for four consecutive weeks preceding said hearing;

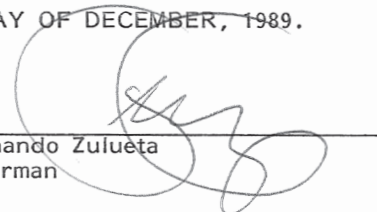
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

1. The Coral Bay Community Development District upon conducting its public hearing as required by Chapter 197.3632 F.S. hereby expresses its intent to use the uniform method of collecting its maintenance tax, a non ad valorem assessment which is levied annually by the District pursuant to the provisions of Chapter 190 F.S. for the purpose of paying principal and interest on its bonded indebtedness and operating and maintaining its water management system within the boundaries of the District as described in the attached legal description which is made a part of this Resolution as Exhibit "A".

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before January 10, 1990.

PASSED AND ADOPTED THIS 20th DAY OF DECEMBER, 1989.

  
Gary L. Meyer  
Secretary

  
Fernando Zulueta  
Chairman

FROM CRAIG SMITH &amp; ASSOC.

11.20.1989 15:59

P. 2

EXHIBIT "A"  
LAND DESCRIPTION  
"CORAL BAY"

A parcel of land in the North one-half (N 1/2) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

Commencing at the northeast corner of said Section 24, thence North 89°29'10" West, along the North boundary of said Section 24, a distance of 1555.55 feet to a point on a line 1555.00 feet West of and parallel with the East boundary of Section 13, Township 48 South, Range 41 East and the East boundary of said Section 24, said point also being the POINT OF BEGINNING; thence South 01°00'24" East, along the last described line, 41.31 feet; thence South 01°00'34" East, continuing along the last described line, 653.94 feet to a point of curvature with a tangent curve concave to the northeast; thence southeasterly along the arc of said curve having a radius of 1009.93 feet, a delta of 46°12'13", an arc distance of 814.41 feet to a point of non-tangency on the East right-of-way line of a 100 foot canal reservation as recorded in O.R. Book 6670, Page 651 of the Public Records of Broward County, Florida, thence South 01°00'34" East, along aforesaid right-of-way line, 425.37 feet; thence South 01°02'35" East along aforesaid right-of-way line and the westerly boundary and its northerly extension, of "Great Horizons Park" as recorded in Plat Book 98, Page 45 of the Public Records of Broward County, Florida, for 798.74 feet to the southwest corner of said "Great Horizons Park", said point also lying in the South boundary of said North one-half (N 1/2) of Section 24; thence North 89°29'28" West, along said South boundary 4037.97 feet to the West one-quarter (W 1/4) corner of said Section 24; thence North 01°02'21" West, along the West boundary of said Section 24, a distance of 2640.46 feet to the northwest corner of said Section 24; thence South 89°29'10" East, along said North boundary of Section 24, a distance of 2641.68 feet to the North one-quarter (N 1/4) corner of said Section 24; thence continue South 89°29'10" East, along said North boundary, 1086.13 feet to the POINT OF BEGINNING.

Containing 236.15 acres, more or less.

**FIRST AMENDMENT TO SMALL PROJECT AGREEMENT  
(Sidewalk Repairs)**

**THIS FIRST AMENDMENT TO SMALL PROJECT AGREEMENT** (the “Amendment”) is made and entered into this 30th day of March, 2026, by and between:

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Margate, Broward County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

**ABM INDUSTRIES INCORPORATED**, a Delaware corporation, registered to do business in State of Florida, having as its principal business address, One Liberty Plaza, 7<sup>th</sup> Floor, New York, New York 10006, and a local and mailing address of 3260 NW 23<sup>rd</sup> Avenue, Pompano Beach, Florida 33069 (the “Contractor”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District entered into and are parties to a Small Project Agreement in the amount of Fourteen Thousand Nine Hundred Fifty and 00/100 (\$14,950.00) Dollars to complete certain sidewalk repairs and other associated services within the boundaries of the District dated March 6, 2025 (the “Agreement”); and

**WHEREAS**, at the Board of Supervisors meeting on June 12, 2025, the Contractor requested additional payment to complete the work in the Agreement due to costs that the Contractor did not anticipate; and

**WHEREAS**, at the Board of Supervisors voted at its meeting on June 12, 2025, to increase the amount payable to the Contractor to a total amount not to exceed Twenty-two Thousand and 00/100 Dollars (\$22,000.00); and

**WHEREAS**, Contractor and District desire to amend certain provisions in the Agreement to reflect the new total amount of compensation.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Amendment.

**Section 2.** Section 3 entitled “Compensation” is hereby deleted and replaced in its entirety, as follows:

**SECTION 3. COMPENSATION.** District agrees to compensate the Contractor in the total lump sum amount not to exceed **TWENTY-TWO THOUSAND AND 00/100 (\$22,000.00) DOLLARS** upon completion of the Work in accordance with the Agreement (the “Compensation”).

It is further understood that District shall be responsible, at cost, for any permit fees required by Broward County, any municipality or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made after completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, the City/County, and any other applicable permitting agencies, and after the District has been reimbursed by the Contractor for any damages incurred by the District caused by the Contractor, its subcontractors, agents, and employees. If the District has not been reimbursed by the Contractor for such damages after fifteen (15) days notice of such damages, the District is authorized to withhold the damage amount from the Final Payment to Contractor. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule. This provision supersedes any payment schedule or plan set forth in the Proposal.

**Section 3.** Contractor acknowledges receipt of the Compensation in the amount of **TWENTY-TWO THOUSAND AND 00/100 (\$22,000.00) DOLLARS** as full and final settlement and satisfaction of any and all amounts owed to Contractor under the Agreement, and hereby releases and forever discharges District from any and all past, present or future claims of every nature and kind whatsoever.

**Section 4.** In all other respects not specifically amended by this Amendment, the Agreement shall remain in full force and effect.


**[REMAINDER OF THE PAGE BLANK]**

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment to be executed the day and year first above written.

ATTEST:

**CORAL BAY COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
  
\_\_\_\_\_  
69DE17F2799A479...  
Secretary/Assistant Secretary

DocuSigned by:  
  
\_\_\_\_\_  
B68CC9D6C8674B2...  
Chairman/Vice-Chair

30 day of March, 2026

**CONTRACTOR:**

**ABM INDUSTRIES INCORPORATED, a  
Delaware corporation, registered to do  
business in State of Florida**

Signed by:  
  
By: \_\_\_\_\_  
F6860026A8CF45C...  
Title: Branch Manager

30 day of March, 2026

## Certificate Of Completion

Envelope Id: 86AB7915-49F0-40A7-B168-6F4964D9E189

Status: Completed

Subject: Coral Bay: Complete with Docusign: Small Project Agmt (Sidewalk Repairs 2025 - ABM) - 1st AMD.pdf

Source Envelope:

Document Pages: 3

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld 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

Holder: Ellen Acosta

Location: DocuSign

3/30/2026 5:22:24 AM

eacosta@gmssf.com

## Signer Events

Diogenes R. Pena

Diogenes.pena@abm.com

Branch Manager

ABM janitorial

Security Level: Email, Account Authentication (None)

## Signature

Signed by:

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Signature Adoption: Drawn on Device

Using IP Address: 2600:387:9:3::1e

Signed using mobile

## Timestamp

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Viewed: 3/31/2026 12:25:13 PM

Signed: 3/31/2026 12:25:35 PM

### Electronic Record and Signature Disclosure:

Not Offered via Docusign

John Hall

jwhallchip@msn.com

Chairman, Board of Supervisors

Security Level: Email, Account Authentication (None)

DocuSigned by:

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Signature Adoption: Pre-selected Style

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Signed: 3/30/2026 8:30:55 AM

### Electronic Record and Signature Disclosure:

Not Offered via Docusign

Julio Padilla

Jpadilla@gmssf.com

Security Level: Email, Account Authentication (None)

Signed by:

69DE17F2799A479...

Signature Adoption: Pre-selected Style

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Signed: 3/30/2026 6:12:55 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

<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Completed	Security Checked	3/31/2026 12:25:35 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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**Coral Bay**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Check Register**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b>Checks</b>		
04/09/26	20769-20786	\$ 124,358.46
<b>TOTAL</b>		<b>\$ 124,358.46</b>

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b>ACH</b>		
03/31/26	800041-800047	\$ 1,009.22
04/01/26	800048	4,262.47
<b>TOTAL</b>		<b>\$ 5,271.69</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00202	3/05/26	26-004FI	202603 320-53800-46513	FINAL PAYMENT 03/26	*	14,000.00		
					ANZCO INC			14,000.00	020769
4/09/26	00242	4/16/26	23223340	202603 320-53800-46508	SVCS EXIT SWING GATE 3/26	*	95.00		
					ASAP GATE PLUS LLC			95.00	020770
4/09/26	00009	2/28/26	197475	202602 310-51300-31500	SVCS 02/26	*	4,032.50		
					BILLING COCHRAN PA			4,032.50	020771
4/09/26	00012	3/06/26	26031104	202602 320-53800-34502	SECURITY SVCS 02/26	*	1,392.00		
		3/20/26	26032612	202603 320-53800-34502	SECURITY SVCS 03/26	*	1,392.00		
					CITY OF MARGATE-POLICE DEPARTMENT			2,784.00	020772
4/09/26	00197	3/05/26	10338	202603 320-53800-46507	INSTALL GROUND FIXTURE	*	1,108.99		
		3/14/26	10341	202603 320-53800-46507	REPLACE GROUND BOX 03/26	*	1,474.76		
		3/18/26	10342	202603 320-53800-46507	REPLACE LED BRICK 03/26	*	1,170.82		
		3/30/26	10346	202603 320-53800-46507	IDENTIFY EXPOSED CONDUIT	*	222.00		
					EAGLE GROUP, INC			3,976.57	020773
4/09/26	00017	3/01/26	765958	202604 320-53800-34500	MONITORING 04/01-04/30/26	*	6,279.28		
		3/01/26	765959	202604 320-53800-34500	MONITORING 04/01-04/30/26	*	2,976.75		
					ENVERA SYSTEMS			9,256.03	020774
4/09/26	00053	3/03/26	91994802	202602 310-51300-42000	DELIVERY THRU 02/25/26	*	39.04		
		3/24/26	92260929	202603 310-51300-42000	DELIVERY THRU 03/13/26	*	30.66		
					FEDEX			69.70	020775
4/09/26	00020	3/30/26	032026	202603 320-53800-43000	SVCS 03/26	*	9,136.60		
					FPL			9,136.60	020776
4/09/26	00195	3/10/26	ARIV1055	202602 310-51300-31100	SVCS 01/30-02/26/26	*	2,022.50		

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3/10/26		ARIV1055	202602 320-53800-46513			*	1,942.50		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 320-53800-46405			*	277.50		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 310-51300-31100			*	92.50		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 320-53800-46611			*	1,433.75		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 320-53800-46405			*	462.50		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 320-53800-46419			*	138.75		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 310-51300-31100			*	370.00		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 320-53800-46404			*	185.00		
		SVCS 01/30-02/26/26							
3/10/26		ARIV1055	202602 310-51300-31100			*	925.00		
		SVCS 01/30-02/26/26							
								KCI TECHNOLOGIES, INC.	7,850.00 020777
4/09/26	00241	3/04/26	4030	202603 320-53800-46404	AQUA CREEK CONTROL BOX	*	36.00		
								NEXT DAY ACCESS	36.00 020778
4/09/26	00263	3/14/26	15017	202603 320-53800-46420	MAINT 03/26	*	490.00		
								REDLINE IGUANA REMOVAL	490.00 020779
4/09/26	00259	2/28/26	37764	202602 320-53800-46404	REPAIRS 02/26	*	650.00		
		2/28/26	37792	202602 320-53800-46404	IRRIGATION SVCS 02/26	*	104.80		
		3/01/26	37571	202603 320-53800-46202	FLOWER ROTATION 03/26	*	7,999.00		
		3/11/26	37868	202603 320-53800-46404	REPAIRS 03/26	*	2,270.00		
								SHINTO LANDSCAPING LLC	11,023.80 020780
4/09/26	00198	3/25/26	03252026	202603 320-53800-46401	PEST CONTORL 03/26	*	1,833.76		
								SOUTHERN PLANT AND PEST SERVICES	1,833.76 020781
4/09/26	00261	3/26/26	10000693	202603 320-53800-46512	REPAIR/MAINT SVCS 03/26	*	22,000.00		
								ABM INDUSTRY GROUPS LLC	22,000.00 020782
CBAY **CORAL BAY** JWASSERMAN									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00032	3/31/26	4289	202604	320-53800-46418					*	2,887.50		
			SVCS 04/26										
		3/31/26	4290	202603	320-53800-46408					*	345.00		
			REPLACED 3 TEST KITS 3/26										
EAST RIVER POOLS AND SPAS, INC.											3,232.50	020783	
4/09/26	00128	2/17/26	14183	202503	320-53800-46501					*	4,000.00		
			INSPECT BRIDGE 03/25										
INDUSTRIAL DIVERS CORPORATION											4,000.00	020784	
4/09/26	00250	3/31/26	5578	202603	320-53800-46410					*	2,700.00		
			SVCS 03/26										
JUST CALL JAMES, INC.											2,700.00	020785	
4/09/26	00258	3/24/26	101826	202603	320-53800-46611					*	27,842.00		
			DOCK REPAIR 03/26										
SOUTH FLORIDA DOCK AND SEAWALL INC.											27,842.00	020786	
TOTAL FOR BANK C											124,358.46		
TOTAL FOR REGISTER											124,358.46		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
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				COMCAST - AUTO PAY			154.86 800041
3/31/26	00034	2/11/26 032026	202603 320-53800-41000	SVCS 03/26	*	137.90	
				COMCAST - AUTO PAY			137.90 800042
3/31/26	00173	2/11/26 032026	202603 320-53800-41000	SVCS 03/26	*	142.90	
				COMCAST - AUTO PAY			142.90 800043
3/31/26	00174	2/11/26 032026	202603 320-53800-41000	SVCS 03/26	*	137.90	
				COMCAST - AUTO PAY			137.90 800044
3/31/26	00175	2/11/26 032026	202603 320-53800-41000	SVCS 03/26	*	137.90	
				COMCAST - AUTO PAY			137.90 800045
3/31/26	00176	2/11/26 032026	202603 320-53800-41000	SVCS 03/26	*	142.90	
				COMCAST - AUTO PAY			142.90 800046
3/31/26	00233	2/11/26 032026	202603 320-53800-41000	SVCS 03/26	*	154.86	
				COMCAST - AUTO PAY			154.86 800047
4/01/26	00269	3/26/26 42934121	202604 310-51700-71000	CANON FINANCIAL 04.26	*	4,082.45	
		3/26/26 42934121	202604 310-51700-72000	CANON FINANCIAL 04.26	*	180.02	
				CANON FINANCIAL SERVICES INC			4,262.47 800048
TOTAL FOR BANK Z						5,271.69	
TOTAL FOR REGISTER						5,271.69	

***Coral Bay***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



# Table of Contents

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

**Coral Bay**  
**Community Development District**  
**Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Account	\$ 58,209	\$ -	\$ 58,209
<b>Investments:</b>			
State Board of Administration	1,062,226	-	1,062,226
BankUnited Money Market	141,121	-	141,121
<b>Series 2012</b>			
Revenue	-	16,077	16,077
Principal	-	1,282	1,282
Electric Deposits	218	-	218
<b>Total Assets</b>	<b>\$ 1,261,775</b>	<b>\$ 17,368</b>	<b>\$ 1,279,143</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 112,215	\$ -	\$ 112,215
Deposits	460	-	460
<b>Total Liabilities</b>	<b>\$ 112,675</b>	<b>\$ -</b>	<b>\$ 112,675</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	17,368	17,368
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,128,382	-	1,128,382
<b>Total Fund Balances</b>	<b>\$ 1,149,100</b>	<b>\$ 17,368</b>	<b>\$ 1,166,468</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,261,775</b>	<b>\$ 17,368</b>	<b>\$ 1,279,143</b>

**Coral Bay**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended March 31, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	3/31/26	3/31/26	Variance	6 Months	9/30/26	Variance
<b>Revenues:</b>							
Special Assessments - On Roll	\$ 1,618,089	\$ 1,618,089	\$ 1,537,278	\$ (80,811)	\$ 80,811	\$ 1,618,089	\$ -
Interest Income	15,000	7,500	15,647	8,147	7,500	23,147	8,147
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Miscellaneous Income	-	-	100	100	-	100	100
Transponders/Stickers	4,000	2,000	2,695	695	2,000	4,695	695
<b>Total Revenues</b>	<b>\$ 1,639,589</b>	<b>\$ 1,630,089</b>	<b>\$ 1,558,577</b>	<b>(\$71,512)</b>	<b>\$ 90,311</b>	<b>\$ 1,648,888</b>	<b>\$ 9,299</b>
<b>Expenditures:</b>							
<b>General and Administrative:</b>							
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,800	\$ 200	\$ 6,000	\$ 11,800	\$ 200
FICA Expense	918	459	444	15	459	903	15
Engineering	45,000	22,500	10,714	11,786	14,999	25,713	19,287
Attorney	50,000	25,000	21,415	3,585	29,981	51,396	(1,396)
Commissions/Tax Collector	18,849	18,849	17,357	1,492	866	18,223	626
Annual Audit	3,500	1,750	-	1,750	3,500	3,500	-
Trustee Fees	3,500	1,750	-	1,750	3,500	3,500	-
Management Fees	80,100	40,050	40,050	(0)	40,050	80,100	-
Information Technology	1,000	500	500	0	500	1,000	-
Website Administration	2,500	1,250	1,250	0	1,250	2,500	-
Postage and Delivery	2,500	1,250	638	612	1,458	2,096	404
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	750	444	306	875	1,319	181
Legal Advertising and Other	4,000	2,000	925	1,075	2,333	3,259	741
Office Supplies	300	150	0	150	300	300	(0)
Dues, Licenses	175	175	175	-	-	175	-
<b>Total General and Administrative</b>	<b>\$ 315,173</b>	<b>\$ 211,764</b>	<b>\$ 183,187</b>	<b>\$ 28,577</b>	<b>\$ 106,072</b>	<b>\$ 289,259</b>	<b>\$ 25,914</b>

**Coral Bay**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended March 31, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	3/31/26	3/31/26	Variance	6 Months	9/30/26	Variance
<b><u>Operations and Maintenance</u></b>							
Field Management Fees	\$ 55,697	\$ 27,849	\$ 27,849	\$ 0	\$ 27,849	\$ 55,697	\$ -
Contractual-Security	111,072	55,536	55,536	0	55,536	111,072	-
Contractual-Security Equipment	51,150	25,575	25,575	-	25,575	51,150	-
Security Patrols	37,000	18,500	12,374	6,126	21,583	33,957	3,043
Parking Enforcement	8,400	4,200	1,400	2,800	7,000	8,400	-
Fire and Security System Monitoring	500	250	210	40	210	420	80
Telephone	12,000	6,000	6,006	(6)	6,054	12,060	(60)
Water and Sewer	18,000	9,000	8,152	848	12,000	20,152	(2,152)
Electric	107,625	53,813	54,982	(1,170)	53,813	108,795	(1,170)
Pest Control	22,725	11,363	11,503	(140)	11,003	22,505	220
Community Maintenance	175,857	87,929	91,928	(4,000)	83,929	175,857	-
Porter Services	39,416	19,708	15,792	3,916	22,108	37,900	1,516
Other Maintenance	12,000	6,000	1,100	4,900	10,900	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	17,500	26,595	(9,095)	17,500	44,095	(9,095)
Wall Maintenance and Repair	3,000	3,000	10,824	(7,824)	-	10,824	(7,824)
Park and Pool Maintenance/Repair	50,000	25,000	14,148	10,852	27,083	41,231	8,769
Pool Maintenance - Contract	31,500	15,750	15,013	738	17,325	32,338	(838)
Janitorial	43,042	21,521	17,500	4,021	24,500	42,000	1,042
Iguana Removal	5,880	2,940	2,940	-	2,940	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	20,000	35,400	(15,400)	4,600	40,000	-
Mulch	5,000	5,000	15,138	(10,138)	-	15,138	(10,138)
Landscape Replacement/Removals	45,000	22,500	7,700	14,800	37,300	45,000	-
Storm Cleanup	-	-	2,700	(2,700)	-	2,700	(2,700)
Lake Maintenance/Repair	35,268	17,634	14,586	3,048	18,627	33,213	2,055
Fountain Maintenance/Repair	1,000	500	435	65	565	1,000	0
Drainage Maintenance	26,000	13,000	4,250	8,750	21,750	26,000	-
Road Maintenance/Repair	20,000	10,000	19,403	(9,403)	598	20,000	-
Sidewalk Maintenance/Repair	20,000	10,000	22,000	(12,000)	-	22,000	(2,000)
Sign Maintenance/Repair	10,000	5,000	-	5,000	10,000	10,000	-
Pressure Cleaning	41,000	28,967	28,967	-	12,033	41,000	-
Electrical Repair and Replacement	26,000	13,000	18,726	(5,726)	13,000	31,726	(5,726)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	8,000	2,289	5,711	13,711	16,000	-

**Coral Bay**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended March 31, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	3/31/26	3/31/26	Variance	6 Months	9/30/26	Variance
<b><u>Operations and Maintenance (Continued)</u></b>							
Major Projects:	180,000	90,000	129,696	(39,696)	50,304	180,000	-
Clubhouse - Dock Extension	-	-	64,067	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement	-	-	18,800	-	-	-	-
Tennis Court Remediation/Resurfacing	-	-	139	-	-	-	-
<b>Total Operations and Maintenance</b>	<b>\$ 1,317,747</b>	<b>\$ 671,128</b>	<b>\$ 716,809</b>	<b>\$ (45,681)</b>	<b>\$ 625,490</b>	<b>\$ 1,342,299</b>	<b>\$ (24,552)</b>
<b>Total Expenditures</b>	<b>\$ 1,632,920</b>	<b>\$ 882,892</b>	<b>\$ 899,996</b>	<b>\$ (17,104)</b>	<b>\$ 731,562</b>	<b>\$ 1,631,558</b>	<b>\$ 1,362</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,669</b>	<b>\$ 747,197</b>	<b>\$ 658,582</b>	<b>\$ (54,408)</b>	<b>\$ (641,251)</b>	<b>\$ 17,330</b>	<b>\$ 7,937</b>
<b><u>Other Financing Sources/(Uses):</u></b>							
Transfer In/(Out)	\$ -	\$ -	\$ 872	\$ 872	\$ -	\$ 872	\$ 872
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 872</b>	<b>\$ 872</b>	<b>\$ -</b>	<b>\$ 872</b>	<b>\$ 872</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,669</b>	<b>\$ 747,197</b>	<b>\$ 659,453</b>	<b>\$ (53,536)</b>	<b>\$ (641,251)</b>	<b>\$ 18,202</b>	<b>\$ 8,809</b>
<b>Fund Balance - Beginning</b>	<b>\$ 506,557</b>		<b>\$ 489,647</b>			<b>\$ 489,647</b>	
<b>Fund Balance - Ending</b>	<b>\$ 513,226</b>		<b>\$ 1,149,100</b>			<b>\$ 507,848</b>	

**Coral Bay**  
**Community Development District**  
**Schedule of Approved Major Projects**

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	3/31/26	9/30/26	Projected Cost
<b>Expenditures:</b>				
<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	139	139	164,834
Clubhouse - New Lake Fountain	-	-	-	50,000
Clubhouse - Addition of Pool Heater	-	-	-	59,000
Clubhouse/Peninsula Park - Dock Extensions	17,198	64,067	158,999	176,197
Handrails for the Clubhouse/Peninsula Park - Dock Extensions *	-	-	-	63,000
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	-	-	-	63,000
Pool Resurfacing - Clubhouse Pool	24,310	46,690	54,460	78,770
Pool Resurfacing - Fay Cove Pool	5,500	-	-	71,500
Wall Replacement	-	18,800	18,800	18,800
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
<b>Projects reported under "Major Projects" Line Item</b>	<b>\$ 61,703</b>	<b>\$ 129,696</b>	<b>\$ 232,398</b>	<b>\$ 1,232,101</b>

\* Estimates are in process

# Coral Bay

## Community Development District

### General Fund Forecast Comments

For The Period Ended March 31, 2026

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 March hasn't been received.
Engineering Fees	Budget to Actual	Invoice for March 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. Invoices for December - February haven'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 February and March haven't been received.
Pest Control, Fertilization and Weed	Actual Contract	Southern Plant and Pest Services-Monthly Contract Amount \$1,833.76.
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 March 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. Invoice for March hasn't been received.
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 March 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 March 31, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	3/31/26	3/31/26	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 1,095	\$ 1,095
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,095</b>	<b>\$ 1,095</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 2,338	\$ 2,338	\$ 2,598	\$ -
Interest - 5/1	2,338	-	-	-
Principal - 5/1	85,000	85,000	85,000	-
<b>Total Expenditures</b>	<b>\$ 89,675</b>	<b>\$ 87,338</b>	<b>\$ 87,598</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (89,675)</b>	<b>\$ (87,338)</b>	<b>\$ (86,502)</b>	<b>\$ 1,095</b>
<b>Other Financing Sources/(Uses):</b>				
Other Fees	\$ -	\$ -	\$ (1,700)	\$ (1,700)
Transfer Out	-	-	(872)	(872)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,572)</b>	<b>\$ (2,572)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (89,675)</b>	<b>\$ (87,338)</b>	<b>\$ (89,074)</b>	<b>\$ 1,095</b>
<b>Fund Balance - Beginning</b>	<b>\$ 106,442</b>		<b>\$ 106,442</b>	
<b>Fund Balance - Ending</b>	<b>\$ 16,767</b>		<b>\$ 17,368</b>	

**Coral Bay**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2012, Special Assessment Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$0</b>

**Coral Bay**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 119,055	\$ 1,362,206	\$ 25,661	\$ 16,977	\$ 13,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,537,278
Interest Income	1,186	617	1,579	4,595	3,784	3,885	-	-	-	-	-	-	15,647
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Miscellaneous Income	-	-	-	-	-	100	-	-	-	-	-	-	100
Transponders/Stickers	-	1,225	-	-	1,470	-	-	-	-	-	-	-	2,695
<b>Total Revenues</b>	<b>\$ 1,186</b>	<b>\$ 120,897</b>	<b>\$ 1,363,785</b>	<b>\$ 33,114</b>	<b>\$ 22,231</b>	<b>\$ 17,364</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,558,577</b>

<b>Expenditures:</b>													
<b>General and Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA Expense	77	77	77	77	77	61	-	-	-	-	-	-	444
Engineering	2,445	2,901	900	1,058	3,410	-	-	-	-	-	-	-	10,714
Attorney	4,113	5,393	4,875	3,003	4,033	-	-	-	-	-	-	-	21,415
Commissions/Tax Collector	-	1,191	15,616	247	170	133	-	-	-	-	-	-	17,357
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	6,675	6,675	-	-	-	-	-	-	40,050
Information Technology	83	83	83	83	83	83	-	-	-	-	-	-	500
Website Administration	208	208	208	208	208	208	-	-	-	-	-	-	1,250
Postage and Delivery	85	170	50	74	168	91	-	-	-	-	-	-	638
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	61	-	-	-	-	-	-	444
Legal Advertising and Other	143	180	179	64	177	183	-	-	-	-	-	-	925
Office Supplies	-	0	-	-	-	0	-	-	-	-	-	-	0
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General and Administrative</b>	<b>\$ 98,593</b>	<b>\$ 18,056</b>	<b>\$ 29,699</b>	<b>\$ 12,514</b>	<b>\$ 16,030</b>	<b>\$ 8,295</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 183,187</b>

<b>Operations and Maintenance</b>													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,849
Contractual-Security	9,256	9,256	9,256	9,256	9,256	9,256	-	-	-	-	-	-	55,536
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	4,262	-	-	-	-	-	-	25,575
Security Patrols	1,426	1,983	3,038	1,856	2,679	1,392	-	-	-	-	-	-	12,374
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	-	-	-	-	-	210
Telephone	993	993	993	1,009	1,009	1,009	-	-	-	-	-	-	6,006
Water and Sewer	1,148	3,307	1,911	1,786	-	-	-	-	-	-	-	-	8,152
Electric	9,049	8,489	8,726	9,895	9,688	9,137	-	-	-	-	-	-	54,982
Pest Control	2,234	1,934	1,834	1,834	1,834	1,834	-	-	-	-	-	-	11,503
Community Maintenance	12,655	20,654	12,655	12,655	12,655	20,654	-	-	-	-	-	-	91,928
Porter Services	3,158	3,158	3,158	3,158	3,158	-	-	-	-	-	-	-	15,792
Other Maintenance	-	-	-	-	1,100	-	-	-	-	-	-	-	1,100
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	2,850	3,246	-	-	-	-	-	-	26,595
Wall Maintenance and Repair	2,868	740	3,378	3,099	740	-	-	-	-	-	-	-	10,824
Park and Pool Maintenance/Repair	5,015	150	2,568	3,782	2,288	345	-	-	-	-	-	-	14,148
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	1,925	-	-	-	-	-	-	15,013
Janitorial	3,500	3,500	3,500	3,500	3,500	-	-	-	-	-	-	-	17,500
Iguana Removal	490	490	490	490	490	490	-	-	-	-	-	-	2,940
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	2,700	-	-	-	-	-	-	35,400

**Coral Bay**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Mulch	-	15,138	-	-	-	-	-	-	-	-	-	-	15,138
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	2,661	2,661	-	-	-	-	-	-	-	14,586
Fountain Maintenance/Repair	113	81	81	81	81	-	-	-	-	-	-	-	435
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	1,943	14,000	-	-	-	-	-	-	19,403
Sidewalk Maintenance/Repair	-	-	-	-	-	22,000	-	-	-	-	-	-	22,000
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	2,467	-	-	-	-	-	-	-	28,967
Electrical Repair and Replacement	5,208	3,558	2,669	1,576	2,977	2,737	-	-	-	-	-	-	18,726
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	95	-	-	-	-	-	-	2,289
Major Projects	-	40,020	93	17,273	42,896	29,415	-	-	-	-	-	-	129,696
<b>Subtotal Field Expenditures</b>	<b>\$ 131,376</b>	<b>\$ 158,493</b>	<b>\$ 80,198</b>	<b>\$ 97,211</b>	<b>\$ 120,392</b>	<b>\$ 129,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 716,809</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 131,376</b>	<b>\$ 158,493</b>	<b>\$ 80,198</b>	<b>\$ 97,211</b>	<b>\$ 120,392</b>	<b>\$ 129,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 716,809</b>
<b>Total Expenditures</b>	<b>\$ 229,969</b>	<b>\$ 176,549</b>	<b>\$ 109,897</b>	<b>\$ 109,725</b>	<b>\$ 136,422</b>	<b>\$ 137,433</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 899,996</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (228,783)</b>	<b>\$ (55,652)</b>	<b>\$ 1,253,889</b>	<b>\$ (76,611)</b>	<b>\$ (114,191)</b>	<b>\$ (120,069)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 658,582</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	872							\$ 872
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 872</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 872</b>
<b>Net Change in Fund Balance</b>	<b>\$ (228,783)</b>	<b>\$ (55,652)</b>	<b>\$ 1,253,889</b>	<b>\$ (76,611)</b>	<b>\$ (114,191)</b>	<b>\$ (119,197)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 659,453</b>

**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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Total
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
01/16/26	12/1/25-12/31/25	25,512.29	782.30	247.29	-	24,482.70	24,482.70	24,482.70
01/23/26	INTEREST	-	-	-	931.46	931.46	931.46	931.46
2/13/26	1/1/26-1/31/26	\$17,291.84	\$315.01	\$169.77	\$0.00	16,807.06	16,807.06	16,807.06
03/13/26	2/1/26-2/28/26	13,549.88	170.09	133.80	-	13,245.99	13,245.99	13,245.99
<b>TOTAL</b>		<b>\$ 1,598,933.04</b>	<b>\$ 62,585.89</b>	<b>\$ 15,363.47</b>	<b>\$ 931.46</b>	<b>\$ 1,521,915.14</b>	<b>\$ 1,521,915.14</b>	<b>\$ 1,521,915.14</b>

<b>94.86%</b>	<b>Percent Collected</b>
<b>\$ 86,575.22</b>	<b>Balance Remaining to Collect</b>

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion / Status	Comments	Cost
<b><u>DISTRICT MANAGER</u></b>							
1	District Easement and Encroachments	Jun-23	May-24	-	APPROVED/ IN PROGRESS	Update will be provided at the Board Meeting.	N/A
2	Envera Gate Process	Jan-25	Jan-25	-	APPROVED/ PENDING CONTRACTOR	Update will be provided at the Board Meeting.	N/A
3	CV Pro Lighting Holiday Lighting	Aug-25	Oct-25	Jan-26	COMPLETED	Completed Season - Pending Concerns Update will be provided at the Board Meeting.	Contracted
<b><u>LAKE AND CANALS</u></b>							
1	<i>Southeast Land &amp; Water Management (SE L&amp;WM)</i>	<i>Monthly</i>	<i>Contracted</i>	<i>Monthly</i>	<i>ON-GOING</i>	<b><u>See Tab A</u></b> Southeast Land & Water Management Report	Contracted
2	Peninsula Park and Clubhouse Dock Renovations	May-23	-	-	APPROVED/IN PROGRESS	<b><u>Completed Phases</u></b> <b>Phase 1</b> - Revised Plans - Completed 7/25 <b>Phase 2</b> - Change Order - Completed 7/25 <b>Phase 3</b> - Env/County Permit - Completed 10/25 <b>Phase 4</b> - City Permit - Completed 1/26 <b>Phase 5</b> - Frame - Completed Clubhouse Peninsula Park - In Progress (2-4 Weeks) <b><u>PENDING</u></b> <b>Phase 6</b> - Deck - In Ordered Status - (2-4 weeks) <b><u>Not in Contracted</u></b> <b>Railings</b> - Pending Specifications for Proposals	\$103,372
3	Indian Key Culvert Repair	Nov-26	Dec-26	-	IN-PROGRESS	In Permitting Status	\$28,110
4	Broward County South Canal Maintenance Update	Aug-26	-	-	PENDING	No Further Updates from Broward County	N/A
<b><u>LANDSCAPING</u></b>							
1	Remove Tot Lot and Clubhouse Palms	Mar-26	Mar-26	-	IN-PROGRESS	To be completed by Friday April 3rd	\$410
2	Install Annual Spring Mulch	Mar-26	Mar-26	-	IN-PROGRESS	To be completed by Friday April 3rd	\$5,950
3	Install Playground Mulch at Tot Lot & North Bay Park	Feb-26	Mar-26	-	IN-PROGRESS	To be completed by Friday April 3rd	\$8,105
4	Peninsula Park Safety Removal and Trimming	Mar-26	Mar-26	-	IN-PROGRESS	Remove (2) Dead Queen Palms and reduce Gumbo Limbo and Travelers Palms	\$1,950

5	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	Identified 22 need removing with Arborist Terry Glyn <b>Obtained Proposals</b> Shinto - \$15,990.00 / JCJ \$17,820.00 Obtaining Estimates for Palm Replacement	N/A
6	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	Mar-26	PENDING	<b>Board Direction</b> 10 Pallets - 56 Labor Hours - Other Charges Pending Installation	\$9,220
<b><u>COMMUNITY ITEMS</u></b>							
>	<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	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	Investigating - Wires were cap and replacements have been ordered. Following up with MPD.	N/A
2	Quarterly Pool Facilities Pressure Cleaning	Mar-26	Mar-26	-	IN-PROGRESS	-	N/A
3	Investigation of Peninsula Park Expose Conduit	Mar-26	Mar-26	-	IN-PROGRESS	<b>Completed Conduit Type/Ownership</b> - Electrician confirmed conduit was not high-voltage - Envera confirmed it is not part of their current system - Electrician identified it: Envera's former data conduit <b>Actions</b> - All wiring has been removed. - Pending removal or burial of conduit	N/A
4	Peninsula Park Bike Rack Painting	Feb-26	Mar-26	-	IN-PROGRESS	To be completed by 4/10/26 - weather permitting.	N/A
5	Peninsula Park Damaged Light Pole Replacement	Feb-26	-	-	PENDING	Reported to Insurance Company - Obtaining Proposals	N/A
6	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	-	IN-PROGRESS	Insurance is working on Claim.	\$18,800
7	Found Bicycles Procedure	Dec-25	-	-	PENDING	Found 4 Bicycles - Pending District Counsel Update	N/A
8	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	-	IN-PROGRESS	<b>Pool Furniture</b> (Purchase - Refurbish - Dispose) <b>Phase 1</b> - Separated Furniture - (Completed) <b>Phase 2</b> - Obtaining Add'l Proposals <b>Patio Contract</b> \$413.53 Lounges / \$199.33 Chairs <b>Tabled</b> <b>Phase 3</b> - Dispose of non-repairable furniture	N/A
9	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Pending Proposals	TBD

**90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS**

1	Quarterly Tot Lot/30th St. Preserve & Maintenance	Mar-26	Mar-26	Mar-26	COMPLETED	-	\$2,700
2	30th Street Swing Gate Repairs	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
3	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	Jan-26	Mar-26	COMPLETED	-	\$14,000
4	Sidewalk Inspections/Repairs	Apr-24	Jan-26	Feb-26	COMPLETED	-	\$22,000
5	Drone Easement Inspection Report	Aug-25	Nov-25	Jan-26	COMPLETED	-	\$1,200
6	NBD Click to Enter Repair	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
7	New Pool Lift Bracket	Feb-26	Feb-26	Mar-26	COMPLETED	-	\$36
8	Clubhouse Main Gate Lock Replacement	Feb-26	Feb-26	Mar-26	COMPLETED	-	N/A
9	Pool Lift Maintenance/New Cover-Batteries-Charger	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$1,639
10	Electrical Community Repairs	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$1,737
11	Industrial Divers - Bridge Culverts & Weir Inspection	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$4,250
12	Pressure Clean Addi'll Mold/Mildew Common Areas	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$3,450
13	Paint North Bay and South Bay Dr Wall Markings	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
14	Flush Cut 2 Dead Queen Palms	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$800
15	Paint Peninsula Park Restroom Doors	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
16	Repair broken NBD Flag Cable	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
17	Peninsula Park Removal of 2 Dead Queen Palms	Jan-26	Jan-26	Feb-26	COMPLETED	-	\$800
18	Islamorada Circle Wall Damage	Sep-25	Sep-25	Feb-26	COMPLETED	-	\$18,800
19	Additional Paver Repairs around Pool	Jan-26	Jan-26	Jan-26	COMPLETED	-	N/A
20	Pressure Wash Facility Pools - Q2	Jan-26	Jan-26	Jan-26	COMPLETED	-	\$2,467
21	Clubhouse Pool Refurbish	Mar-25	May-25	Jan-26	COMPLETED	-	\$67,800
22	East Riverside Pools & Spa Amendment	Nov-25	Nov-25	Jan-26	COMPLETED	-	Contracted

**General Information:**

Date	3-18-26
Location	Coral Bay

**Technician(s):**

Joey

**Weather Conditions:**

Temperature	58	Wind Speed	5-10	Wind Direction	N/A
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SITE/LAKE #	INSPEC-TION	TREAT-MENT	SKIFF	SIDE-BY-SIDE	BACK-PACK	ALGAE	GRASSES	SUB-MERGED	FLOATING	WATER LEVEL
Lake	✓	✓	✓			✓			✓	Low
C-1	✓	✓	✓			✓			✓	
C-2	✓	✓	✓			✓			✓	

**Wildlife Observations:**

Birds, Fish, Turtles

**Comments:**

Today we treated for surface/bottom algae and floating weeds. Water levels are very low at this time. All fountains are working at full capacity.















# MINUTES OF THE MARCH 12, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, March 12, 2026  
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	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; John Lynaugh; Regions Bank Representative (by ZOOM); Charlie Ladd; Barron Real Estate, Tommy Ruzzano; Margate City Commissioner, and several residents in attendance in any format.

## 1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:07)

## 2. Presentations/Reports

### A. Presentation with Regions Bank on Major Projects Loan

Mr. Hall (Tape Time: 0:00:53) stated a representative from Regions Bank was in attendance by ZOOM and had a presentation for the Board for the major projects loan.

*(At this time (Tape Time: 0:01:13) Mr. John Lynaugh from Regions Bank introduced himself and gave a short PowerPoint presentation (by ZOOM) regarding a potential Major Projects loan)*

*(A Q&A session (Tape Time 0:05:37) was held among the Board members and Mr. Lynaugh relating to his presentation)*

Mr. Gill (Tape Time: 0:08:23) stated he had previously reviewed this item relating to the loan with Ms. Hagen, and a motion from the Board to proceed with the loan would require District Counsel to draft a resolution for the Board to ratify at the next Board meeting.

MOTION:	Authorizing staff to draft a resolution with the terms from Regions Bank for the Major Projects Loan to bring back for ratification at the next Board meeting
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Authorizing staff to draft a resolution with the terms from Regions Bank for the Major Projects Loan to bring back for ratification at the next Board meeting was approved
Tape time: 0:08:54	

**B. Presentation with Barron Real Estate, Inc. on Potential Redevelopment**

Mr. Hall (Tape Time: 0:10:00) moved to item 2B, and stated there was a representative in attendance from Barron Real Estate to give a presentation on the potential redevelopment.

*(At this time (Tape Time: 0:11:06) Mr. Charlie Ladd from Barron Real Estate introduced himself and gave a short presentation on the potential redevelopment)*

*(A Q&A session (Tape Time 0:18:28) was held among the Board members and Mr. Ladd relating to his presentation)(Following the Q&A session further discussion was held among the Board members and Commissioner Ruzzano relating to potential traffic issues)*

## **6. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants**

- A. Letter Barron Real Estate, Inc. Representative Regarding Proposed Development**
- B. Draft First Amendment to Declaration of Restrictive Covenants**
- C. Declaration of Restrictive Covenants (12606-663) dated May 2, 1985**

Mr. Gill (Tape Time: 1:04:53) stated item No. 6 addresses exactly what was just discussed, and asked if the Board wanted to jump down to this item and table it or just wait until they get to the item on the agenda.

*(At this point (Tape Time: 1:05:05) a discussion was held among the Board members, Mr. Gill, Ms. Smoker, and Commissioner Ruzzano relating to items 6A, B and C listed above and whether or not the Board was ready to vote to amend the Declaration of Restrictive Covenants) (Ms. Smoker also gave a brief overview relating to items B and C stating there should be a title search done and the Board should probably request the developer to pay for that)(The Board agreed to table this item to the next Board meeting)*

## **3. Audience Comments / Supervisors Comments**

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 1:14:02)

*(At this point (Tape Time: 1:14:12) there were several comments from the attending audience regarding the potential traffic issues and the southbound exit to St. Road 7 relating to the potential redevelopment)(Commissioner Ruzzano also made a few additional comments relating to the recent city council meeting regarding potential future plans for the City of Margate)(Mr. Gallucci (Tape Time: 1:22:52) stepped out of the meeting for a few minutes at this time)*

Mr. Hall then asked for any Supervisor's comments at this time. (Tape Time: 1:23:04)

Mr. Spavento (Tape Time: 1:23:15) made a comment to keep in mind all the men and women currently defending the country at this time relating to the current war conditions.

Mr. Mizusawa (Tape Time: 1:23:40) also made a few comments relating to the CDD website.

## **4. Discussion of:**

### **A. Discussion of Estoppel Certificate related to Drainage Easement Granted to Preserve at Toscana**

Mr. Hall (Tape Time: 1:32:07) moved to item No. 4A, discussion of estoppel certificate related to drainage easement granted to Preserve at Toscana and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:32:15) gave a brief explanation of this item stating the discussion was a little bit premature since he had already discussed it with the attorney, Samantha Bohn from D&K Law. He stated the estoppel certificate was initially drafted, however, it should have been drafted by District management because it was required to be certified by Management of any outstanding debts relating to the property. So management will be working with the engineer relating to the easement granted to Preserve at Toscana.

*(At this point (Tape Time: 1:33:01) a discussion was held among the Board members, Mr. Gill, and Ms. Smoker relating to this item)(The Board requested District staff to continue to research this item and verify the information and come back to the next Board meeting with further information)*

### **B. Envera Gate Hits, Letters, Fob Deactivations and other District Procedures**

Mr. Hall (Tape Time: 1:36:23) moved to item No. 4B, Envera gate hits, letters, Fob deactivations and other District procedures and asked Mr. Gill for his input on this item.

Mr. Gill (Tape Time: 1:36:34) stated he wasn't sure if Envera had been reaching out to Mr. Hall beyond the emails but, he was still waiting on a spreadsheet from them that shows who was hitting the gate, whether or not they came out to fix it, and if they had come out to fix it, who the actual offender was. Mr. Gill also stated they have a letter ready to be sent out to whoever was responsible.

*At this point (Tape Time: 1:36:57) a discussion was held among the Board members, and Mr. Gill relating to this item)(The Board requested Mr. Gill to obtain an organizational chart from Envera due to their recent reorganization to confirm the current account manager in charge for Coral Bay CDD)*

**C. Clubhouse and Peninsula Park Dock Installation**

Mr. Hall (Tape Time: 1:46:4) moved to item No. 4C, clubhouse and Peninsula Park dock installation.

Mr. Mizusawa (Tape Time: 1:46:29) made a few comments relating to this item stating this was a concern and he wanted to identify what actions the Board would need to take, if any. He then gave a brief overview relating to the quotes that were provided in the agenda regarding the clubhouse and Peninsula Park dock demolition and the additional change orders. Mr. Mizusawa also stated that the vendor had spoken to the engineer about wanting to utilize galvanized steel hardware versus stainless steel, and the engineer would approve it. However, if there were any changes to the permitting it had to be redocumented and resubmitted for approval. Mr. Mizusawa stated it was his understanding the vendor was moving forward with installing galvanized steel hardware for the bolts and hangers as opposed to stainless steel, and nothing had been shown to the Board and no requests for approval from the vendor to change out those items. Mr. Mizusawa stated his suggestion would be to enforce the originally executed contract and engineering drawings and force the vendor to use stainless steel hardware.

*(At this point (Tape Time: 1:55:09) a discussion was held among the Board members, Mr. Mizusawa, and Mr. Geiger relating to this item)(The Board discussed and made comments to Mr. Mizusawa’s overall summary and review)(Mr. Spavento stated (Tape Time: 1:56:20) if the vendor didn’t want to do the wrapping or whatever, he would request a reduction in the price of the hardware)(Mr. Geiger (Tape Time: 1:56:49) also stated the vendor had just recently passed their framing inspection so that would mean taking everything apart to install the other hardware which potentially would make it weaker than when it was put together the first time)(The Board agreed to have Mr. Padilla work with the vendor to get the project completed and whatever difference in price of the hardware, credit the District back at the end)*

**5. Discussion and Review of Islamorada Pergola Project**

- A. Islamorada Pergola Report – Feb 18, 2026**
- B. Pergola Quote Evaluation – Feb 20, 206**
- C. RFQ – Islamorada Pergola – Feb 23, 2026**

Mr. Hall (Tape Time: 2:09:07) moved to item No. 5A, B and C, discussion and review of Islamorada Pergola project and asked Mr. Mizusawa for his input.

Mr. Mizusawa (Tape Time: 2:09:30) gave a brief presentation relating to this item which was included in the agenda stating the Board agreed at the last meeting to do an overall review of the design specs, so he took the reports and reviewed them, identified all the problems with the project, and what remediation could be done for those problems. He also stated his report was included in the agenda and he just wanted to send it out to the Board so they had an idea of what was actually documented. He then gave a brief summary of the RFQ he had put together which was also included in the agenda.

*(At this point (Tape Time: 2:26:25) a discussion was held among the Board members, Mr. Mizusawa, Mr. Geiger and Mr. Padilla relating to this item)(Mr. Spavento (Tape Time: 2:35:09) suggest Mr. Padilla to contact the person who could repair the caps for the pergola first before moving forward with anything else and 911 could handle the rest if they were reasonable)(Mr. Mizusawa (Tape Time: 2:35:33) clarified the steps they would take would be to obtain quotes for the services to remove pergola in its entirety, and obtain quotes for services to perform the repairs of the caps)*

## **6. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants (Cont.)**

- A. Letter Barron Real Estate, Inc. Representative Regarding Proposed Development**
- B. Draft First Amendment to Declaration of Restrictive Covenants**
- C. Declaration of Restrictive Covenants (12606-663) dated May 2, 1985**

*(This item was addressed earlier in the meeting and tabled to the next Board meeting)*

## **7. Discussion of:**

### **A. Holiday Landscape Lighting Dispute**

Mr. Hall (Tape Time: 2:40:30) moved to item No. 7A, discussion of holiday landscape lighting Dispute and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 2:40:36) stated he still hadn't heard back from CV Pro Lighting after requesting adequate verification documentation, and he had not gotten anything back since he requested that over two months ago, which was one set of their lighting inspections

showing they came out, and the lights were actually working at a certain time but, they have not anything but he was working with the attorney to see what the steps would be.

*(At this point (Tape Time: 2:41:05) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)(The Board requested Mr. Gill to obtain the last invoice and to have CV Pro Lighting send GMS inspection reports prior to payment) (The Board agreed to give the vendor an additional 30 days and if he doesn't send an invoice the Board would put it on the agenda for the next meeting)*

**B. Status of Envera Invoices for Gate Arms**

**C. Gate Hit Enforcement**

Mr. Hall (Tape Time: 2:51:36) moved to item No. 7B, status of Envera invoices for gate arms and stated this item had already been discussed earlier. Mr. Hall stated that item 7C, gate hit enforcement was also already discussed and Management would be getting information from Envera on the service logs.

**8. Discussion of Loan for District's Major Projects**

Mr. Gill (Tape Time: 2:51:57) stated under item No. 8, Ms. Hagen, who was not in attendance, had provided a breakdown of what the \$400,000 loan would cover and also a breakdown cost of each of the major projects that were voted on by the Board, approved and unapproved, which was included in the agenda. Mr. Gill also stated Ms. Hagen had provided a detailed letter of the funding to the Board, and this item would be discussed again at the next Board meeting, along with the loan application.

*(At this point (Tape Time: 2:53:01) a discussion was held among the Board members and Mr. Gill relating to the information Ms. Hagen had provided in the agenda)*

**9. Staff Reports**

Mr. Hall (Tape Time: 2:56:34) moved to item No. 9A, attorney, and asked Ms. Smoker if she had anything to report.

**A. Attorney**

Ms. Smoker (Tape Time: 2:56:36) stated she had nothing to report at this time other than to remind the Board members to complete their Form 1s which are due by July 1st.

**B. Engineer**

Mr. Hall (Tape Time: 2:56:51) moved on to item No. 9B, engineer, and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 2:56:58) gave a brief update and stated other than the dock item which had already been discussed earlier in the meeting the only other thing he had was the Islamorada circle replacement, which was completed and done and everything looked good. Mr. Geiger also stated for the Indian Key headwall erosion repair, the vendor furnished the designed plans and they started the permit processing under their engineering services contract, and they were also looking to get their construction phase contract completed per the new scope of work that was approved, and Mr. Padilla has the building form they need to sign and submit to the city.

**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: 2:58:22) moved to item 9C, treasurer and asked for any questions, or a motion to approve the financials.

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tony Spavento
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 2:58:30	

**D. Field Manager – Monthly Report**

Mr. Hall (Tape Time: 2:59:06) moved to item 9D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 2:59:26) 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.

*(At this point (Tape Time: 2:59:57) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to a few of the items on the field manager’s report and any updates referenced on the report)*

Mr. Padilla (Tape Time: 3:03:39) continued with his field report stating he went around with Mr. Glynn and did an inspection and identified 22 Washingtonians that needed to be removed so Shinto Landscaping and Just Call James would be providing proposals to do that work.

*(At this point (Tape Time: 3:04:08) a discussion was held among the Board members and Mr. Padilla relating to this item)(Mr. Padilla (Tape Time: 3:09:54) also stated he had a couple of items to bring up under Old Business at the agenda)*

### **E. CDD Manager - Approval of the Minutes of the February 12, 2026 Meeting**

Mr. Hall (Tape Time: 3:11:26) asked for a motion to approve the February 12, 2026 minutes.

MOTION:	Approve the Minutes of the February 12, 2026 Meeting
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The February 12, 2026 meeting minutes were approved
Tape time:	3:11:29

## **10. Old Business**

Mr. Hall asked (Tape Time: 3:11:46) if there was any old business to discuss.

Mr. Padilla (Tape Time: 3:11:47) stated the City of Margate had sent him the annual debris agreement which needed to be approved by the Board, and also the trespass agreement that had expired with Margate Police Department needed to be approved.

MOTION:	Approve the Debris Agreement between the City of Margate and Coral Bay CDD for emergency hurricane cleanup
MOVER:	Tony Spavento
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	The Debris Agreement between the City of Margate and Coral Bay CDD for emergency hurricane cleanup was approved
Tape time:	3:12:07

MOTION:	Approve the Trespass Agreement with Margate Police Department
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Trespass Agreement with Margate Police Department was approved
Tape time:	3:13:50

## 11. New Business – 6474 Buena Vista Drive – Shoreline Restoration Permit Request

Mr. Hall (Tape Time: 3:14:10) moved to item No. 11, 6474 Buena Vista Drive, shoreline restoration permit request and asked Mr. Gill to present this item.

Mr. Gill (Tape Time 3:14:15) stated he received a permit application for a shoreline restoration, and gave a brief explanation relating to the application stating the homeowners were requesting to install a cement bag wall to prevent further shoreline erosion. Mr. Gill also stated Mr. Geiger had reviewed this permit application stating there was some missing information and some deficiencies in the sketch to be approved, so Mr. Gill sent an email to

the resident informing them of those deficiencies stating the permit application would need to be revised and attach the details to be approved.

*(At this point (Tape Time: 3:15:52) a discussion was held among the Board members and Mr. Gill and Mr. Geiger relating to this item)(The Board agreed to table this item until the resident resubmits his revised application)*

## 12. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 10:20 p.m.
Tape time: 3:17:41	

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Secretary/Assistant Secretary

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Chairman/Vice Chairman