MINUTES OF THE MAY 14, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, May 14, 2026	Coral Bay Recreation Center
7:00 p.m.	3101 South Bay Drive, Margate, Florida

Call to Order

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

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

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Sarah Geiler, Holiday Outdoor Décor; Gianni Lazzara, JM Holiday Lighitng, Inc.; Emilio Gomila, Shinto Landscaping; Jorge Galarza, Shinto Landscaping/Cutters Edge; Mr. Michael, Shinto Landscaping/Cutters Edge; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:03)

2. Presentations/Reports

A. Holiday Lights Season

1) Holiday Outdoor Décor – Sarah Geiler

2) JM Holiday Lighting, Inc. – Gianni Lazzara

3) Shinto Landscaping, LLC – Emilio Gomila

Mr. Hall (Tape Time: 0:00:52) stated they had a few presentations on the agenda for the holiday light season and the first one was Holiday Outdoor Décor with Sarah Geiler.

(At this time (Tape Time: 0:00:58) Ms. Geiler from Holiday Outdoor Décor introduced herself and stated they were previously known as Christmas Designers. She then presented a short video relating to the company's background and services and presented her proposal to the Board)

(A Q&A session (Tape Time 0:07:16) was held among the Board members and Ms. Geiler relating to her presentation and proposal)

Mr. Hall (Tape Time: 0:13:36) stated the next presentation was JM Holiday Lighting with Gianni Lazzara.

(At this time (Tape Time: 0:13:47) Mr. Lazzara from JM Holiday Lighting introduced himself and stated he printed out his proposal, along with a breakdown by area for the Board members to review. He gave a little background on his company stating they specialize both in commercial and residential holiday décor and then presented his proposal to the Board)

(A Q&A session (Tape Time 0:28:19) was held among the Board members and Mr. Lazzara relating to his presentation and proposal)

Mr. Hall (Tape Time: 0:35:57) stated the next presentation was Shinto Landscaping with Emilio Gomila.

(At this time (Tape Time: 0:37:02) Mr. Gomila from Shinto Landscaping introduced himself stating they are the current landscaping company for the Coral Bay community and presented his proposal to the Board)

(A Q&A session (Tape Time 0:39:59) was held among the Board members and Mr. Gomila relating to his proposal)

B. LMC Landscape Partners – Shinto Landscaping/Cutters Edge Integration

1) Shinto Landscaping – Jorge Galarza, Account Manager

Mr. Hall (Tape Time: 0:44:35) stated there was one more presentation on the agenda from LMC Landscape Partners - Shinto Landscaping/Cutters Edge with account manager, Jorge Galarza.

(At this time (Tape Time: 0:44:40) Mr. Galarza introduced himself stating Shinto Landscaping had recently united with Cutters Edge and they are now called Cutters Edge.. Mr. Galarza then a gave brief background on the new company along with his associate Mr. Michael)

(At this point (Tape Time: 0:46:44) a discussion was held among the Board members and staff relating to the new company and if the current contract with Shinto Landscaping would need to be amended)(Mr. Michael stated everything would stay exactly the same with the current contract in place)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:49:01)

A resident (Tape Time: 0:50:24) stated he had submitted an application for shoreline erosion control which he believed was an item on the agenda.

Mr. Gill (Tape Time: 0:50:43) stated that he had received his resident's application, and the District engineer was reviewing it to make sure everything was correct before presenting it to the Board.

Mr. Geiger (Tape Time: 0:50:57) stated he had reviewed the application prior to the meeting, however, the Board had not yet seen the application but he would approve it per his review and if the Board wished he would be happy to comment on it. (The Board had no objection and agreed to have Mr. Geiger comment on the application at this time). Mr. Geiger then stated (Tape Time: 0:51:26)that the Board had previously seen an older version of the application at a prior meeting, and had requested some additional information be provided per District rules. He also stated the applicant had complied with the survey requirements, and everything else necessary and then made some additional comments relating to the application and the shoreline erosion control procedure.

(At this point (Tape Time: 0:52:39) a discussion was held among the Board members, Mr. Geiger and Mr. Gill relating to the homeowner's application)

MOTION:	To approve the homeowner's submitted application for shoreline erosion control procedure per District rules, and consistent with the District Engineer's redlined copy review, once the District Manager receives it
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor

RESULT:	The Homeowner's submitted application for shoreline erosion control procedure per District rules, and consistent with the District Engineer's redlined copy review, once the District Manager receives it was approved
Tape time: 0:53:11	

Mr. Hall asked if there were any other audience or Supervisor's comments at this time. (Tape Time: 0:55:13)

A resident (Tape Time: 0:55:21) from Port Antigua asked if it was possible to rent the clubhouse for a 3 hour community event.

(At this point (Tape Time: 0:56:01) a discussion was held among the Board members, Ms. Hagen, Mr. Padilla and the resident relating to her question)

Mr. Hall asked if there were any other audience or Supervisor's comments at this time. (Tape Time: 0:58:21) (There were no other comments at this time)

4. Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Hall (Tape Time: 0:58:29) moved on to item 4A, resolution #2026-01 approving the proposed FY2026 budget and setting the public hearing.

(At this point (Tape Time: 0:58:47) a discussion was held among the Board members, Ms. Hagen and District staff relating to the proposed budget and setting August 13th as the public hearing to adopt the budget with no increase in assessments)

MOTION:	Approve Resolution #2026-01 Approving the proposed Fiscal Year 2026 Budget, and setting the Public Hearing
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor

RESULT:	Approved Resolution #2026-01, setting the proposed Fiscal Year 2027 Budget with no increase in the assessments, and setting the Public Hearing on August 13, 2026 at 7:00 p.m. at 3101 South Bay Drive, Margate Florida.
Tape time: 1:04:12	

5. Discussion of:

A. Outstanding Envera Invoices and Payments

B. Envera Gate Strike Report

Mr. Hall (Tape Time: 1:04:52) moved to item No. 5A and 5B, discussion of outstanding Envera invoices and payments and Envera gate strike report and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 1:05:08) stated at the last Board meeting there was a request for GMS to contract Envera again, and schedule a meeting to reconcile the outstanding invoices and payments not made to them due to their lack of sufficient documentation. He also stated that Mr. Gill had sent out an email to the Envera account manager, Evan, but he had not seen any response back from Envera as of this date. Mr. Mizusawa also made some additional comments relating to Mr. Gill's email with Mr. Mizusawa's attached files, and gave a brief overview of the spreadsheets that were provided by Envera.

(At this point (Tape Time: 1:11:10) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)(The Board requested Mr. Gill to go back to Envera's account manager and schedule a meeting to sit down and go over all the invoices)(Mr. Gill indicated (Tape Time: 1:24:52) he would wait until the account manager was back from vacation and would review the details with him then)

C. Dock Railing System

D. Dock Framing Weatherization

Mr. Hall (Tape Time: 1:44:40) moved to item No. 5C and 5D, dock railing system and the dock framing weatherization and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 1:45:50) gave a brief summary of the dock railing system and the dock framing weatherization stating they were getting closer to having the docks completed but, he hadn't yet verified if they had passed final inspection. Mr. Mizusawa also made some additional comments stating he spoke with Mr. Padilla about obtaining railing quotes, and also did some research on his own and found 8 companies, and then contacted 5 of those, and vetted 3 of them and also created an RFP for railing system on the general requirements that would be needed.

Mr. Geiger (Tape Time: 1:46:19) also made some additional comments stating they would not need engineering drawings since generally with railings, it would be just a shop drawing, and whatever calculations they need, and then enter into a contract with the company who would be installing them.

(At this point (Tape Time: 1:50:03) a discussion was held among the Board members, Mr. Mizusawa and Mr. Geiger relating to this item)

E. Comcast Inernet Services

Mr. Hall (Tape Time: 1:55:02) moved to item No. 5E, Comcast internet services and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 1:55:04) gave a brief summary of this item stating at the last meeting he noticed the Comcast internet costs were not being documented in the check register, but should have been based on a previous request. He also made some additional comments relating to Comcast's available rate plans.

(At this point (Tape Time: 1:59:12) a discussion was held among the Board members and Mr. Mizusawa relating to this item)

F. Islamorada Pergolas

Mr. Hall (Tape Time: 2:00:53) moved to item No. 5E, Islamorada pergolas, and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 2:00:56) gave a brief summary of this item stating he created an RFQ just to keep things uniform between the quotes that they already received, because if they asked the companies to provide engineering drawings along with the permitting services, they would then acquire different responses at varied costs. Mr. Mizusawa then made some additional comments and suggested having KCI generate a set of engineering drawings for design of the pergolas.

Mr. Geiger (Tape Time: 2:01:56) also made some additional comments stating he believed this item would need plans because it was a vertical structure and would therefore need to comply with new building codes, whether KCI did it or another vendor did. He stated that he could provide a price back to the Board for a structural design.

(At this point (Tape Time: 2:03:45) a discussion was held among the Board members, Mr. Mizusawa and Mr. Geiger relating to this item)(Mr. Spavento suggested if it was a safety issue perhaps they should remove the pergola, strip down the poles then take another look at it and see what they needed to do or obtain engineering drawings at that time) (The Board directed staff to work with Mr. Spavento to obtain a proposal for potential demolition of the pergola but, leave the existing columns for further inspection)

G. Procedures for General Election

Mr. Hall (Tape Time: 2:13:00) moved to item No. 5G, procedures for the general election and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 2:13:09) stated the procedures for the general election were included in the agenda and there were three seats coming up for election in November, They are seat #3 (Ron Gallucci, incumbent), seat #4 (John Hall, incumbent), and seat #5 (George Mizusawa, incumbent). He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period.

(At this point (Tape Time: 2:13:41) a discussion was held among the Board members, Mr. Gill, and Ms. Smoker relating to this item))

6. Staff Reports

Mr. Hall (Tape Time: 2:16:49) moved to item No. 6A, attorney, and asked Ms. Smoker if she had anything to report.

A. Attorney

Ms. Smoker (Tape Time: 2:16:52) stated Mr. Pawelczyk would be attending the next Board meeting where he would be discussing the Regions loan since he was the one that was taking the lead on those documents. She also stated they received draft documents late yesterday afternoon from Regions attorney which were under review by District counsel for the next Board meeting.

B. Engineer

Mr. Hall (Tape Time: 2:18:13) moved on to item No. 6B, engineer, and asked Mr. Geiger for any further report.

Mr. Geiger (Tape Time: 2:18:16) stated they had already discussed the docks and they haven't scheduled the deck inspection yet. Therefore, there would still need to be a final inspection and he would keep an eye on that, and that should be scheduled soon. He also stated the other project they were working on was the erosion of the headwall at Indian Key and the City of Margate had some permit comments, one of which was that they needed the approval from the CDD in the form of a "No objection" letter stating this was CDD- approved project. Mr. Geiger stated he would get together with Mr. Padilla to obtain that letter just stating that on the specific Board meeting date, the Board approved the project, and they could also attach a copy of the Board meeting minutes when the approval occurred. Mr. Geiger made some additional comments relating to this item as well the major project list and the tennis court resurfacing. He specifically stated that he was able to get an updated proposal for the tennis courts from the paving company, which he just received, and hat the contractor was waiting to hear back from the Sports Court company to update that number, but that the proposal had increased from $99,655 to $109,520.

(At this point (Tape Time: 2:20:51) a discussion was held among the Board members, and Mr. Geiger relating to this item)(Mr. Gill suggested entertaining a motion from the Board for the pickleball/tennis court remediation project. This would allow the project to move forward while waiting for the loan documentation; that is, would be an authorization for staff to draft a contract with the vendor as stated by Mr. Geiger, to be potentially amended before Board approval, and to start the permitting process pending additional communication with the vendor)

MOTION:	To authorize staff to draft a contract for the pickleball/tennis court remediation project with the vendor as stated by Mr. Geiger, to be potentially amended before Board approval, and to start the permitting process pending any additional communication from the vendor
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Approved authorizing staff to draft a contract for the pickleball/tennis court remediation project with the vendor as stated by Mr. Geiger, to be potentially amended before Board approval, and to start the permitting process pending any additional communication from the vendor.

Tape time: 2:23:59

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Approval of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Hall (Tape Time: 2:26:01) moved to item 6C, treasurer and asked for any questions, or a motion to approve the financials.

(At this point (Tape Time: 2:26:26) a discussion was held among the Board members, and Mr. Spavento relating to the iguana charges on the Check Run Summary)(Mr. Padilla (Tape Time: 2:26:38) stated they were still catching iguanas and they had a contract with the vendor, they come onsite every 2 weeks for 2 hours to catch them)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Check Run Summary and the Unaudited financials were approved
Tape time: 2:27:14	

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 2:27:41) moved to item 6D, field manager and asked Mr. Padilla for his report.

Mr. Gill (Tape Time: 2:28:36) gave a brief update on the District's easement and encroachment letters, stating those letters were sent out again as a reminder to the residents located on the lake that these are the rules and they may be required to remove any and/or all plantings or structural encroachments if the District needed to access those areas any time in the future.

Mr. Padilla (Tape Time: 2:28:48) then 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: 2:29:08) a discussion was held among the Board members and Mr. Padilla relating to a few of the items on the field manager's report and any updates referenced on the report)

Mr. Padilla (Tape Time: 2:31:54) continued with his field report giving a few additional updates.

(At this point (Tape Time: 2:34:41) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to a few of the items on the field manager's report and any updates referenced on the report)

Mr. Padilla (Tape Time: 2:39:51) again continued with his field report stating he had an update on proposals to replace and refurbish damaged pool furniture that he wanted to share with the Board. He then pulled up some pricing information on the screen for the Board to review.

(At this point (Tape Time: 2:40:10) a discussion was held among the Board members, and Mr. Padilla relating to this item)

MOTION:	To authorize staff to purchase new pool furniture from Furniture Leisure
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Approved authorizing staff to purchase new pool furniture from Furniture Leisure
Tape time: 2:47:08	

E. CDD Manager - Approval of the Minutes of the April 9, 2026 Meeting

Mr. Hall (Tape Time: 2:50:42) asked for a motion to approve the April 9, 2026 minutes.

MOTION:	Approve the Minutes of the April 9, 2026 Meeting
MOVER:	Tina Hagen

SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The April 9, 2026 meeting minutes were approved
Tape time:	2:50:57

(At this point (Tape Time: 2:52:10) a discussion was held among the Board members, and Mr. Gill relating to the status of the Regions Bank loan for capital projects)

Ms. Hagen (Tape Time: 2:52:40) then gave a brief overview of the capital projects that the Board had previously agreed to, and stated the $400,000 bank loan would cover the first 4 projects on the list which would be the two dock replacements, the pool resurfacing at Fay's Cove, the pickleball/tennis courts with fence.

Mr. Hall stated (Tape Time: 2:56:28) he didn't believe the price of the docks had included the railings so that amount would need to be updated.

Mr. Gill (Tape Time: 2:58:12) also gave a status update on the Regions Bank loan. He stated that when he originally reached out to the bank previously, he had given them the top 4 projects on the list, and the bank had not indicated what was required to do each of the draws but, stated that contacts needed to be in place with each particular vendor.

(At this point (Tape Time: 3:03:49) a discussion was held among the Board members, Mr. Gill and Mr. Padilla relating the proposals provided relating to the holiday lighting)

Mr. Gallucci stated (Tape Time: 3:03:58) out of the 3 proposals presented only one of was within the budgeted amount and the other two were over budget.

Mr. Gill stated (Tape Time 3:04:04) stated the budgeted amount was $35,000.

(The Board agreed to eliminate the proposal from Shinto Landscaping because they did not consider them to be a qualified bidder) (The Board agreed JM Holiday Lighting was the most professional and qualified vendor and if that company were to lower its price, the Board would like to go with them)

Mr. Gill (Tape Time: 3:08:35) stated he and Mr. Padilla could go back to JM Holiday Lighting and try to get a lower proposal from them more in line with the budgeted amount, with the desired Christmas lights included, and then present that to the Board at the next meeting. *(The Board was in agreement with Mr. Gill's suggestion)*

7. Old Business

Mr. Hall asked (Tape Time: 3:15:19) if there was any old business to discuss. (There was no old business)

8. New Business

Mr. Hall asked (Tape Time: 3:15:30) if there was any new business to discuss. (There was no new business)

9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 10:20 p.m.
Tape time: 3:16:53	

Signed by:
Andrew Gill
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Secretary/Assistant Secretary

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

Certificate Of Completion

Envelope Id: 49DEC388-D1E4-8FCC-80CA-3E9AEDEAE130		Status: Completed
Subject: Coral Bay: Complete with Docusign: Resolution 2026-02.pdf, 5-14-26 Minutes.pdf		
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Document Pages: 42	Signatures: 4	Envelope Originator:
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Record Tracking

Status: Original 6/16/2026 8:50:27 AM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4801:7da0:857f:93f1:eed0:b781	Sent: 6/16/2026 8:53:39 AM Viewed: 6/16/2026 9:05:15 AM Signed: 6/16/2026 9:05:24 AM

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John Hall jwhallchip@msn.com Chairman, Board of Supervisors Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2600:1702:6980:6090:7524:dbb4:dcff:23d2	Sent: 6/16/2026 8:53:39 AM Resent: 6/17/2026 6:04:01 AM Viewed: 6/18/2026 4:09:10 AM Signed: 6/18/2026 4:09:23 AM

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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/16/2026 8:53:39 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	6/18/2026 4:09:10 AM
Signing Complete	Security Checked	6/18/2026 4:09:23 AM
Completed	Security Checked	6/18/2026 4:09:23 AM

Payment Events	Status	Timestamps