



***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**

**May 14, 2026**



# **Coral Bay**

## **Community Development District**

**Revised Meeting 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**  
**May 14, 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
  - A. Holiday Lights Season
    - 1) Holiday Outdoor Decor – Sarah Geiler – **Page 4**
    - 2) JM Holiday Lighting, Inc. – Gianni Lazzara – **Page 12**
    - 3) Shinto Landscaping, LLC – Emilio Gomila – **Page 19**
  - B. LMC Landscape Partners – Shinto Landscaping / Cutter’s Edge Integration
    - 1) Shinto Landscaping – Jorge Galarza, Account Manager
3. Audience Comments / Supervisors Comments
4. Consideration of **Resolution #2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 22**
5. Discussion of:
  - A. Outstanding Envera Invoices and Payment – **Page 32**
  - B. **Envera Gate Strike Report – Page 37**
  - C. **Dock Railing Systems – Page 38**
  - D. **Dock Framing Weatherization**
  - E. **Comcast Internet Services – Page 40**
  - F. **Islamorada Pergolas**
  - G. **Procedures for the General Election – Page 41**
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Treasurer
    - 1) Approval of Check Run Summary and Invoices – **Page 43**

2) Approval of Unaudited Financials – Page 50

D. Field Manager – Monthly Report – Page 63

E. CDD Manager – Approval of the Minutes of the April 9, 2026 Meeting – Page 86

7. Old Business

8. New Business

9. 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>*

**LEGEND**  
Explanation of  
symbols

# 2026-2028

## CORAL BAY CDD

Installation Address: N Bay Rd, Margate FL 33063



### AREA 1 – NORTH BAY DRIVE ENTRANCE/EXIT SIDES



*Rendering shows example with optional color bands.*

For each of the two (2) Monument Signs, we will outline the top with 50' of C7 12" spacing white cord light line with Warm White LED bulbs.

We will install one (1) 11'H x 20'3"W Modern Package Sign Enhancer located on the top of the Monument Sign.

Under each of the (2) Monument Signs, we will scatter throughout the hedge closest to the sign with sixteen (16) Warm White Hedge sets.

100'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 600.00
2	11'H x 20'3"W Modern Package Sign Enhancer	\$ 7,000.00
32	LED Hedge sets	\$ 576.00

For each of the total eight (8) Bottle Palms, four located at the Entrance Sign and four at the Exit, we will wrap the trunks up to the boot with three (3) Warm White and one (1) Red Commercial connect LED 70 light 4" spacing light sets.

24	LED 70 light 4" spacing light sets CC Warm White	\$ 768.00
8	LED 70 light 4" spacing light sets CC <b>Red</b>	\$ 256.00

**TOTAL AREA 1**

**\$ 9,200.00**

**AREA 2 – NORTH BAY DRIVE CENTER MEDIAN**



For each of the three (3) Medjool Palms, we will wrap the trunks with nine (9) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do a 12" Color Band using two (2) Blue Commercial connect LED 70 light 4" spacing light sets and install 15 LED Frond sets Green.

27	LED 70 light 4" spacing light sets CC Warm White	\$ 864.00
6	LED 70 light 4" spacing light sets CC <b>Blue</b>	\$ 192.00
45	LED Frond sets <b>Green</b>	\$ 1,260.00
	Equipment Charge	\$ 450.00

For each of the thirteen (13) Reclinata Palms, we will wrap the trunks up to the boot with three (3) Warm White and at the top one (1) Red Commercial connect LED 70 light 4" spacing light sets.

39	LED 70 light 4" spacing light sets CC Warm White	\$ 1,248.00
13	LED 70 light 4" spacing light sets CC <b>Blue</b>	\$ 416.00

**TOTAL AREA 2** **\$ 4,430.00**

**AREA 3 – SOUTH BAY DRIVE ENTRANCE/EXIT SIDES**



*Rendering shows example with optional color bands.*

For each of the two (2) Monument Signs, we will outline the top with 50' of C7 12" spacing white cord light line with Warm White LED bulbs.

We will install one (1) 11'H x 20'3"W Modern Package Sign Enhancer located on the Monument Sign.

Under each of the (2) Monument Signs, we will scatter throughout the hedge closest to the sign with sixteen (16) Warm White Hedge sets.

100'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 600.00
2	11'H x 20'3"W Modern Package Sign Enhancer	\$ 7,000.00
32	LED Hedge sets Warm White	\$ 576.00

For each of the total eight (8) Bottle Palms, four located at the Entrance Sign and four at the Exit, we will wrap the trunks up to the boot with three (3) Warm White and at the top one (1) Red Commercial connect LED 70 light 4" spacing light sets.

24	LED 70 light 4" spacing light sets CC Warm White	\$ 768.00
8	LED 70 light 4" spacing light sets CC <b>Red</b>	\$ 256.00

**TOTAL AREA 3** **\$ 9,200.00**

**AREA 4 – SOUTH BAY DRIVE CENTER MEDIAN**



For the Guardhouse, we will outline the Fascia and Roofline with 50' of C7 12" spacing white cord light line with Warm White LED bulbs.

50'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 300.00
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For each of the three (3) Royal Palms, we will wrap the trunks up to the boot with an average of thirteen (13) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do a 12" Color Band using three (3) Blue Commercial connect LED 70 light 4" spacing light sets and install 15 LED Frond sets Green.

39	LED 70 light 4" spacing light sets CC Warm White	\$ 1,248.00
9	LED 70 light 4" spacing light sets CC <b>Blue</b>	\$ 288.00
45	LED Frond sets <b>Green</b>	\$ 1,260.00
	Equipment	\$ 450.00

For the one Quad Reclinata Palm, we will wrap each of the four (4) trunks with two (2) Warm White and one (1) Red Commercial connect LED 70 light 4" spacing light sets.

8	LED 70 light 4" spacing light sets CC <b>Warm White</b>	\$ 256.00
4	LED 70 light 4" spacing light sets CC <b>Red</b>	\$ 128.00

<b>TOTAL AREA 4</b>		<b>\$ 3,930.00</b>
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**AREA 5 – 30<sup>TH</sup> STREET ENTRANCE**



For the one (1) Monument Sign, we will outline the top with 22' of C7 6" spacing white cord light line with Warm White LED bulbs. We will install one (1) LED Modern Package, located on top of the sign. For the hedges, located underneath the sign, we will scatter throughout with ten (10) Warm White LED Hedge Sets

22'	C7 6" spacing white cord w/Warm White LED bulbs	\$ 132.00
1	LED Package Scroll Display	\$ 850.00
10	LED Hedge Sets Warm White	\$ 180.00

For each of the three (3) Gumbo Limbo Trees, located the front closest to the sign, we will wrap up into the foliage with fourteen (14) Warm White Commercial connect LED 70 light 4" spacing light sets

42	LED 70 light 4" spacing light sets CC Warm White	\$ 1,344.00
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**TOTAL AREA 5** **\$ 2,506.00**

**AREA 6 – 30TH STREET CENTER MEDIAN**



For each of the four (4) Christmas Palms, located inside of the gate, we will wrap the trunks up to the boot with seven (7) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do a 12" Color Band using two (2) Red Commercial connect LED 70 light 4" spacing light sets.

28	LED 70 light 4" spacing light sets CC Warm White	\$ 896.00
8	LED 70 light 4" spacing light sets CC <b>Red</b>	\$ 256.00

**TOTAL AREA 6** **\$ 1,152.00**

## AREA 7 – CLUBHOUSE ENTRANCE

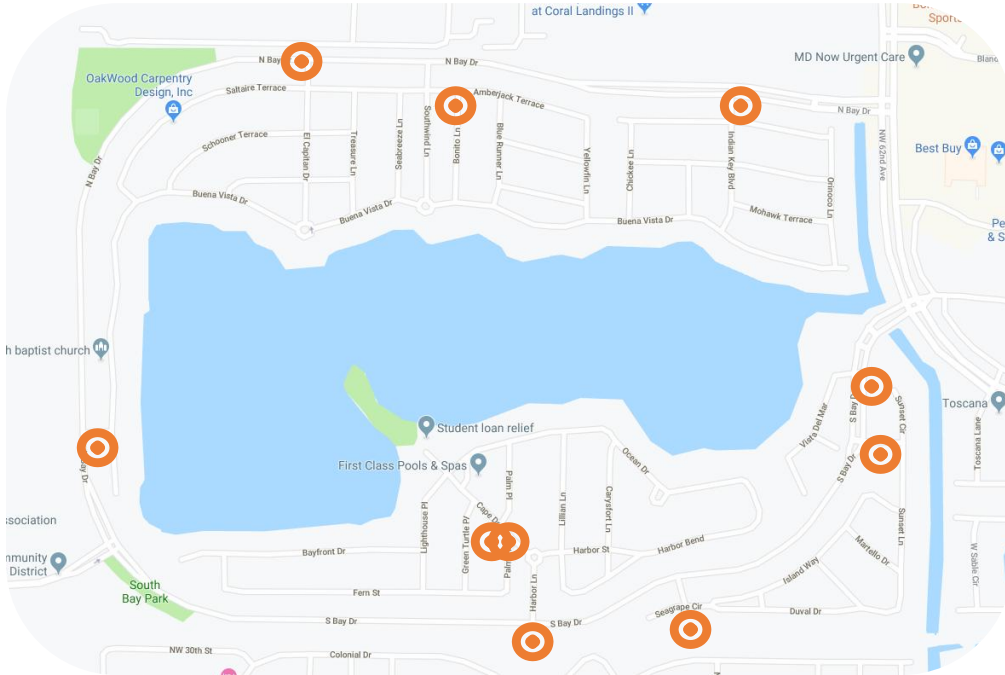


For each of the nine (9) Robellini Palms, we will wrap the trunks up to the boot with two (2) Warm White and one (1) red at the top with Commercial connect LED 70 light 4" spacing light sets.

18	LED 70 light 4" spacing light sets CC Warm White	\$ 576.00
9	LED 70 light 4" spacing light sets CC Warm White	\$ 288.00

**TOTAL AREA 7** **\$ 864.00**

## AREA 8 – INTERIOR COMMUNITY ENTRANCE MONUMENTS



For each of the ten (10) Interior Community Entrance Monuments, we will install an average 50' of C7 12" spacing white cord light line with Warm White LED bulbs.

500' C7 12" spacing white cord w/Warm White LED bulbs \$ 3,000.00

**TOTAL AREA 8 \$ 3,000.00**

**TOTAL AREA 1-8 \$ 34,282.00**

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
23 Specialty Item	Holiday Lighting Monitoring Agreement: CUSTOMER REQUESTED TO HAVE SERVICE DONE ON AN EVERY OTHER DAY BASIS TO ENSURE LIGHTING IS OPERATING PROPERLY AT ALL TIMES. WE HAVE PRICED IT AT \$40. PER NIGHT & 23 NIGHTS OF SERVICE *November 16th - December 30th of Each Season	\$40.00	\$920.00	TAX

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tax	\$0.00
estimated total	\$44,917.40
Deposit Due	\$22,458.70

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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 Thu Apr 2, 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 \$22,458.70 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 \$22,458.70 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: \$44,917.40**

**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:



# SHINTO LANDSCAPING

## Shinto Landscaping LLC - Boynton Branch SERVICE ESTIMATE & PROPOSAL

### Mailing Address

GMS  
5385 North Nob Hill Road  
Sunrise, FL 33351

Date: May 5, 2026

Opportunity #: 28797

### Job Address

Coral Bay Community Development District  
3101 South Bay Drive  
Margate, FL 33063

Home Phone:

Business Phone:

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### Job Summary:

1. East Entrances Installation
2. We will install decorative holiday lighting at both east-side entrances of the property, ensuring a clean, elegant, and uniform appearance.
3. West Entrance Installation  
Holiday lighting will also be installed at the west entrance to maintain consistency throughout all main access points.
4. Monument Lighting  
Select monuments and key visual features within the property will be enhanced with holiday lighting to improve visibility and seasonal appeal.
5. Installation Process
  - Careful planning and layout of lighting design
  - Professional installation using safe and secure mounting methods
  - Testing of all lighting components to ensure proper functionality
  - We will check periodically to ensure all light are working correctly.
6. A 50% deposit is required upon approval of this proposal to secure scheduling and materials.
  - 150LED 5mm WARM WHITE 3"x4"x3" Coaxial Green Wire 20AWG (will be use to decorate around trunk of palms).
  - 150LED 5mm RED 3"x4"x3" Coaxial Green wire 20AWG (will be use to decorate top of palms trunk).

- 150LED 5mm BLUE 3"x4"x3" Coaxial Green wire 20AWG (will be use to decorate top of palms trunk as well).
- 30LED GREEN 5mm CONCVE COAXIAL LIGHTS set 3"x4"x3" 20AWG Balled Green Wire (will be use to decorate palms leaves).
- 12" Green Rectified Power Cord for Coaxial Lights (To Connect lights)
- 8 Ways Splitter Coaxial LTS Green (To connect lights to each other).
- Green Male Plug SPT2
- Green Female Plug SPT2
- C9 WARM WHITE (Will use to decorated entrances monuments throughout the community)
- 70LED 5mm Warm White 3"x4"x3" Coaxial Green Wire 20AWG.
- LED GIFT Boxes For East and South entrances.

**Christmas Lights INSTALL**

Quantity	Description	Unit
100	Labor - Arbor Care	Hr
1	Christmas Lights Package	Each

**Christmas Lights REMOVAL**

Quantity	Description	Unit
40	Labor - Arbor Care	Hr

**AR - Drive Time**

Quantity	Description	Unit
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**Quote Total: \$40,000.00**

Service notes:

All work will be scheduled upon receipt of approval from customer. An approximate service date will be provided but could be impacted by permitting, weather, and seasonal demand. As a result, dates are subject to change at any time. For Landscape, Irrigation and Arbor Care projects exceeding \$50,000 total, a 33% deposit will be required before commencement.

Landscape installation work will not be scheduled until any outstanding irrigation repairs pending approval are completed. Any irrigation allowance in the estimate is specifically for the proposed landscaping and the need for minor modifications. If additional work is required, a supplemental proposal will be generated.

Emergency requests on short notice or work required to be done outside of the regular work day/week, an overtime fee may be required.

In the event of limited access to a project area, Contractor will not be responsible for damages to concrete driveways, walkways and/or curbs, asphalt paving, signage or sod damage resulting from taking the only available path. Contractor will not be responsible for any damage to existing underground utilities.

The price above does not include the cost of permits unless specifically stated. Permit fees will be assessed as a separate invoice.

This proposal is valid for 30 days. Prices are based on costs at the time of submittal.

Payment Terms:

Payment required upon completion. 1.5% interest will be assessed each billing cycle thereafter. In the event a project takes longer than 30 days to complete, progress for work completed will be invoiced at the month's end. ACH payment options are available. If legal action is required to collect sums due under this agreement, the non-prevailing party agrees to pay all costs of collection, including reasonable attorney's fees.

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

By \_\_\_\_\_  
Emilio Gomila Morejon  
Date 5/5/2026  
\_\_\_\_\_  
**Shinto Landscaping LLC - Boynton  
Branch**

By \_\_\_\_\_  
Date \_\_\_\_\_  
**GMS**

**RESOLUTION 2026-01**

**A RESOLUTION OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

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

***Proposed Budget***  
***Fiscal Year 2027***



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1-2	<u>General Fund</u>
3	<u>Schedule of Approved Major Projects</u>
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7	<u>Assessments Schedule</u>

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

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 1,618,089	\$ 1,583,615	\$ 34,474	\$ 1,618,089	\$ 1,618,089
Interest Income	15,000	18,962	10,836	29,798	20,000
Toscana Contributions	2,500	2,857	-	2,857	2,500
Miscellaneous Income	-	500	-	500	-
Transponders/Stickers	4,000	4,725	1,350	6,075	4,000
Unassigned Fund Balance	363,892	-	-	-	493,511
<b>TOTAL REVENUES</b>	<b>\$ 2,003,481</b>	<b>\$ 1,610,660</b>	<b>\$ 46,660</b>	<b>\$ 1,657,319</b>	<b>\$ 2,138,100</b>

**EXPENDITURES:**

**General and Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,800	\$ 5,000	\$ 11,800	\$ 12,000
FICA Expense	918	520	383	903	918
Engineering	45,000	13,436	22,500	35,936	40,000
Attorney	50,000	27,178	25,000	52,178	55,000
Commissions/Tax Collector	18,849	17,814	409	18,223	18,849
Annual Audit	3,500	-	3,500	3,500	3,600
Trustee Fees	3,500	-	3,500	3,500	-
Management Fees	80,100	46,725	33,375	80,100	84,906
Information Technology	1,000	583	417	1,000	1,000
Website Administration	2,500	1,458	1,042	2,500	2,500
Postage and Delivery	2,500	746	1,250	1,996	2,000
Insurance	89,331	83,475	-	83,475	91,823
Printing and Binding	1,500	541	750	1,291	1,500
Legal Advertising and Other	4,000	1,094	2,000	3,094	4,000
Office Supplies	300	0	25	25	50
Dues, Licenses	175	175	-	175	175
Principal and Interest – New Loan Financing for Major Projects	-	-	-	-	94,000
<b>TOTAL GENERAL AND ADMINISTRATIVE:</b>	<b>\$ 315,173</b>	<b>\$ 200,545</b>	<b>\$ 99,150</b>	<b>\$ 299,695</b>	<b>\$ 412,320</b>

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

Description	Adopted Budget Fiscal Year 2026	Actuals Through 4/30/26	Projected Next 5 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<b><u>Operations and Maintenance</u></b>					
Field Management Fees	\$ 55,697	\$ 32,490	\$ 23,207	\$ 55,697	\$ 59,039
Contractual-Security	111,072	64,792	46,280	111,072	111,072
Contractual-Security Equipment	51,150	29,837	21,312	51,150	29,837
Security Patrols	37,000	15,227	18,500	33,727	37,000
Parking Enforcement	8,400	1,400	7,000	8,400	8,400
Fire and Security System Monitoring	500	210	210	420	500
Telephone	12,000	7,015	5,045	12,060	12,500
Water and Sewer	18,000	11,561	9,906	21,467	22,000
Electric	107,625	64,081	45,772	109,852	110,316
Pest Control	22,725	13,336	9,169	22,505	22,605
Community Maintenance	175,857	104,583	71,274	175,857	179,374
Porter Services	39,416	18,950	18,950	37,900	39,416
Other Maintenance	12,000	2,350	9,650	12,000	12,000
Irrigation Pumps Maintenance and Repair	35,000	27,833	14,583	42,416	40,000
Wall Maintenance and Repair	3,000	11,795	-	11,795	3,000
Park & Pool Maintenance/Repair	50,000	14,218	25,000	39,218	45,000
Pool Maintenance - Contract	31,500	17,900	14,438	32,338	37,422
Janitorial	43,042	21,000	21,000	42,000	43,680
Iguana Removal	5,880	3,430	2,450	5,880	5,880
Landscape Repairs and Improvements:					
Pruning/Trimming/Clean Up/Tree Removals	40,000	39,820	180	40,000	40,000
Mulch	5,000	15,138	-	15,138	10,000
Landscape Installation	45,000	13,650	31,351	45,000	45,000
Hurricane Cleanup	-	2,700	-	2,700	-
Lake and Fountain Maintenance/Repair	35,268	17,247	15,966	33,213	31,900
Fountain Maintenance/Repair	1,000	516	484	1,000	1,000
Drainage Maintenance	26,000	4,250	21,750	26,000	26,000
Road Maintenance/Repair	20,000	20,235	-	20,235	20,000
Sidewalk Maintenance/Repair	20,000	22,000	-	22,000	20,000
Sign Maintenance/Repair	10,000	-	10,000	10,000	10,000
Pressure Cleaning	41,000	28,967	12,033	41,000	41,000
Electrical Repair and Replacement	26,000	29,247	10,833	40,081	30,000
Holiday Decorations	32,615	16,095	16,095	32,190	35,409
Gate Repairs & Replacements	16,000	2,289	13,711	16,000	16,000
<b><u>Operations and Maintenance (Continued)</u></b>					
Major Projects:	180,000	156,648	23,352	180,000	25,000
Clubhouse - Dock Extension	-	89,817	-	-	-
Pool Resurfacing - Clubhouse Pool	-	46,690	-	-	-
Wall Replacement	-	18,800	-	-	-
Tennis Court Remediation/Resurfacing	-	1,341	-	-	-
<b>TOTAL OPERATIONS AND MAINTENANCE</b>	<b>\$ 1,317,747</b>	<b>\$ 830,811</b>	<b>\$ 519,501</b>	<b>\$ 1,350,311</b>	<b>\$ 1,170,350</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,632,920</b>	<b>\$ 1,031,356</b>	<b>\$ 618,651</b>	<b>\$ 1,650,006</b>	<b>\$ 1,582,671</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 370,561</b>	<b>\$ 579,304</b>	<b>\$(571,991)</b>	<b>\$ 7,313</b>	<b>\$ 555,429</b>

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

		Total Projected Cost
<b><u>Expenditures:</u></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)		166,036
Clubhouse - New Lake Fountain		50,000
Clubhouse - Addition of Pool Heater		59,000
Handrails for the Clubhouse/Peninsula Park - Dock Extensions *		
Clubhouse and Fay's Cove Pool Areas - Roof Replacement		63,000
Pool Resurfacing - Fay Cove Pool		71,500
New Pool Shading		50,000
Hot Tub/Spa at Pool(s)		60,000
Perimeter wall section drain cutout cover panels		50,000
<i>Landscaping Projects</i>		
Southwind Lane Hedge Removal and Replacement		65,000
Additional Landscaping Enhancements		180,000
<b>Projects reported under "Major Projects" Line Item</b>		<b>\$ 959,536</b>

\* Estimates are in process

# Coral Bay

## Community Development District

### Budget Narrative

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#### Revenues

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##### **Special Assessments - On Roll**

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

##### **Interest Income**

The District earns interest on the monthly average collected balance for each of their investment accounts.

##### **Toscana Contributions**

Amount the Toscana development to the south of the CDD on NW 62 Ave pays to the District for their use of the drainage system.

##### **Unassigned Fund Balance**

The fiscal year end undesignated fund reserve balance that provides a portion of the revenue input to the next fiscal year.

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#### Expenditures - General and Administrative

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##### **Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all monthly meetings.

##### **FICA Expense**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

##### **Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

##### **Attorney**

The District's attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

##### **Commissions/Tax Collector**

The Broward County Property Appraiser charges \$2 per unit for placing the assessments on the county tax roll. Also included in this amount is the 1% commission the tax collector receives for collecting the assessments for the District.

##### **Annual Audit**

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

##### **Trustee Fees**

The District bonds will be held and administered by a trustee. This represents the trustee annual fee.

##### **Management Fees**

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

##### **Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services - South Florida, LLC.

##### **Website Administration**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

##### **Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

##### **Insurance**

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

##### **Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Coral Bay**  
**Community Development District**  
**Budget Narrative**

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**Expenditures - General and Administrative (Continued)**

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**Legal Advertising and Other**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. Also included are bank charges and any other miscellaneous expenses that are incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses**

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

**Principal and Interest – New Loan Financing for Major Projects**

This line item reflects anticipated debt service payments associated with a new loan to finance capital improvement and major infrastructure projects. Funding will support the completion of long-term projects intended to maintain, improve, and enhance district assets and operations. Budgeted amounts include scheduled principal and interest payments based on projected financing terms and estimated loan amortization.

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**Expenditures – Operations and Maintenance**

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**Field Management Fees**

The District has contracted with Governmental Management Services-South Florida, LLC for the supervision and on-site management services. Their responsibilities include reviewing contracts, providing the on-site support during designated times, and other maintenance related items.

**Contractual-Security**

This includes off-site monitoring and control of the District's security gates by Envera and assisting the District with updating the database of owners, residents, and authorized guests.

**Contractual-Security Equipment**

The District entered into contract to purchase new security equipment.

**Security Patrols**

The District has contracted with the Margate Police Department for security patrol throughout the District.

**Parking Enforcement**

The District has contracted with a parking enforcement company for parking control monitoring.

**Fire and Security System Monitoring**

The District has a contract with Security & Fire Systems with alarm monitoring.

**Telephone**

The District currently has seven accounts for services with Comcast. Services include business lines and broadband services for the security gates and pool areas.

**Water and Sewer**

The District is currently responsible for 4 accounts with the city of Margate. Costs are budgeted based on historical charges.

**Electric**

The District is currently responsible for 24 accounts with Florida Power & Light and costs have been budgeted based on historical charges:

**Pest Control**

Services include the fertilization, weed control, interior/exterior service treatment of pest, insects, and rodents.

**Community Maintenance**

The District has contracted with Innovative Grounds Management of Florida, LLC for its annual common area landscape maintenance. The monthly maintenance services will include: grass mowing, trimming and edging, plant and tree trimming, weeding and clearing, mulching and fertilization.

**Porter Services**

The District has a contract with 911 Commercial Cleaning for various cleaning and maintenance services along roadways, common areas, parks, pools, facilities, turf, sidewalks, swale and lake banks throughout the district.

**Other Maintenance**

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

**Coral Bay**  
**Community Development District**  
**Budget Narrative**

---

**Expenditures – Operations and Maintenance (Continued)**

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**Irrigation Pumps Maintenance & Repair**

The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system. Services will include making unscheduled repairs and replacements as required.

**Wall Maintenance and Repair**

All expenses to maintain the perimeter wall surrounding the District, including vehicle accident repairs.

**Park and Pool Maintenance/Repair**

Expenses related to maintaining the park, playground, and pools within the District, including maintenance and minor repairs to pool and parks, playgrounds, maintenance contracts, and minor repairs, except for the portion reported separately under “Pool Maintenance - Contract”.

**Pool Maintenance - Contract**

The District has a contract with East River Pools to maintain the pools.

**Janitorial**

The District has a contract with ABM Industries for janitorial services of district facilities, including office, pool areas, restrooms, and guardhouse.

**Iguana Removal**

The District has a contract with Redline Iguana Removal for bi-weekly removal of iguanas snaring, trapping, and shooting.

**Pruning/Trimming/Clean Up/Tree Removals**

Pruning, trimming, tree removals, and other clean up that is not part of the contractual services provided by Innovative Grounds Management of Florida, LLC.

**Mulch**

Mulching that is not part of the contractual services provided by Innovative Grounds Management of Florida, LLC.

**Landscape Installation**

Landscape improvements installed as approved by the Board.

**Lake Maintenance/Repair**

The District is contracted with Solitude Lake Management for the monthly, semi-annual and yearly maintenance. Services include: control algae, border grass and brush control, monthly water testing, and management reporting.

**Fountain Maintenance/Repair**

Repairs and maintenance to the District’s fountains, as needed. Monthly services are provided by Eco Blue Aquatic Services.

**Drainage Maintenance**

Repairs and maintenance to the District’s drainage system. Also includes annual inspections and reports for the culverts at three locations (North Bay Drive Bridge, South Bay Drive Bridge, and South Canal Broward County Culvert). All the drains, outfalls, culverts, and catch basins are inspected periodically.

**Road Maintenance/Repair**

Unscheduled and scheduled repairs and maintenance to the District’s roads.

**Sidewalk Maintenance/Repair**

Unscheduled and scheduled repairs and maintenance to the District’s sidewalks.

**Sign Maintenance/Repair**

Unscheduled and scheduled repairs, replacements and additions to District signage.

**Pressure Cleaning**

Annual pressure cleaning of sidewalks, entrance walls, clubhouse, park and pools, etc. and includes subdivision sidewalks.

**Electrical Repair and Replacement**

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

**Holiday Decorations**

The District has contracted with Light Er Up for the annual holiday lighting of the District.

**Gate Repairs and Replacements**

Scheduled repairs and performance maintenance on the gates as well as any unscheduled repairs that may occur.

**Major Projects**

This line item consists of projects that are large repairs, replacements, enhancements, and other items that may add to the District’s capital assets. See separate schedule on page 3.

# Coral Bay

## Community Development District

### Non-Ad Valorem Assessments Comparison

Product	O&M Units	Bonds Units 2012	Annual Maintenance Assessments			Total Assessed Per Unit		
			Fiscal Year 2027	Fiscal Year 2026	Increase/ (decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (decrease)
Single Family	997	997	<b>\$1,690.58</b>	\$1,690.58	<b>\$0.00</b>	<b>\$1,690.58</b>	\$1,690.58	<b>\$0.00</b>
Total Assessment Units	997	997						

Case Number	Description/Work Performed	Invoice Number	Date Completed
	Credential Order - Window Stickers - eGO Plus Mini Windshield Stickers	000006822	10/31/2023
3269485	On 12/29 at 4:04 pm, a vehicle hit the right exit barrier arm causing it to push forward. On 12/29 at 8:37 pm, another vehicle hit the right exit barrier arm causing it to fall to the ground.	00059152	1/23/2023
3663766	Vehicle enters and knocks off barrier arm, Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00066370	7/6/2023
03717996	Left exit was knocked off on 7/27. Please investigate. - Checked in with onsite personnel;Reset barrier arm into cradle;Performed system test- Pass	00067385	7/28/2023
00070097	The entrance arm has been stuck, Please reset. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00070097	9/21/2023
03692881	Reported: Resident Barrier arm knocked off and sitting in the ditch - Reset barrier arm into cradle;Performed system test- Pass;Adjusted barrier arm(s);Trouble-shot Equipment	00066799	7/15/2023
00056142	Please investigate the entrance arm was knocked down - Reset barrier arm into cradle;Performed system test- Pass	00056142	11/9/2022
00049993	The barrier arm and swing gates are currently open at the 30th gate, please investigate. - Reset barrier arm into cradle;Performed system test- Pass	00049993	7/14/2022
00050449	Please investigate resident arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00050449	7/25/2022
00050460	Please investigate the exit barrier arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00050460	7/25/2022
00050660	Please investigate resident barrier arm - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Adjusted barrier arm(s)	00050660	7/27/2022
00054537	Please investigate Resident BA, knock down - Power-Cycled Equipment;Trouble-shot Equipment	00054537	10/10/2022
03104649	Please investigate resident barrier - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00054918	10/17/2022
00054922	All the equipment are down, please investigate. - Replaced damaged equipment;Power-Cycled Equipment;Performed system test- Pass;Trouble-shot Equipment	00054922	10/17/2022
03138713	Please have an Envera Service Technician meet the comcast technician to set up the new modem. - Power-Cycled Equipment;Performed system test- Pass;Installed new equipment	00055728	11/2/2022
03144367	Reported: The Resident Arm was struck at 3:04pm on 10/31. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00055777	11/1/2022
00055788	Please investigate barrier arms. - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equipment	00055788	11/1/2022
00055899	Visitor Barrier Arm knocked down, please investigate - Replaced damaged equipment;Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00055899	11/3/2022
00055966	no communication with the site, probably power Issues, please investigate - Replaced defective equipment;Performed system test- Pass;Trouble-shot Equipment	00055966	11/4/2022
03155275	Reported: At 7:39pm on 11/06 Someone walked up to the Far Entrance Arm and knocked it off in order to leave the community - Reset barrier arm into cradle;Performed system test- Pass	00055998	11/7/2022
00056241	Please investigate visitor barrier arm - Reset barrier arm into cradle;Performed system test- Fail;Trouble-shot Equipment	00056241	11/11/2022
03181912	Please investigate the barrier arm - Reset barrier arm into cradle;Trouble-shot Equipment	00056329	11/14/2022
00056475	Please investigate the Exit Barrier Arm, landscaping truck hit the arm 11/15/22 3:55 PM - Replaced damaged equipment;Performed system test- Pass;Trouble-shot Equipment	00056475	11/16/2022
00056683	Please reattach resident barrier arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00056683	11/21/2022
00056813	Please investigate visitor barrier arm - Reset barrier arm into cradle;Performed system test- Pass	00056813	11/22/2022
00056864	2 barrier arm replacement - Please deliver 12- MA024RDOT 12' arms for the N. Bay and S. Bay gates4- MA-116RDOT- 15'arms for the 30th St. gate	00056864	12/22/2022
00057217	Please investigate both barrier arms, knocked off - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00057217	12/5/2022
00057417	Black Truck 5:15 AM exit the Community from the entrance site hitting the arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00057417	12/9/2022
00057467	Please investigate the visitor barrier arm - Reset barrier arm into cradle;Adjusted Equipment;Adjusted barrier arm(s);Trouble-shot Equipment	00057467	12/9/2022
00057733	Gate Strike- Please investigate the Exit arm - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equipment	00057733	12/16/2022
03250125	12/16/2022 at 11:11:35 am, A Van Struck resident Entrance arm. Arm Knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00057792	12/19/2022
00057802	12/17 8:59AM white van hit barrier arm, please investigate - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00057802	12/19/2022
00057959	Please investigate visitor BA, has been struck - Replaced defective equipment;Performed system test- Pass;Trouble-shot Equipment	00057959	12/22/2022
03259733	12/22/2022 at 6:01 pm, a flat bed tow truck struck visitor entrance arm. Arm Knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058022	12/23/2022
00058117	Right Exit: SUV car hit the arm, please investigate - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058117	12/28/2022
03271034	12/30/2022 at 6:30:25 pm. A SUV entered through exit gate. Exit Arm Knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058241	1/3/2023
03276842	Please investigate barrier arms - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058338	1/4/2023
00058622	Please investigate visitor barrier arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058622	1/10/2023
00058820	the resident barrier arm was struck, please investigate - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058820	1/13/2023
00059271	Please investigate exit barrier arm; struck - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00059271	1/25/2023
03329869	Reported: 1/29/2023 at 3:37 pm a vehicle enters and struck the barrier arm knocking it off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00059498	1/30/2023
00059644	The barrier arm has been struck and has fallen off. Please assess - The barrier arm has been struck and has fallen off. Please assess	00059644	2/2/2023
03343281	Reported: 2/03/2023 at 9:42:20 pm. A SUV Struck Exit Barrier Arm. Arm Knocked Off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00059783	2/6/2023
03350069	Reported: The Exit Arm was struck at 6:00pm on 2/07. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00059919	2/8/2023
00060020	Please investigate the exit barrier arm, struck by the vehicle - Reset barrier arm into cradle;Trouble-shot Equipment	00060020	2/9/2023
03354212	Reported: 02/09/2023 At 20:26:42 while attempting to close the barrier arm breaks off and falls to the side. - Reset barrier arm into cradle;Adjusted barrier arm(s);Trouble-shot Equipment	00060065	2/10/2023
00060449	Please investigate the Visitor Barrier Arm, struck and on the side of the road. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00060449	2/21/2023
03380840	2/24/2023 Resident Barrier needs to be reset/attached. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00060610	2/24/2023
00060759	Swing Gates are locked open, please investigate - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equipment	00060759	2/28/2023
03406219	Reported: On 3/9 at 11:43 am, a vehicle hit the resident entrance barrier arm causing it to fall to the ground. - an Envera on-site technician to re-attach/repair the resident entrance	00061138	3/9/2023
03409364	3/10/2023 at 6:08:40 pm a Pickup truck entered through exit and knocked exit arm off. The entrance barrier arm is missing as well. - Reset barrier arm into cradle;Performed system test- Pass	00061221	3/13/2023

03413003	Reported: Gate Strike occurred at 2:53pm. Vehicle struck right entrance of North Gate. Envera notified for repairs. - Adjusted Equipment;Repaired wiring;Adjusted Wiring;Trouble-ε	00061286	3/13/2023
03416404	Reported: 3/13/2023 at 12:37 pm a vehicle enters and struck the barrier arm knocking it off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00061359	3/15/2023
03425668	On 3/19 at 2:49 am, the entrance swing gate failed to open for a vehicle. The person from the vehicle pushed open the entrance barrier arm and swing gate. The swing gate remain	00061586	3/20/2023
03436559	Reported: The Resident Arm was struck at 5:33pm on 3/26. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00061846	3/27/2023
03438640	3/27 4:01Pm Blue SUV struck Left entrance barrier arm. Please reset/repair. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00061918	3/28/2023
00061977	3/29/23 8:45 AM Dark SUV struck Exit Barrier arm. Please repair/reset - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00061977	3/29/2023
03442443	Reported: The Entrance Arm was knocked off at 6:54pm on 3/29. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00062014	3/30/2023
03441514	Reported: On 3/29 at 8:45 am, a vehicle struck the exit barrier arm causing it to fall to the ground. A person from thevehicle moved the barrier arm to the side of the road. - Reset b	00062030	3/30/2023
03447530	Reported: 4/01/2023 at 12:08:50 pm, A Kroger Delivery Van Struck Left Entrance arm. Arm knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot	00062108	4/3/2023
03451393	Reported: The Entrance Arm was knocked open at 7:57pm on 4/03. - Reset barrier arm into cradle;Trouble-shot Equipment	00062173	4/4/2023
03455609	Reported: The Entrance Arm was struck at 8:34pm on 4/05. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00062276	4/6/2023
03463366	Reported: The Entrance Arm was struck by a white Van at 4:46pm on 4/10. - Reported: The Entrance Arm was struck by a white Van at 4:46pm on 4/10.	00062393	4/11/2023
00062395	Community request: 1-3PM Meet with Comcast. - Adjusted Equipment;Performed system test- Fail;Coordination with ISP required;Adjusted programming;Trouble-shotEquipment	00062395	4/13/2023
03468343	Reported: 4/13/2023 at 6:18:40 am, Exit arm remove by hand. (Unknown person). Please investigate. - Reset barrier arm into cradle;Trouble-shot Equipment	00062514	4/13/2023
03472288	Reported: 4/14/2023 at 4:59:45 pm, Left Entrance arm struck and knocked off. Arm has been run over and bent. Please reset - Reset barrier arm into cradle;Performed system tes	00062627	4/17/2023
03472303	Reported: 4/15/2023 at 9:49:20 am, Exit barrier arm struck by a SUV. Arm put off to right side in grass. Please investigate gate strike sensors - Reset barrier arm into cradle;Perfo	00062628	4/17/2023
03479836	4.18.23 6:23 PM red vehicle strike entrance barrier arm - Adjusted Equipment;Performed system test- Pass;Adjusted programming;Trouble-shot Equipment	00062833	4/19/2023
03482794	4/19/2023 at 2:43 pm, A Small car drove through visitor entrance arm, did not stop at Kiosk. Arm Knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble	00062901	4/21/2023
03481868	Reported: On 4/19 at 1:44 pm, a vehicle struck the left exit barrier arm causing it to fall to the ground. Please send an on-site technician to re-attach/repair the left exit barrier arm. .	00062927	4/21/2023
03484670	Reported: 4/21/2023 at 11:22 pm. A SUV Ran into Right Barrier arm Operator. Operator Damaged. Please assess damage. - Adjusted Equipment;Performed system test- Pass;Re	00062974	4/24/2023
03484455	Reported: 4/22/2023 at 10:39:45 am. Exit arm struck by a van. Arm Knocked Off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00062985	4/24/2023
03490449	The Resident Arm was struck at 6:30pm on 4/24. Please investigate. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00063088	4/26/2023
03491179	Please complete ISP changeover to Comcast. - Cleaned equipment;Performed system test- Fail;Return trip to be scheduled;Adjusted programming;T Trouble-shot equipment	00063140	4/28/2023
00063239	Please investigate barrier arm, White Transit Van struck arm 4/27 @ 3:39:12 pm. - Reset barrier arm into cradle;Trouble-shot Equipment	00063239	4/28/2023
03499148	Please investigate the resident barrier arm stuck off and on the ground. 4/28/2023 at 7:44 pm. A Box truck Struck Resident Entrance Arm - Reset barrier arm into cradle;Performe	00063282	5/1/2023
03546295	Reported: The Entrance Arm was knocked off by a U-Haul truck at 11:48am on 5/07. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00063563	5/8/2023
03549776	The North Bay Drive guest lane arm was hit and cut in half. Please investigate. - Replaced defective equipment;Replaced damaged equipment;Reset barrier arm into cradle;Perfor	00063598	5/8/2023
03552747	Reported: On 5/9 at 2:11 pm, a vehicle struck the entrance barrier arm causing it to push forward and preventing the swing gate from closing all the way. After opening for another	00063688	5/10/2023
03554444	Reported: On 5/10 at 10:56 am, the entrance barrier arm started to close but stopped for a vehicle then fell forward when closing. At 10:59 am, a vehicle ran over the end of the ba	00063734	5/10/2023
03563783	Reported:5/12/2023 at 6:39 pm a vehicle enters and the barrir arm is bumped and fell off after opening. - Reset barrier arm into cradle	00063830	5/15/2023
03564608	Reported: 5/13/2023 at 9:43:20 A SUV struck Resident entrance arm. Arm knocked off. - Reset barrier arm into cradle	00063836	5/15/2023
03568381	Reported: The Resident Arm was knocked off at 4:32pm on 5/16. Also Site has been sending constant alarms every 1 to 5 minutes since 7:45pm - Reset barrier arm into cradle;Tr	00063953	5/17/2023
03568375	Reported: The Entrance Arm was struck by a U-Haul truck at 12:57pm on 5/16 causing the Arm to be pushed forward.The Arm fell off onto a van at 7:31pm. - Reset barrier arm int	00063954	5/17/2023
03569924	Reported: The Entrance Arm was struck at 2:22pm on 5/17. Please reset barrier arm. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00064000	5/17/2023
03571043	Reported: 5/17/2023 at 8:48 PM Towing truck hit the BA - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00064018	5/18/2023
03572584	Vis BA Struck. The Entrance Arm was knocked off at 6:52pm on 5/18. Exit Arm fell off at 3:08pm on 5/18. Could not find a gate strike that might have caused it. - Reset barrier arm	00064086	5/19/2023
03574502	Reported: At 6:46pm on 5/19 the Entrance Arm closed on a van. Then at 6:48pm the Arm fell off. - Replaced defective equipment;Performed system test- Pass;Trouble-shot Equip	00064176	5/22/2023
03581944	Reported: 5/24/2023 at 8:05 am a vehicled enters and struck the barrier arm knocking it off. - Reported: 5/24/2023 at 8:05 am a vehicled enters and struck the barrier arm knockinç	00064359	5/24/2023
03584661	5/24 1:07 PM Truck struck Resident Barrier Arm and knocked off arm - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equipment	00064442	5/25/2023
03585719	Reported: The Entrance Arm was knocked off at 1:23pm on 5/25. - Reset barrier arm into cradle;Performed system test- Pass	00064481	5/26/2023
03590184	Reported: On 5/28 at 1:31 pm, a vehicle struck the entrance barrier arm causing it to fall forward. - Reset barrier arm into cradle;Performed system test- Pass	00064547	5/30/2023
03588787	Reported: 5/27/2023 at 2:10 pm. Exit arm fell backwards while opening. No Strike seen. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00064549	5/30/2023
03598201	Reported: The Entrance Arm was knocked off at 4:34pm on 5/31. - Reset barrier arm into cradle;Performed system test- Pass;T Trouble-shot Equipment	00064745	6/2/2023
03604696	Reported: 6/05/2023 at 3:01:15 pm. A Pick up truck with trailer struck entrance barrier arm. Arm knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-	00064891	6/6/2023
03608805	Reported: At 1:08pm on 6/07 someone used their credentials to let in a semi trailer to the 30th St entrance. The Arm came down between a semi and it's trailer knocking it off and t	00065000	6/8/2023
03610912	Reported: Entry Arm came down between the cam and box of a box truck. This time they were tailgating a resident and they removed the arm without running it over. Happened at	00065081	6/9/2023
03612265	Please troubleshoot entrance barrier arms; currently knocked off. - Reset barrier arm into cradle;Trouble-shot Equipment	00065177	6/12/2023
03622499	Reported: The Entrance Arm was struck at 9:06pm on 6/12. The Arm was pushed forward a little, finally falling over backward when it opened at 9:56pm. - Reset barrier arm into cr	00065322	6/14/2023
03626959	6/15/2023 at 11:32:50 am, A Jeep struck entrance barrier arm. Arm knocked off. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00065400	6/15/2023
00065458	Please send a proposal to replace the door handle lock ( Home Depot Part) Parts: door handle lock ( HD : \$125) Time: 1 hr - Performed system test- Pass;Checked Out with onsite	00065458	7/19/2023
03629197	Reported: 6/16/2023 at 1:22 pm, Entrance arm closed upon vehicle while it was entering. arm Knocked off. - Reset barrier arm into cradle;Adjusted Equipment;Performed system t	00065500	6/19/2023
03642460	Reported: The Entrance Arm was knocked off by a long vehicle trailer at 4:31pm on 6/22. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00065835	6/23/2023

03640117	Comcast verified the config and Static IP reapplied. Please plug in the equipment and replace the router. If this does not work please contact Field Support to reach out to Comcast	00065962	6/28/2023
03649798	Reported: On 6/24 at 6:36 pm, the exit barrier arm opened for a vehicle and fell forward against the wall. No strike was seen - Power-Cycled Equipment;Reset barrier arm into crad	00065990	6/27/2023
00066183	Barrier arm is down please investigate - Adjusted barrier arm(s)	00066183	6/29/2023
03665119	Reported: 7/3/2023 at 9:21 pm a vehicle enters and struck the barrier . It fell off a few minutes later, pushing it forward, causing the swing gate to not close completely. - Reset barr	00066369	7/6/2023
03673725	Reported: The Entrance Arm was knocked off by a crane truck at 10:32aam on 7/07. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00066477	7/10/2023
03691041	Reported: The Entrance Arm was knocked off at 6:59pm on 7/13. - Reset barrier arm into cradle;Trouble-shot Equipment	00066781	7/14/2023
00066955	Please reset barrier arm, knocked off - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00066955	7/19/2023
03717996	Reported: The Entrance Arm was knocked off by a U-Haul at 6:13 pm on 7/27. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00067384	7/28/2023
03722417	Reported: On 7/29 at 9:26 am, a vehicle struck the entrance barrier arm causing the barrier arm to fall forward preventing the swing gate from closing all the way. - Please send a t	00067484	7/31/2023
03724928	Reported: 7/31/2023 at 7:13 pm a vehicle enters and struck the barrier arm pushing it forward. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipmer	00067546	8/1/2023
03730700	Reported: The Right Hand Exit Arm was struck by a U-Haul truck at 7:54am on 8/03. Patrick re-secured the Arm with a nut from the resident Arm he removed. Please check both f	00067726	8/4/2023
00067735	Please investigate the entrance barrier arm is knocked off - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00067735	8/4/2023
03732908	Reported: At 9:26am a blue in color pickup truck tailgated behind a resident and knocked the entrance Barrier arm off. Please investigate the barrier arm. - Reset barrier arm into c	00067801	8/7/2023
03743486	Reported: The Visitor Arm was struck at 12:04 pm on 8/10 causing the Arm to droop forward a foot. The Arm is loose please repair - Adjusted barrier arm(s)	00068096	8/10/2023
00068225	Please reset the visitor barrier arm, was stuck - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00068225	8/14/2023
00068324	Please reset the entrance barrier arms, knocked off - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00068324	8/15/2023
00068531	Please reattach the entrance BA reported struck - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00068531	8/18/2023
00068957	Please investigate the visitor's barrier arm; knocked off - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00068957	8/28/2023
03829244	Reported: On 9/21 at 18:28 a vehicle enter the community and strike down the barrier arm. The barrier arm is down and not functioning. - Reset barrier arm into cradle;Performed s	00070244	9/25/2023
03841866	Visitor Arm was removed. Please locate and reset. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00070530	9/29/2023
03845356	Please investigate the resident barrier arm at the South Gate - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00070610	10/2/2023
03861501	Reported: 10/9 - 19:06:58 - A truck entered and bumped the right BA causing it to fall off. - Power-Cycled Equipment;Performed system test- Pass;Adjusted barrier arm(s)	00071076	10/11/2023
00071215	Please investigate the resident barrier arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00071215	10/13/2023
00071335	Please investigate the barrier arms - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equipment	00071335	10/17/2023
00071464	Please investigate the resident barrier arm; removed - Reset barrier arm into cradle;Trouble-shot Equipment	00071464	10/19/2023
03880740	Reported: The Exit Arm was knocked off at 11:42 pm on 10/22. Please investigate. - Replaced defective equipment;Reset barrier arm into cradle;Performed system test- Pass;Tro	00071537	10/23/2023
03880740	Reported: The Visitor Arm was knocked off. Please investigate. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00071538	10/23/2023
03893557	Reported: The Exit Swing gates became stuck closed at 10:27 pm on 10/28. The Left side opened a few feet then froze. the Right Side did not open at all. At 9:59 am on 10/28 the	00071888	10/28/2023
03978280	Exit BA Malfunction 12/2 - 9:35 - The BA began to droop and touched the ground after a vehicle exited; no GS found; Please reset the arm and test gate strike sensors receiving c	00073576	12/4/2023
03995127	Reported: On 12/12 at 11:17:30 a vehicle entering struck BA causing it to remain open. The BA is currently still open. Patrick called saying that they reset the barrier arm but the ba	00074011	12/13/2023
03985552	The Visitor Barrier Arm has been Struck. Please investigate - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00074307	12/19/2023
04073397	Reported: Coral Bay - Penn Park, camera 5 (NW Pool View), the camera is pointing at ground. On 1/19 at 2:36 pm, a person climbed the pole and moved the camera. Please repc	00076167	1/30/2024
00077208	Please investigate the Entrance and Exit Barrier Arms - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Adjusted barrier arm(s);Trouble-shot Equip	00077208	2/26/2024
00077481	2/29/24 6:13 PM a vehicle strikes the resident barrier arm. Please investigate - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00077481	3/1/2024
00077919	Please investigate the Visitor Barrier Arm, off the cradle. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00077919	3/11/2024
04218160	4/16 at 1:55 AM, a vehicle struck the exit barrier arm. Please investigate. - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equipmen	00079445	4/16/2024
00079652	4/18 @ 5:53 PM stuck the barrier arm causing the arm to remain open. Please investigate. - Reset barrier arm into cradle;Performed system test- Pass	00079652	4/19/2024
00079783	Please investigate the entrance barrier arms, including loop and boom contact. - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Trouble-shot Equi	00079783	4/23/2024
00079987	Return to replace the boom contact. - Replaced damaged equipment;Performed system test- Pass;Trouble-shot Equipment	00079987	4/26/2024
04243136	Please investigate the entrance barrier arm, Arm was struck. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00080160	5/1/2024
04243849	5/1/24 @5:34PM a SUV struck the barrier arm. Please investigate and reset the barrier arm. - Reset barrier arm into cradle;Adjusted Equipment;Performed system test- Pass;Tro	00080211	5/2/2024
00080259	Please investigate the entrance and exit gate. The barrier arms were struck. - Power-Cycled Equipment;Reset barrier arm into cradle;Adjusted Equipment;Performed system test-	00080259	5/3/2024
00080291	05/05 8:32:04 Grey SUV hit the visitor BA Please investigate gate strike at NG - Power-Cycled Equipment;Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot	00080291	5/6/2024
04254180	Please investigate the exit, the swing gate is partially open. 05/08 - 19:51:31 - A vehicle entered and came in contact withthe entrance arm causing it to remain stuck open; arm cur	00080499	5/9/2024
04264473	Reported: 05/15 - 17:32:34 - A vehicle entered and came in contact with the arm causing it to remain stuck open; armcurrently needs to be reset. - Reset barrier arm into cradle;Ad	00080846	5/16/2024
04267335	The Exit Arm was bumped open at 9:02 pm on 5/17. Please investigate. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00080931	5/17/2024
04269201	Reported: On 5/18 at 00:42 a vehicle entering the community struck the entrance barrier arm; barrier arm was dislocatedfrom its cradle; barrier arm has not been recovered and ne	00080973	5/20/2024
04290185	Please investigate Gate strike - Performed system test- Pass;Adjusted barrier arm(s);Trouble-shot Equipment	00081240	5/24/2024
04297852	Reported: On 5/27 at 6:29 pm, a vehicle came in contact with the visitor (left) entrance barrier arm causing it to remainopen and preventing the swing gate from closing. Please ser	00081315	5/28/2024
04303928	Please have a tech reset the entrance arm which was hit on 05/30 at 18:56:17. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00081529	5/31/2024
04305518	Please send tech to repair the resident entrance arm which was struck on 05/31 at 15:40:51. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00081580	6/3/2024
00081769	Please investigate the Entrance Barrier Arm - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00081769	6/5/2024

00081930	Please reset the barrier arm. - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00081930	6/10/2024
00082139	Please investigate barrier arm - Reset barrier arm into cradle;Performed system test- Pass	00082139	6/13/2024
00083484	Please assess the damage to barrier arm - Power-Cycled Equipment;Reset barrier arm into cradle	00083484	7/10/2024
00083581	Please reset the entrance barrier arm - Power-Cycled Equipment;Reset barrier arm into cradle	00083581	7/12/2024
00083677	Please investigate entrance barrier arms. Arms struck - Reset barrier arm into cradle	00083677	7/16/2024
00083813	Please investigate barrier arm - Reset barrier arm into cradle	00083813	7/18/2024
00083869	Please reset the barrier arm - Reset barrier arm into cradle	00083869	7/19/2024
00083953	please reset BA - Reset barrier arm into cradle	00083953	7/22/2024
00084108	Please reset barrier arm - Reset barrier arm into cradle	00084108	7/24/2024
00084246	Please reset the exit barrier arm - Reset barrier arm into cradle;Checked Out with onsite personnel	00084246	7/26/2024
00084368	Please reset exit barrier arm - Power-Cycled Equipment;Reset barrier arm into cradle	00084368	7/30/2024
00084474	please reset the exit barrier arm - Power-Cycled Equipment;Reset barrier arm into cradle	00084474	8/1/2024
00084734	Please investigate Tot Lot South Camera - Power-Cycled Equipment;Adjusted Camera(s);Repaired wiring	00084734	8/6/2024
04483234	08/09/24 13:28:40 - a vehicle came in contact with the exit barrier arm, causing it to remain open and it has not recovered as of this time Please reset barrier arm - Power-Cycled Equipment	00084937	8/9/2024
00084965	please reset the barrier arm - Reset barrier arm into cradle	00084965	8/12/2024
00085034	Please reset the barrier arm - Power-Cycled Equipment;Reset barrier arm into cradle;Performed system check of Barrier Arm	00085034	8/12/2024
00085176	please reset the exit barrier arm - Reset barrier arm into cradle	00085176	8/15/2024
00085239	Please reset the exit barrier arm - Reset barrier arm into cradle	00085239	8/16/2024
00085311	please reset the exit barrier arm - Power-Cycled Equipment;Performed system check of Barrier Arm	00085311	8/19/2024
00085478	Please reset the barrier arm - Reset barrier arm into cradle	00085478	8/22/2024
00058843	Please investigate exit barrier arm is missing - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00058843	1/16/2023
00085725	please reset barrier arm - Power-Cycled Equipment;Reset barrier arm into cradle	00085725	8/28/2024
04540255	On 9/6 at 20:14 a vehicle exited the community and struck open the barrier arm. Please investigate. - Power-Cycled Equipment;Reset barrier arm into cradle	00086103	9/9/2024
04555483	Please investigate the gatestrike at the entrance and exit. The Barrier Arms is stuck open. - Power-Cycled Equipment;Reset barrier arm into cradle;Repaired broken wire;Performed system test- Pass	00086516	9/18/2024
00086568	Please reset the barrier arm. - Reset barrier arm into cradle;Adjusted Barrier Arms	00086568	9/19/2024
00086607	Exit BA was pushed back 9/19/2024 - Power-Cycled Equipment;Reset barrier arm into cradle	00086607	9/20/2024
00086652	Barrier arm struck. Please troubleshoot. - Reset barrier arm into cradle;Performed system check of Barrier Arm;Reset Gate Strike Sensor	00086652	9/23/2024
00087025	10/2 14:02 a vehicle tailgated another vehicle causing the entrance barrier to remain open. - Power-Cycled Equipment;Reset barrier arm into cradle;Reset Gate Strike Sensor	00087025	10/3/2024
04610618	Reported: On 10/20 at 16:16:13 an individual on a bike came in contact with left exit barrier arm causing it to open and remain open. Barrier arm is still open - Reset barrier arm into cradle	00087467	10/21/2024
00087519	Please investigate the exit barrier arm. - Power-Cycled Equipment;Reset barrier arm into cradle;Adjusted Barrier Arms;Performed system test of Barrier Arms-PASS	00087519	10/22/2024
04624055	On 10/27 @ 2:19 pm, White Van hit the arm. Please investigate and assess the barrier arm. - Power-Cycled Equipment;Reset barrier arm into cradle	00087726	10/28/2024
00087809	10/29 8:10:35 A vehicle enters and the individual physically opens the barrier arm. Please reset and assess the entrance barrier arm. - Power-Cycled Equipment;Reset barrier arm into cradle	00087809	10/29/2024
00087972	Please drop off Gate Arm 12:2 and Gate Arm 17: :1 and LEDs at the Coral Bay Storage. - Checked in with onsite personnel;Delivered Barrier Arm(s);Checked Out with onsite personnel	00087972	11/1/2024
00088001	on 11/3 @ 1:14 AM Individuals physically pushed the barrier arm. Please assess and reset the barrier arm. - Reset barrier arm into cradle	00088001	11/4/2024
00088419	Dark Vehicle tag#70E-IDE struck the arm on 11/13 @2:40 am. Please investigate the exit barrier, it is off the cradle. - Power-Cycled Equipment;Reset barrier arm into cradle;Repaired broken wire	00088419	11/13/2024
00088493	11/13 6:14:18 A vehicle pushes open the exit barrier arms. The Barrier arm is stuck open. Please investigate. - Reset barrier arm into cradle	00088493	11/14/2024
00088614	On 11/17 @ 10:39 pm, somebody pushed back the exit BA. Vehicle info Lexus Sedan 16D-NPG.Please investigate the exit barrier arm. Stuck open - Reset barrier arm into cradle	00088614	11/18/2024
00088735	11/18/24 @ 8:19 a truck struck the exit barrier arm, causing the arm to remain open. Please investigate/reset. - Reset barrier arm into cradle	00088735	11/19/2024
00088811	Please investigate/reset the exit BA. - Power-Cycled Equipment;Reset barrier arm into cradle;Performed system test of Barrier Arms-PASS	00088811	11/20/2024
00088925	SUV Grey Metallic pushback the arm 11/22 @ 7:18 Am. Please investigate the exit barrier arm; it was struck and remains open - Reset barrier arm into cradle;Adjusted Barrier Arm	00088925	11/22/2024
00089168	The exit barrier arm has been struck and remains open. Please reset the barrier arm. - Reset barrier arm into cradle;Performed system test of Barrier Arms-PASS	00089168	12/2/2024
00089252	12/3 @4:09:29 BMW coupe color blue hit the exit barrier arm was struck and remains open. Please investigate and reset. - Power-Cycled Equipment;Reset barrier arm into cradle;Adjusted Barrier Arm	00089252	12/4/2024
00089314	12/4/24 7 PM a vehicle struck the exit barrier arm causing the arm to remain open. Please reset. - Power-Cycled Equipment;Reset barrier arm into cradle	00089314	12/5/2024
00089356	12/05@5:14:34 pm. an SUV stuck the exit barrier arm and the arm is stuck open. Please investigate. - Reset barrier arm into cradle	00089356	12/6/2024
00089384	12/06 at 5:51 a vehicle and driver strikes the exit barrier arm. Please investigate and reset - Reset barrier arm into cradle	00089384	12/9/2024
04691107	At 13:34:36PM 12/10/24, A vehicle exited the community and struck the BA. BA stuck open. - Reset barrier arm into cradle;Adjusted Wiring	00089516	12/11/2024
00089651	The Barrier arm has been struck and remains open. Please reset - Power-Cycled Equipment;Reset barrier arm into cradle	00089651	12/16/2024
00089843	Reset Exit BA - Reset barrier arm into cradle	00089843	12/19/2024
00089993	The community requested that the exit barrier arm be replaced using their stock. - Installed barrier arm(s);Performed system check of Barrier Arm	00089993	12/24/2024
00090099	12/29 6:09 Vehicle struck barrier arm causing arm to remain open. Please reset the arm. - Adjusted Barrier Arms;Performed system test of Barrier Arms-PASS	00090099	12/30/2024
04716245	Please investigate the Visitor Barrier, reported will not stay in the cradle to reset. The barrier arm was stuck on 12/22/24. - power-cycled Equipment, repaired broken wire, repaired	00090237	1/3/2025
00091025	The Exit barrier arm was struck and the arm is open. Please investigate and reset the barrier arm. - Adjusted Barrier Arms;Reset barrier arm into cradle	00091025	1/7/2025

00091515	The barrier arm has been struck and remains open. Please investigate and reset. - Power-Cycled Equipment;Reset barrier arm into cradle;Adjusted Barrier Arms	00091515	1/21/2025
00091636	1/22 at 5:47 PM an SUV struck the entrance barrier causing it to remain open. Please investigate and reset the barrierarm - Reset barrier arm into cradle;Adjusted Barrier Arms	00091636	1/23/2025
04764218	On 02/05/25 12:05:29 a vehicle entered the community and came in contact with the visitor's arm causing it to fall forward. - Reset barrier arm into cradle;Performed system test of	00092156	2/5/2025
04776224	Please reset exit barrier arm, it was struck open on 02/12 at 03:22:52 am. - Reset barrier arm into cradle	00092367	2/12/2025
00092993	Please reset entry BA. - Reset barrier arm into cradle;Adjusted Barrier Arms	00092993	3/3/2025
04860100	Entrance barrier arm was hit on 4/21 at 12:36pm, please reset. - Power-Cycled Equipment	00095100	4/21/2025
00095313	Please reset entry BA - Power-Cycled Equipment;Reset barrier arm into cradle;Adjusted Barrier Arms	00095313	4/25/2025
101676	Service Labor/Trip Charge	101676	10/7/2023
00066006	Please investigate the resident barrier arm; knocked off - Reset barrier arm into cradle;Performed system test- Pass;Trouble-shot Equipment	00066006	6/27/2023

# CBCDD Gate Strike Analysis Report (2022 – Mar 2026)

## Executive Summary

- Gate strikes increased dramatically beginning in 2024, peaking in 2025.
- 30th St Gate accounts for the majority of incidents (~66% in 2025).
- Peak incidents occur between 2 PM – 4 PM, driven by non-resident daytime traffic.
- South Gate shows consistently low incidents, indicating a benchmark configuration.

## Yearly Trends

Year	Total Strikes	YoY Change
2022	58	-
2023	54	-6.9%
<b>2024</b>	<b>133</b>	<b>+146%</b>
<b>2025</b>	<b>351</b>	<b>+164%</b>
2026*	84	Partial Year

## Gate-Level Analysis (2025)

Gate	Strikes	Share
<b>30th St Gate</b>	<b>232</b>	<b>66%</b>
North Gate	113	32%
South Gate	6	2%

## Time-of-Day Analysis

- Peak window: **2 PM – 4 PM** (highest strike frequency)
- High-risk period: **9 AM – 5 PM**
- Low activity overnight (12 AM – 7 AM)

## Likely Root Causes

1. Gate timing and sensor configuration issues
2. High non-resident traffic (deliveries, vendors)
3. Traffic flow and visibility limitations at 30th St Gate
4. Behavioral factors (tailgating, unfamiliar drivers)

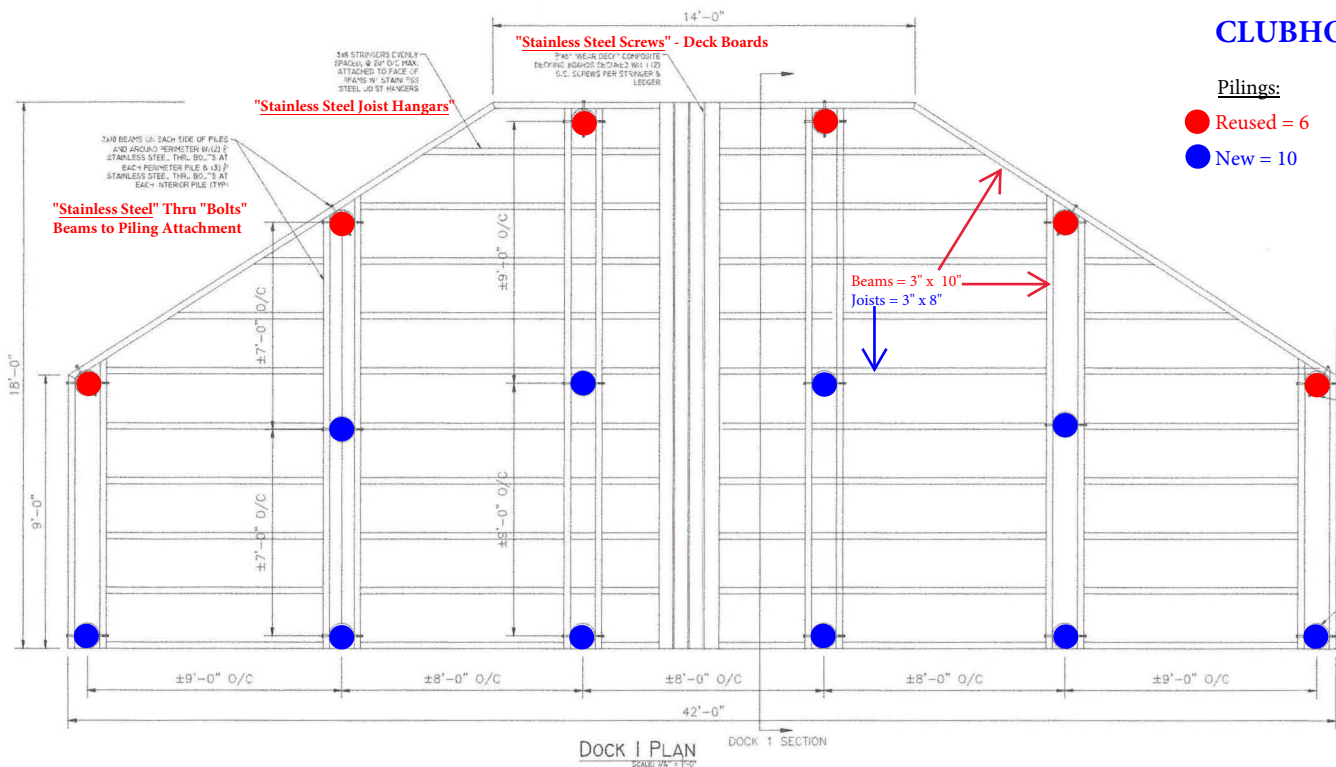
## Recommendations

1. Conduct engineering audit of 30th St Gate (priority)
2. Adjust gate timing during peak hours (2–4 PM)
3. Improve signage and enforcement against tailgating
4. Benchmark South Gate configuration
5. Enhance access control for vendors/deliveries

## Conclusion

The majority of gate strike incidents are concentrated at a single location and time window, indicating a systemic issue rather than random events. Targeted operational and engineering changes can significantly reduce incidents and associated costs.

# CLUBHOUSE DOCK



- Pilings:**
- Reused = 6
  - New = 10

- **Stainless Steel thru-bolts to be used for beam-to-pile attachment**
- **Joist hangers changed from stainless steel to galvanized steel (approved by engineer); notice of approval to be provided if required.**
- **Joist hangers fasteners are not specified (assumed galvanized steel)**
- **1-1/2" Stainless Steel Fasteners for Deck boards (WearDeck)**

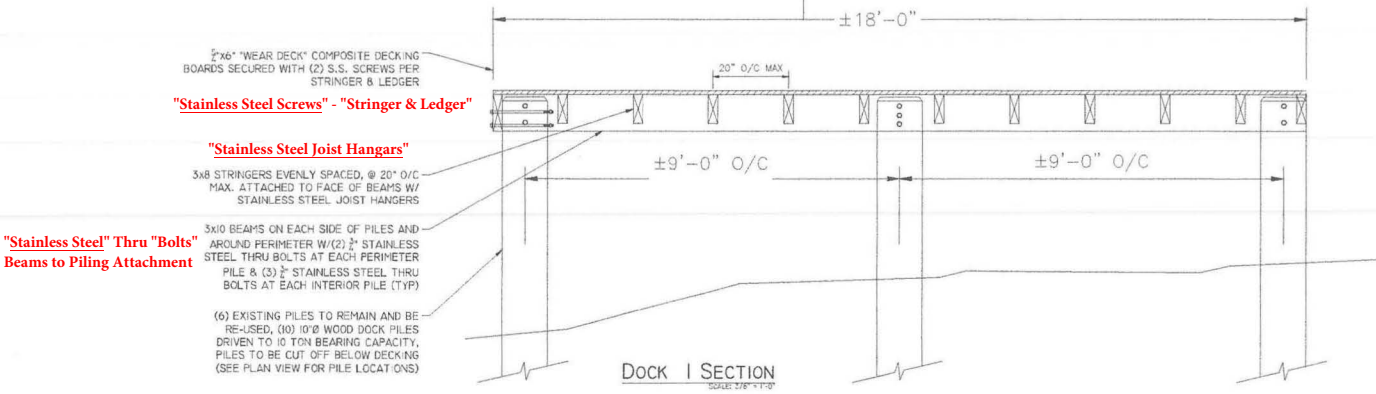
Coral Bay CCD  
3101 SOUTH BAY DRIVE  
MARGATE, FLORIDA

Revisions:


**John H Omslaer** Digitally signed by John H Omslaer  
Date: 2025.07.08 09:38:27 -04'00'

JOHN H. OMSLAER  
PE# 52733

**July 8, 2025**



**Sealed & Signed by Engineer**

This document has been electronically signed and sealed by John H. Omslaer, P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C.

**DOCK 1**

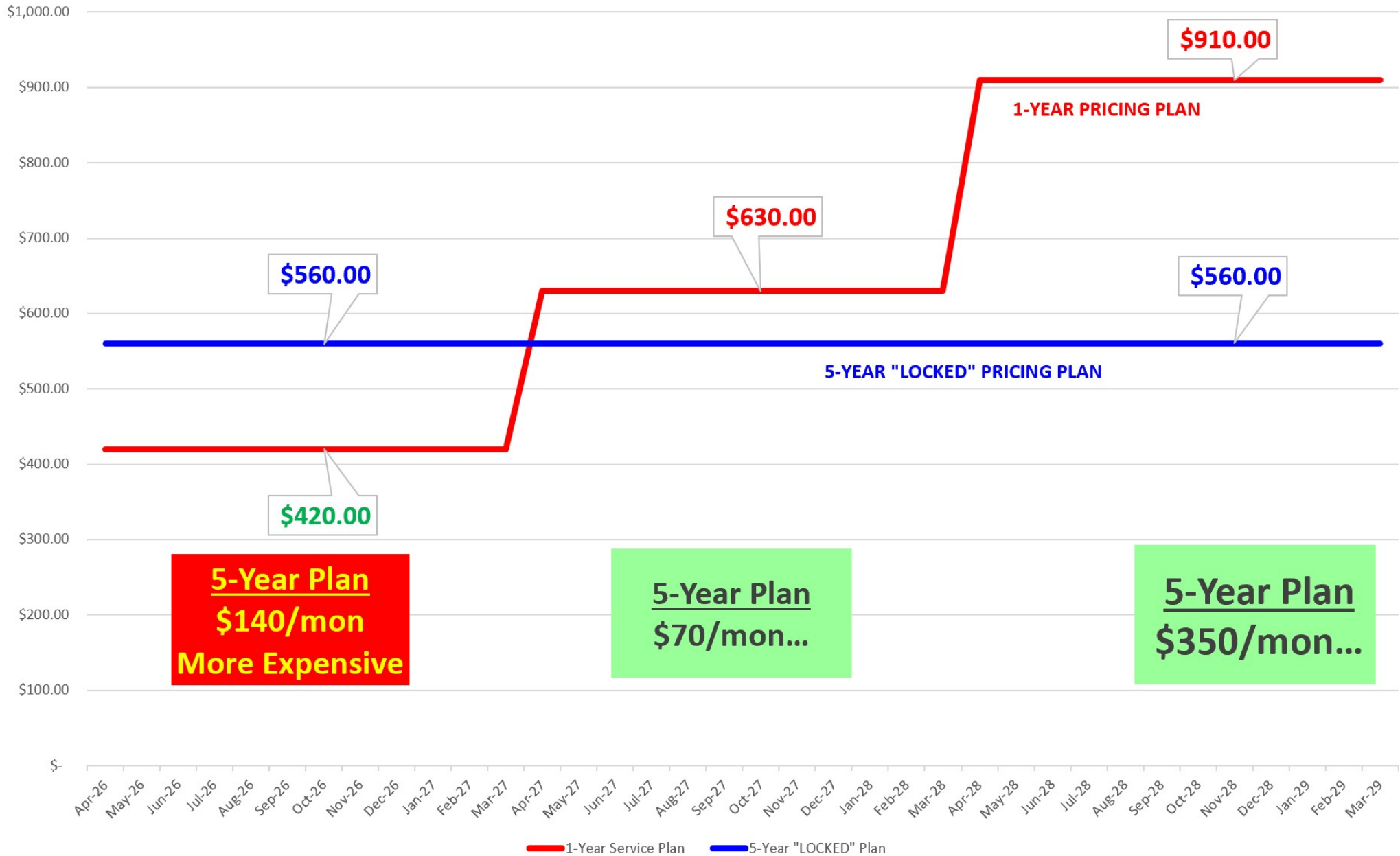
Cadd File Number: SFDS-Coral Bay.dwg  
Scale: as noted

Project Mgr: J.O.	Project No: SFDS-CBay
Design: J.O.	Drawn: F.A.R.
Checked: J.O.	Sheet No: D1
Date: 7/3/25	



# Comcast Internet Services --> Increased 42% over past > 2 years

**ALL Seven (7) Service Sites: 1-Year -vs- 5-Year LOCK Costs**



**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE  
BOARD OF SUPERVISORS OF THE  
CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the [Coral Bay Community Development District](#) will commence at [noon on June 8, 2026](#), and close at [noon on June 12, 2026](#). Candidates must qualify for the office of Supervisor with the [Broward County Supervisor of Elections](#) located at [4650 NW 21st Ave, Fort Lauderdale, FL 33309](#) and the telephone number is [954-357-8683](#). All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the [Broward County](#) Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The [Coral Bay Community Development District](#) has [three seats](#) up for election, specifically [seat #3, seat #4 and seat #5](#). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on [November 3, 2026](#), in the manner prescribed by law for general elections.

For additional information, please contact the [Broward County](#) Supervisor of Elections.

## MEMORANDUM

To: CDD & Special District Manager

From: Patricia Santiago  
Director, Administration

Date: April 27, 2026

Subject: 2026 Candidate Qualifying

In preparation for the upcoming candidate qualifying period for Special Districts and Community Development Districts (CDDs), which begins at **noon on Monday, June 8, 2026, and concludes at noon on Friday, June 12, 2026**, this office would like to provide you with important information to help facilitate a smooth process.

Please share the important information listed below with your candidates.

- The Supervisor of Elections Office will accept and hold qualifying papers beginning **Monday, May 25, 2026** to be processed and filed during the qualifying period.
- [Form DS-DE 9](#) (eff. 09/2023) **Appointment of Campaign Treasurer** is only required for candidates who intend to accept contributions or make expenditures in connection with his/her campaign.
- [Form DS-DE 84](#) (eff. 04/2026) **Statement of Candidate** must be filed within 10 days after filing Form DS-DE 9.
- [Affidavit of Intent](#) is to be completed only if the candidate is not expecting to accept contributions.
- [Form 1 Statement of Financial Interest for 2025](#) must be filed electronically with the Florida Commission on Ethics. A copy must be provided during qualifying.
- [Form DS-DE 302NP-E Corr](#) (eff. 04/2026) **Candidate Oath Non-Partisan Office** (must be properly executed). This form, like all others required, can be downloaded from the Division of Elections website, [Forms - Division of Elections - Florida Department of State](#).
- Special District candidates shall pay a \$25 qualifying fee. The qualifying fee can be paid with a personal check, money order, or cash. Check/money order should be made payable to Broward County Supervisor of Elections.

We hope that this information is helpful to you and your candidates. Please feel free to contact Shameika Williams at Shameika.w@browardvotes.gov should you have any questions regarding qualifying.

**Coral Bay**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Check Register**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b>Checks</b>		
04/22/26	20787-20798	\$ 62,711.59
04/29/26	20799	1,250.00
04/30/26	20800	24,964.00
05/14/26	20801-20810	63,291.94
<b>TOTAL</b>		<b>\$ 152,217.53</b>

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b>ACH</b>		
04/30/26	800049-800055	\$ 1,009.22
<b>TOTAL</b>		<b>\$ 1,009.22</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/22/26	00261	9/30/25 10000437	202509 320-53800-46400	SVCS 09/25 ABM INDUSTRY GROUPS LLC	*	3,448.86	3,448.86 020787
4/22/26	00009	3/31/26 198169	202603 310-51300-31500	SVCS 03/26 BILLING COCHRAN PA	*	5,762.50	5,762.50 020788
4/22/26	00197	4/10/26 10353	202604 320-53800-46507	SVCS 04/26	*	1,047.24	
		4/10/26 10356	202604 320-53800-46507	SVCS 04/26 EAGLE GROUP, INC	*	1,184.16	2,231.40 020789
4/22/26	00053	4/07/26 97169250	202603 310-51300-42000	SVCS 03/03/26 FEDEX	*	3.86	3.86 020790
4/22/26	00001	4/01/26 414	202604 320-53800-34000	FIELD SVCS 04/26	*	4,641.42	
		4/01/26 415	202604 310-51300-34000	MGMT FEE 04/26	*	6,675.00	
		4/01/26 415	202604 310-51300-35100	COMPUTER TIME 04/26	*	83.33	
		4/01/26 415	202604 310-51300-35101	WEB ADMIN 04/26	*	208.33	
		4/01/26 415	202604 310-51300-42000	POSATGE&DELIVERY 04/26	*	25.60	
		4/01/26 415	202604 310-51300-42500	COPIES 04/26 GOVERNMENTAL MANAGEMENT SERVICES	*	96.80	11,730.48 020791
4/22/26	00250	4/02/26 5582	202604 320-53800-46410	REMOVE PALMS/STUMP 04/26	*	1,950.00	
		4/03/26 5584	202604 320-53800-46410	REMOVE PALM 04/26	*	410.00	
		4/03/26 5585	202604 320-53800-46410	CUT DOWN STUMP 04/26	*	230.00	
		4/03/26 5586	202604 320-53800-46410	REMOVE SABAL PALM 04/26	*	730.00	
		4/03/26 5587	202604 320-53800-46410	REMOVE PALM 04/26 JUST CALL JAMES, INC.	*	1,100.00	4,420.00 020792
4/22/26	00195	4/03/26 ARIV1058	202603 310-51300-31100	SVCS 02/27-03/26/26	*	1,982.50	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/26		ARIV1058	202603 320-53800-46513			*	832.50		
		SVCS 02/27-03/26/26							
4/03/26		ARIV1058	202603 320-53800-46405			*	971.25		
		SVCS 02/27-03/26/26							
4/03/26		ARIV1058	202603 310-51300-31100			*	462.50		
		SVCS 02/27-03/26/26							
4/03/26		ARIV1058	202603 320-53800-46611			*	786.25		
		SVCS 02/27-03/26/26							
4/03/26		ARIV1058	202603 320-53800-46419			*	1,202.50		
		SVCS 02/27-03/26/26							
4/03/26		ARIV1058	202603 310-51300-31100			*	277.50		
		SVCS 02/27-03/26/26							
								6,515.00	020793
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4/22/26	00263	4/14/26	15018	202604 320-53800-46420		*	490.00		
			MAINT 04/26						
								490.00	020794
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4/22/26	00185	5/01/26	1357517	202605 320-53800-34501		*	105.00		
			MONITORING 05/01-07/31/26						
								105.00	020795
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4/22/26	00259	4/01/26	38103	202604 320-53800-46202		*	9,441.00		
			LANDSCAPE MAINT 04/26						
		4/01/26	38104	202604 320-53800-46203		*	3,214.00		
			MAINT 04/26						
		4/07/26	38312	202604 320-53800-46409		*	5,949.50		
			LANDSCAPE INSTALL 04/26						
								18,604.50	020796
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4/22/26	00271	4/15/26	1988	202604 320-53800-46407		*	2,741.66		
			MAINT 04/26						
								2,741.66	020797
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4/22/26	00251	4/01/26	105	202604 320-53800-46400		*	3,500.00		
			JANITORIAL SVCS 04/26						
		4/01/26	1355	202604 320-53800-46201		*	3,158.33		
			PORTER SVCS 04/26						
								6,658.33	020798
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4/29/26	00267	4/21/26	0317	202604 320-53800-46000		*	1,250.00		
			DEPOSIT FOR FENCE						
								1,250.00	020799
-----									
4/30/26	00258	4/22/26	102126	202604 320-53800-46611		*	24,964.00		
			30% DUE UPON PILINGS						
								24,964.00	020800
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CBAY **CORAL BAY** JWASSERMAN									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/26	00012	4/03/26	26040903	202603	320	53800	34502		SECURITY SVCS 03/26	*	1,392.00		
		4/17/26	26042414	202604	320	53800	34502		SECURITY SVCS 04/26	*	243.00		
		4/17/26	26042415	202604	320	53800	34502		SECURITY SVCS 04/26	*	1,218.00		
CITY OF MARGATE-POLICE DEPARTMENT												2,853.00	020801
5/14/26	00013	4/21/26	230058-0	202602	320	53800	43100		SVCS 02/26	*	547.19		
		4/21/26	230058-0	202603	320	53800	43100		SVCS 03/26	*	702.19		
		4/21/26	230060-0	202602	320	53800	43100		SVCS 02/26	*	595.24		
		4/21/26	230060-0	202603	320	53800	43100		SVCS 03/26	*	714.59		
		4/21/26	230064-0	202602	320	53800	43100		SVCS 02/26	*	342.59		
		4/21/26	230064-0	202603	320	53800	43100		SVCS 03/26	*	469.69		
		4/21/26	239260-0	202602	320	53800	43100		SVCS 02/26	*	19.11		
		4/21/26	239260-0	202603	320	53800	43100		SVCS 03/26	*	19.11		
CITY OF MARGATE-UTILITIES												3,409.71	020802
5/14/26	00197	4/04/26	10350	202604	320	53800	46507		SVCS 04/26	*	2,091.23		
		4/04/26	10351	202604	320	53800	46507		SVCS 04/26	*	675.37		
		4/16/26	10357	202604	320	53800	46507		SVCS 04/26	*	2,120.87		
		4/26/26	10361	202604	320	53800	46507		SVCS 04/26	*	317.93		
		4/26/26	10362	202604	320	53800	46507		SVCS 04/26	*	1,434.94		
		4/26/26	10363	202604	320	53800	46507		SVCS 04/26	*	297.00		
		5/03/26	10367	202604	320	53800	46507		SVCS 04/26	*	334.89		
		5/03/26	10368	202604	320	53800	46507		SVCS 04/26	*	1,017.75		
EAGLE GROUP, INC												8,289.98	020803
5/14/26	00032	4/30/26	4293	202605	320	53800	46418		SVCS 05/26	*	2,887.50		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/30/26 4294	202604 320-53800-46408	REPLACED CHEM CONTAINER	*	70.00	
				EAST RIVER POOLS AND SPAS, INC.			2,957.50 020804
5/14/26	00017	4/01/26 767142	202605 320-53800-34500	MONITORING 05/26	*	6,279.28	
		4/01/26 767143	202605 320-53800-34500	MONITORING 05/26	*	2,976.75	
				ENVERA SYSTEMS			9,256.03 020805
5/14/26	00053	4/21/26 92636202	202604 310-51300-42000	DELIVERY THRU 04/15/26	*	78.45	
				FEDEX			78.45 020806
5/14/26	00020	4/22/26 042026	202604 320-53800-43000	SVCS 04/26	*	9,098.08	
				FPL			9,098.08 020807
5/14/26	00001	5/01/26 416	202605 320-53800-34000	FIELD SVCS 05/26	*	4,641.42	
		5/01/26 417	202605 310-51300-34000	MGMT FEE 05/26	*	6,675.00	
		5/01/26 417	202605 310-51300-35100	COMPUTER TIME 05/26	*	83.33	
		5/01/26 417	202605 310-51300-35101	WEBSITE ADMIN 05/26	*	208.33	
		5/01/26 417	202605 310-51300-42000	POSTAGE&DELIVERY 05/26	*	14.35	
				GOVERNMENTAL MANAGEMENT SERVICES			11,622.43 020808
5/14/26	00259	4/28/26 38424	202604 320-53800-46404	SVCS CALL 04/26	*	178.00	
		4/30/26 38741	202604 320-53800-46404	IRRIGATION REPAIR 04/26	*	1,060.00	
		5/01/26 38574	202605 320-53800-46202	LANDSCAPE MAINT 05/26	*	9,441.00	
		5/01/26 38575	202605 320-53800-46203	IRRIGATION MAINT 05/26	*	3,214.00	
				SHINTO LANDSCAPING LLC			13,893.00 020809
5/14/26	00198	4/27/26 04272026	202604 320-53800-46401	PEST CONTROL 04/26	*	1,833.76	
				SOUTHERN PLANT AND PEST SERVICES			1,833.76 020810
TOTAL FOR BANK C						152,217.53	
CBAY **CORAL BAY** JWASSERMAN							

AP300R  
\*\*\* CHECK NOS. 020787-020810

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

RUN 5/07/26

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
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TOTAL FOR REGISTER 152,217.53

CBAY \*\*CORAL BAY\*\* JWASSERMAN

AP300R  
 \*\*\* CHECK NOS. 800049-800055

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

RUN 5/07/26

PAGE 1

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/30/26	00234	4/28/26	042026	202604	320	53800	41000		COMCAST - AUTO PAY	*	154.86	154.86	800049
4/30/26	00034	4/28/26	0426	202604	320	53800	41000		COMCAST - AUTO PAY	*	137.90	137.90	800050
4/30/26	00173	4/28/26	0426	202604	320	53800	41000		COMCAST - AUTO PAY	*	142.90	142.90	800051
4/30/26	00174	4/28/26	042026	202604	320	53800	41000		COMCAST - AUTO PAY	*	137.90	137.90	800052
4/30/26	00175	4/28/26	042026	202604	320	53800	41000		COMCAST - AUTO PAY	*	137.90	137.90	800053
4/30/26	00176	4/28/26	042026	202604	320	53800	41000		COMCAST - AUTO PAY	*	142.90	142.90	800054
4/30/26	00233	4/28/26	042026	202604	320	53800	41000		COMCAST - AUTO PAY	*	154.86	154.86	800055
TOTAL FOR BANK Z											1,009.22		
TOTAL FOR REGISTER											1,009.22		

CBAY \*\*CORAL BAY\*\* JWASSERMAN

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

***Unaudited Financial Reporting***  
***April 30, 2026***



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**Coral Bay**  
**Community Development District**  
**Balance Sheet**  
**April 30, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Account	\$ 84,176	\$ -	\$ 84,176
<b>Investments:</b>			
State Board of Administration	885,148	-	885,148
BankUnited Money Market	141,464	-	141,464
Electric Deposits	218	-	218
<b>Total Assets</b>	<b>\$ 1,111,007</b>	<b>\$ (0)</b>	<b>\$ 1,111,007</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 26,766	\$ -	\$ 26,766
Deposits	460	-	460
<b>Total Liabilities</b>	<b>\$ 27,226</b>	<b>\$ -</b>	<b>\$ 27,226</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	(0)	(0)
Assigned for:			
Security Services	60,605	-	60,605
Capital Reserves	20,500	-	20,500
Unassigned	1,002,458	-	1,002,458
<b>Total Fund Balances</b>	<b>\$ 1,083,781</b>	<b>\$ (0)</b>	<b>\$ 1,083,781</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,111,007</b>	<b>\$ (0)</b>	<b>\$ 1,111,007</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended April 30, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	4/30/26	4/30/26	Variance	5 Months	9/30/26	Variance
<b>Revenues:</b>							
Special Assessments - On Roll	\$ 1,618,089	\$ 1,618,089	\$ 1,583,615	\$ (34,474)	\$ 34,474	\$ 1,618,089	\$ -
Interest Income	15,000	8,750	18,962	10,212	10,836	29,798	14,798
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Miscellaneous Income	-	-	500	500	-	500	500
Transponders/Stickers	4,000	2,333	4,725	2,392	1,350	6,075	2,075
<b>Total Revenues</b>	<b>\$ 1,639,589</b>	<b>\$ 1,631,672</b>	<b>\$ 1,610,660</b>	<b>(\$21,013)</b>	<b>\$ 46,660</b>	<b>\$ 1,657,319</b>	<b>\$ 17,730</b>
<b>Expenditures:</b>							
<b>General and Administrative:</b>							
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,800	\$ 200	\$ 5,000	\$ 11,800	\$ 200
FICA Expense	918	536	520	15	383	903	15
Engineering	45,000	26,250	13,436	12,814	22,500	35,936	9,064
Attorney	50,000	29,167	27,178	1,989	25,000	52,178	(2,178)
Commissions/Tax Collector	18,849	18,849	17,814	1,035	409	18,223	626
Annual Audit	3,500	2,042	-	2,042	3,500	3,500	-
Trustee Fees	3,500	2,042	-	2,042	3,500	3,500	-
Management Fees	80,100	46,725	46,725	(0)	33,375	80,100	-
Information Technology	1,000	583	583	0	417	1,000	-
Website Administration	2,500	1,458	1,458	0	1,042	2,500	-
Postage and Delivery	2,500	1,458	746	713	1,250	1,996	504
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	875	541	334	750	1,291	209
Legal Advertising and Other	4,000	2,333	1,094	1,240	2,000	3,094	906
Office Supplies	300	175	0	175	25	25	275
Dues, Licenses	175	175	175	-	-	175	-
<b>Total General and Administrative</b>	<b>\$ 315,173</b>	<b>\$ 228,999</b>	<b>\$ 200,545</b>	<b>\$ 28,454</b>	<b>\$ 99,150</b>	<b>\$ 299,695</b>	<b>\$ 15,478</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended April 30, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	4/30/26	4/30/26	Variance	5 Months	9/30/26	Variance
<b><u>Operations and Maintenance</u></b>							
Field Management Fees	\$ 55,697	\$ 32,490	\$ 32,490	\$ 0	\$ 23,207	\$ 55,697	\$ -
Contractual-Security	111,072	64,792	64,792	0	46,280	111,072	-
Contractual-Security Equipment	51,150	29,837	29,837	-	21,312	51,150	-
Security Patrols	37,000	21,583	15,227	6,356	18,500	33,727	3,273
Parking Enforcement	8,400	4,900	1,400	3,500	7,000	8,400	-
Fire and Security System Monitoring	500	292	210	82	210	420	80
Telephone	12,000	7,000	7,015	(15)	5,045	12,060	(60)
Water and Sewer	18,000	10,500	11,561	(1,061)	9,906	21,467	(3,467)
Electric	107,625	62,781	64,081	(1,299)	45,772	109,852	(2,227)
Pest Control	22,725	13,256	13,336	(80)	9,169	22,505	220
Community Maintenance	175,857	102,583	104,583	(2,000)	71,274	175,857	-
Porter Services	39,416	22,993	18,950	4,043	18,950	37,900	1,516
Other Maintenance	12,000	7,000	2,350	4,650	9,650	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	20,417	27,833	(7,416)	14,583	42,416	(7,416)
Wall Maintenance and Repair	3,000	3,000	11,795	(8,795)	-	11,795	(8,795)
Park and Pool Maintenance/Repair	50,000	29,167	14,218	14,949	25,000	39,218	10,782
Pool Maintenance - Contract	31,500	18,375	17,900	475	14,438	32,338	(838)
Janitorial	43,042	25,108	21,000	4,108	21,000	42,000	1,042
Iguana Removal	5,880	3,430	3,430	-	2,450	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	23,333	39,820	(16,487)	180	40,000	-
Mulch	5,000	5,000	15,138	(10,138)	-	15,138	(10,138)
Landscape Replacement/Removals	45,000	26,250	13,650	12,601	31,351	45,000	-
Storm Cleanup	-	-	2,700	(2,700)	-	2,700	(2,700)
Lake Maintenance/Repair	35,268	20,573	17,247	3,326	15,966	33,213	2,055
Fountain Maintenance/Repair	1,000	583	516	67	484	1,000	0
Drainage Maintenance	26,000	15,167	4,250	10,917	21,750	26,000	-
Road Maintenance/Repair	20,000	11,667	20,235	(8,568)	-	20,235	(235)
Sidewalk Maintenance/Repair	20,000	11,667	22,000	(10,333)	-	22,000	(2,000)
Sign Maintenance/Repair	10,000	5,833	-	5,833	10,000	10,000	-
Pressure Cleaning	41,000	28,967	28,967	-	12,033	41,000	-
Electrical Repair and Replacement	26,000	15,167	29,247	(14,081)	10,833	40,081	(14,081)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	9,333	2,289	7,044	13,711	16,000	-

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended April 30, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	4/30/26	4/30/26	Variance	5 Months	9/30/26	Variance
<b><u>Operations and Maintenance (Continued)</u></b>							
Major Projects:	180,000	105,000	156,648	(51,648)	23,352	180,000	-
Clubhouse - Dock Extension	-	-	89,817	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement	-	-	18,800	-	-	-	-
Tennis Court Remediation/Resurfacing	-	-	1,341	-	-	-	-
<b>Total Operations and Maintenance</b>	<b>\$ 1,317,747</b>	<b>\$ 774,139</b>	<b>\$ 830,811</b>	<b>\$ (56,672)</b>	<b>\$ 519,501</b>	<b>\$ 1,350,311</b>	<b>\$ (32,564)</b>
<b>Total Expenditures</b>	<b>\$ 1,632,920</b>	<b>\$ 1,003,138</b>	<b>\$ 1,031,356</b>	<b>\$ (28,218)</b>	<b>\$ 618,651</b>	<b>\$ 1,650,006</b>	<b>\$ (17,086)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,669</b>	<b>\$ 628,535</b>	<b>\$ 579,304</b>	<b>\$ 7,205</b>	<b>\$ (571,991)</b>	<b>\$ 7,313</b>	<b>\$ 34,816</b>
<b><u>Other Financing Sources/(Uses):</u></b>							
Transfer In/(Out)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ -	\$ 18,279	\$ 18,279
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,279</b>	<b>\$ 18,279</b>	<b>\$ -</b>	<b>\$ 18,279</b>	<b>\$ 18,279</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,669</b>	<b>\$ 628,535</b>	<b>\$ 597,583</b>	<b>\$ 25,484</b>	<b>\$ (571,991)</b>	<b>\$ 25,592</b>	<b>\$ 53,096</b>
<b>Fund Balance - Beginning</b>	<b>\$ 506,557</b>		<b>\$ 486,198</b>			<b>\$ 486,198</b>	
<b>Fund Balance - Ending</b>	<b>\$ 513,226</b>		<b>\$ 1,083,781</b>			<b>\$ 511,790</b>	

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

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	4/30/26	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	1,341	1,341	166,036
Clubhouse - New Lake Fountain	-	-	-	50,000
Clubhouse - Addition of Pool Heater	-	-	-	59,000
Clubhouse/Peninsula Park - Dock Extensions	17,198	89,817	123,411	140,609
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>\$ 156,648</b>	<b>\$ 198,012</b>	<b>\$ 1,197,715</b>

\* Estimates are in process

# Coral Bay

## Community Development District

### General Fund Forecast Comments

For The Period Ended April 30, 2026

<b>REVENUES</b>	<b>PROJECTION METHOD</b>	<b>COMMENTS</b>
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 April hasn't been received.
Engineering Fees	Budget to Actual	Invoice for April 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 - April 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 April 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 April 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 April 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 April 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 April 30, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	4/30/26	4/30/26	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 1,134	\$ 1,134
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,134</b>	<b>\$ 1,134</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>\$ (86,464)</b>	<b>\$ 1,134</b>
<b>Other Financing Sources/(Uses):</b>				
Other Fees	\$ -	\$ -	\$ (1,700)	\$ (1,700)
Transfer Out	-	-	(18,279)	(18,279)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (19,979)</b>	<b>\$ (19,979)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (89,675)</b>	<b>\$ (87,338)</b>	<b>\$ (106,443)</b>	<b>\$ 1,134</b>
<b>Fund Balance - Beginning</b>	<b>\$ 106,442</b>		<b>\$ 106,442</b>	
<b>Fund Balance - Ending</b>	<b>\$ 16,767</b>		<b>\$ (0)</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	\$ 46,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,583,615
Interest Income	1,186	617	1,579	4,595	3,784	3,885	3,315	-	-	-	-	-	18,962
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Miscellaneous Income	-	-	-	-	-	100	400	-	-	-	-	-	500
Transponders/Stickers	-	1,225	-	-	1,470	-	2,030	-	-	-	-	-	4,725
<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>\$ 52,082</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,610,660</b>

<b>Expenditures:</b>													
<b>General and Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,800
FICA Expense	77	77	77	77	77	61	77	-	-	-	-	-	520
Engineering	2,445	2,901	900	1,058	3,410	2,723	-	-	-	-	-	-	13,436
Attorney	4,113	5,393	4,875	3,003	4,033	5,763	-	-	-	-	-	-	27,178
Commissions/Tax Collector	-	1,191	15,616	247	170	133	457	-	-	-	-	-	17,814
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	6,675	6,675	6,675	-	-	-	-	-	46,725
Information Technology	83	83	83	83	83	83	83	-	-	-	-	-	583
Website Administration	208	208	208	208	208	208	208	-	-	-	-	-	1,458
Postage and Delivery	85	170	50	74	168	91	108	-	-	-	-	-	746
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	61	97	-	-	-	-	-	541
Legal Advertising and Other	143	180	179	64	177	183	168	-	-	-	-	-	1,094
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>\$ 16,780</b>	<b>\$ 8,873</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,545</b>

<b>Operations and Maintenance</b>													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,490
Contractual-Security	9,256	9,256	9,256	9,256	9,256	9,256	9,256	-	-	-	-	-	64,792
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	4,262	4,262	-	-	-	-	-	29,837
Security Patrols	1,426	1,983	3,038	1,856	2,679	2,784	1,461	-	-	-	-	-	15,227
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	-	-	-	-	-	210
Telephone	993	993	993	1,009	1,009	1,009	1,009	-	-	-	-	-	7,015
Water and Sewer	1,148	3,307	1,911	1,786	1,504	1,906	-	-	-	-	-	-	11,561
Electric	9,049	8,489	8,726	9,895	9,688	9,137	9,098	-	-	-	-	-	64,081
Pest Control	2,234	1,934	1,834	1,834	1,834	1,834	1,834	-	-	-	-	-	13,336
Community Maintenance	12,655	20,654	12,655	12,655	12,655	20,654	12,655	-	-	-	-	-	104,583
Porter Services	3,158	3,158	3,158	3,158	3,158	3,158	-	-	-	-	-	-	18,950
Other Maintenance	-	-	-	-	1,100	-	1,250	-	-	-	-	-	2,350
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	2,850	3,246	1,238	-	-	-	-	-	27,833
Wall Maintenance and Repair	2,868	740	3,378	3,099	740	971	-	-	-	-	-	-	11,795
Park and Pool Maintenance/Repair	5,015	150	2,568	3,782	2,288	345	70	-	-	-	-	-	14,218
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	1,925	2,888	-	-	-	-	-	17,900
Janitorial	3,500	3,500	3,500	3,500	3,500	3,500	-	-	-	-	-	-	21,000
Iguana Removal	490	490	490	490	490	490	490	-	-	-	-	-	3,430
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	2,700	4,420	-	-	-	-	-	39,820

**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	-	-	-	-	5,950	-	-	-	-	-	13,650
Storm Cleanup	-	1,400	1,300	-	-	-	-	-	-	-	-	-	2,700
Lake Maintenance/Repair	1,443	5,161	2,661	2,661	2,661	2,661	-	-	-	-	-	-	17,247
Fountain Maintenance/Repair	113	81	81	81	81	81	-	-	-	-	-	-	516
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	1,943	14,000	833	-	-	-	-	-	20,235
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	10,521	-	-	-	-	-	29,247
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	26,953	-	-	-	-	-	156,648
<b>Subtotal Field Expenditures</b>	<b>\$ 131,376</b>	<b>\$ 158,493</b>	<b>\$ 80,198</b>	<b>\$ 97,211</b>	<b>\$ 121,896</b>	<b>\$ 142,807</b>	<b>\$ 98,829</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 830,811</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 131,376</b>	<b>\$ 158,493</b>	<b>\$ 80,198</b>	<b>\$ 97,211</b>	<b>\$ 121,896</b>	<b>\$ 142,807</b>	<b>\$ 98,829</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 830,811</b>
<b>Total Expenditures</b>	<b>\$ 229,969</b>	<b>\$ 176,549</b>	<b>\$ 109,897</b>	<b>\$ 109,725</b>	<b>\$ 137,926</b>	<b>\$ 159,587</b>	<b>\$ 107,702</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,031,356</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>\$ (115,695)</b>	<b>\$ (142,223)</b>	<b>\$ (55,620)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 579,304</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ 17,407						\$ 18,279
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 872</b>	<b>\$ 17,407</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,279</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>\$ (115,695)</b>	<b>\$ (141,351)</b>	<b>\$ (38,212)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 597,583</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**

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
04/10/26	3/1/26-3/31/26	45,612.89	5.53	456.07	-	45,151.29	45,151.29	45,151.29
04/24/26	INTEREST	-	-	-	728.52	728.52	728.52	728.52
<b>TOTAL</b>		<b>\$ 1,644,545.93</b>	<b>\$ 62,591.42</b>	<b>\$ 15,819.54</b>	<b>\$ 1,659.98</b>	<b>\$ 1,567,794.95</b>	<b>\$ 1,567,794.95</b>	<b>\$ 1,567,794.95</b>

<b>97.57%</b>	<b>Percent Collected</b>
<b>\$ 40,962.33</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 Billing	Aug-25	Oct-25	Jan-26	IN-PROGRESS	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 <u>Schedule Regular Lake Service</u> <b><i>May 7th and 26th</i></b>	Contracted
2	Indian Key Culvert Repair	Nov-26	Dec-26	-	IN-PROGRESS	In Permitting Status	\$28,110
3	Broward County South Canal Maintenance Update	Aug-26	-	-	PENDING	<b><u>Board Direction</u></b> Broward County Requests for District to Maintain.	N/A
4	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 at CH & Penn Pk <b><u>In Progress</u></b> <b>Phase 6</b> - Deck Installation - (4-8 weeks) <b><u>Not in Contracted</u></b> <b>Railings</b> - Pending Specifications for Proposals	\$103,372
<b><u>LANDSCAPING</u></b>							

1	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
2	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	911 Comm. Holiday Lights/GFI Inspection Proposal	Apr-26	-	-	PENDING	<b>Board Review - See Tab B</b>	\$6,200
2	SBD Entrance Deco Coach Light Vehicle Damage	Mar-26	Mar-26	-	PENDING	Pending MPD Report	
3	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	MPD Investigation In Progress	
4	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. - Contacted Envera to remove or bury conduit	N/A
5							
6	Peninsula Park Damaged Light Pole Replacement	Feb-26	-	-	PENDING	Reported to the Insurance Company Obtained One Proposal Pending add 'l' Proposals	N/A
7	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	-	IN-PROGRESS	Insurance is working on Claim.	\$18,800
8	Found Bicycles Procedure	Dec-25	-	-	PENDING	Found 4 Bicycles Pending MPD update & after, District Counsel.	N/A

						<b><u>Pool Furniture</u></b> (Purchase - Refurbish - Dispose) <b>Phase 1 - Separated Furniture - (Completed)</b> <b>Phase 2 - Obtaining Addi'll Proposals</b> <b><u>Patio Contract</u></b> \$413.53 Lounges / \$199.33 Chairs <b>An update will be provided at the Board meeting.</b> <b><u>Tabled</u></b> <b>Phase 3 - Dispose of non-repairable furniture</b>	
9	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	-	IN-PROGRESS		N/A
10	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Pending updated specifications to obtain proposals.	TBD
<b><u>90 DAYS HISTORY OF COMPLETED, CLOSED, &amp; TABLED ITEMS</u></b>							
1	Peninsula Park Bike Rack Painting	Feb-26	Mar-26	-	COMPLETED	-	N/A
2	Quarterly Pool Facilities Pressure Cleaning	Mar-26	Mar-26	-	COMPLETED	-	N/A
3	Islamorada, Port Antigua, Fay's Cove, & 30th St, Vandalism of Lights Repairs	Mar-26	Mar-26	-	COMPLETED	-	N/A
4	Peninsula Park Safety Removal and Trimming	Mar-26	Mar-26	-	COMPLETED	-	\$1,950
5	Remove Tot Lot and Clubhouse Palms	Mar-26	Mar-26	-	COMPLETED	-	\$410
6	Install Annual Spring Mulch	Mar-26	Mar-26	-	COMPLETED	-	\$5,950
7	Install Playground Mulch at Tot Lot & North Bay Park	Feb-26	Mar-26	-	COMPLETED	-	\$8,105
8	Quarterly Tot Lot/30th St. Preserve & Maintenance	Mar-26	Mar-26	Mar-26	COMPLETED	-	\$2,700
9	30th Street Swing Gate Repairs	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
10	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	Jan-26	Mar-26	COMPLETED	-	\$14,000
11	Sidewalk Inspections/Repairs	Apr-24	Jan-26	Feb-26	COMPLETED	-	\$22,000
12	Drone Easement Inspection Report	Aug-25	Nov-25	Jan-26	COMPLETED	-	\$1,200
13	NBD Click to Enter Repair	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
14	New Pool Lift Bracket	Feb-26	Feb-26	Mar-26	COMPLETED	-	\$36
15	Clubhouse Main Gate Lock Replacement	Feb-26	Feb-26	Mar-26	COMPLETED	-	N/A
16	Pool Lift Maintenance/New Cover-Batteries-Charger	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$1,639
17	Electrical Community Repairs	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$1,737
18	Industrial Divers - Bridge Culverts & Weir Inspection	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$4,250
19	Pressure Clean Addi'll Mold/Mildew Common Areas	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$3,450
20	Paint North Bay and South Bay Dr Wall Markings	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
21	Flush Cut 2 Dead Queen Palms	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$800
22	Paint Peninsula Park Restroom Doors	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
23	Repair broken NBD Flag Cable	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
24	Peninsula Park Removal of 2 Dead Queen Palms	Jan-26	Jan-26	Feb-26	COMPLETED	-	\$800

25	Islamorada Circle Wall Damage	Sep-25	Sep-25	Feb-26	COMPLETED	-	\$18,800
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## Waterway Inspection Report

**General Information:**

Date	4-13-26
Location	Coral Bay

**Technician(s):**

Joey

**Weather Conditions:**

Temperature	78	Wind Speed	5-15	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
Can1	✓	✓	✓		✓	✓	✓	✓	✓	Low
Can2	✓	✓	✓		✓	✓	✓	✓	✓	Low

**Wildlife Observations:**

Birds, Ducks, Fish

**Comments:**

Today we treated for surface/bottom algae & shoreline grasses. Water levels are low at this time. All fountains are working at full capacity. We also picked up a lot of debris from both canals. (Think it's flowing in from somewhere) more than usual.



















## Waterway Inspection Report

### General Information:

Date	4-22-26
Location	Coral Bay

### Technician(s):

Joey

### Weather Conditions:

Temperature	75	Wind Speed	5-15	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
1	✓		✓							Norm
C-1	✓	✓	✓			✓			✓	Norm
C-2	✓	✓	✓			✓			✓	Norm

### Wildlife Observations:

Birds, Fish, Ducks

### Comments:

Today we spot treated for surface algae and picked up heavy debris from both canals. All fountains are working at full capacity. Water levels are up from last treatment.



















## 911 Commercial Cleaning PROPOSAL

6344 Ocean Dr

Margate FL, 33063 United States

Phone: (888)500-9110

Email: 911commercialcleaningcorp@gmail.com

PROPOSAL

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**Bill To:** Coral Bay Community CDD

3101 S Bay Dr, Margate, FL 33065

**Date of Service:** 00/00/0000

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### Description of Services Provided

Service	Description	Amount
Christmas Lights Inspection & Maintenance Service	This service includes the daily inspection and basic maintenance of all Christmas lighting throughout Coral Bay, with special attention to the main entrance and high-visibility areas. The goal is to ensure all holiday lighting is functioning properly, maintaining a safe, festive, and visually appealing environment for residents and visitors during the holiday season.	62 days  \$100 per day

### SCOPE OF WORK:

- Perform daily inspections of all Christmas lights throughout Coral Bay from **November 15 to January 15**
- Ensure all lighting is turned on and functioning properly, especially at the **main entrance and key areas**
- Identify and report any non-functioning or damaged lights using the **Christmas Light Map**
- Reset **GFI outlets** as needed to restore lighting functionality
- Notify management of any issues requiring repairs beyond basic troubleshooting
- Maintain consistency in lighting operation to ensure full illumination each evening

**Total Due:** \$00.00

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

Thursday, April 9, 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; Robert McCormick, resident, and several residents in attendance in any format.

## 1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:13)

## 2. Presentations/Reports

*(No presentations were scheduled for this meeting)*

## 3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:12)

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

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

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

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

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

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

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

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

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

## 5. Discussion of:

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

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

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

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

**B. Loan for District’s Major Projects**

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

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

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

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

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

Tape time: 0:57:49

## 6. Ratification of:

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

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

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

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

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: Ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments was approved

Tape time: 1:08:45

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

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

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

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

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

## 7. Update on:

### A. Holiday Lighting Agreement matter

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

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

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

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

VOTE: All in favor

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

Tape time: 1:23:54

**B. Envera Invoice Matter**

*(This item was inadvertently skipped over at this time)*

**C. Status of Loan from Regions**

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

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

**B. Envera Invoice Matter**

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

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

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

## **8. Staff Reports**

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

### **A. Attorney**

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

### **B. Engineer**

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

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

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

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

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

### **C. Treasurer**

#### **1) Approval of Check Run Summary and Invoices**

#### **2) Approval of Unaudited Financials**

(A copy of the unaudited financials was enclosed)

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

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

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Check Run Summary and the Unaudited financials were approved
Tape time: 2:05:07	

**D. Field Manager – Monthly Report**

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

Mr. Padilla (Tape Time: 2:06:03) gave a brief update on several pending and in-progress items listed on his field manager’s report relating to lakes and canals, landscaping and community items. Also made a few comments on the City of Margate Police Department trespass program.

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

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

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

RESULT: Authorizing the execution of the expired agreement with the City of Margate Police Department for the Trespass Program was approved

Tape time: 2:08:01

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

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

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

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

MOTION: To authorize approval of the Islamorada Circle wall damage insurance claim and the sworn statement of loss with a \$500 deductible, making the total payment to the District of \$18,300 and authorizing the appropriate District officials to execute the document

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: Authorizing the approval of the Islamorada Circle wall damage insurance claim and the sworn statement of loss with a \$500 deductible, making the total payment to the District of \$18,300 and

authorizing the appropriate District officials to execute the document  
was approved

Tape time: 2:31:05

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

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

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

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

## **9. Old Business**

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

## **10. New Business**

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

# 11. Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman