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

Thursday, July 9, 2026	Coral Bay Recreation Center
7:00 p.m.	3101 South Bay Drive, Margate, Florida

Call to Order

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

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

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; 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: 0:00:32)

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: 0:01:23)

Mr. McCormick (Tape Time: 0:01:28) asked if there was a maintenance schedule for painting the yellow lines within in the community or was that on an as-needed basis.

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Mr. Hall (Tape Time: 0:02:04) stated he believed it was on an as-needed basis and there wasn't any particular schedule.

Mr. Spavento (Tape Time: 0:02:11) stated they were in the middle of that particular project.

Mr. Gieger (Tape Time: 0:02:14) also stated he had been asked about the painting last year, but he was in the middle of analyzing everything and was also sidetracked because of the bond stuff, and so that actually got put on hold because of those things. He also stated at the last meeting, Mr. Spavento requested him to go back to that and he is looking into it, however, there is so much to be done, it's not just a patch here or there; it's the whole community, so it is on his list of things to do.

Mr. Hall asked if there were any other audience comments (Tape Time: 0:03:09)

A resident from Mallory Harbor (Tape Time: 0:03:12) made a comment relating to 911 Commercial Cleaning.

Mr. Hall then asked if there were any Supervisor's comments at this time. (Tape Time: 0:03:49) (There were no other comments at this time)

4. Consent Agenda

A. Approval of the Minutes of the June 11, 2026 Meeting
B. Approval of Check Run Summary
C. Approval of Unaudited Financials

Mr. Hall (Tape Time: 0:03:56) stated unless there were any comments or questions, he would ask for a motion to approve the June 11, 2026 meeting minutes, the check run summary and the unaudited financials all in one motion.

MOTION:	Approve the Minutes of the June 11, 2026 Meeting, the Check Run Summary and the Unaudited Financials
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The June 11, 2026 Meeting Minutes, the Check Run Summary and the Unaudited Financials were approved

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Tape time:	0:04:14

5. Approval of:
A. Second Amendment to Services Agreement (Landscaping and Disaster Response) with Shinto Landscaping, LLC
B. Second Amendment to Services Agreement (Irrigation) with Shinto Landscaping, LLC

Mr. Hall (Tape Time: 0:04:52) moved on to item No. 5A and 5B, second amendment to services agreement, landscaping and disaster response, and irrigation with Shinto Landscaping, LLC, and asked Mr. Gill to present these two items.

Mr. Gill (Tape Time: 0:05:07) gave a brief explanation of these items stating these were agreements the Board had previously approved at the last meeting.

Ms. Smoker (Tape Time: 0:05:15) also made a few additional comments and gave a brief explanation as well.

(At this point (Tape Time: 0:06:01) a discussion was held among the Board members and Ms. Smoker relating to this item)

MOTION:	Approve the Second Amendment to Services Agreement for (Landscaping & Disaster Response) and also the Second Amendment to Services Agreement (Irrigation) with Shinto Landscaping, LLC
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Second Amendment to Services Agreement for (Landscaping & Disaster Response) and also the Second Amendment to Services Agreement (Irrigation) with Shinto Landscaping, LLC was approved
Tape time:	0:06:17

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6. Ratification of Second Amendment to Services Agreement (Annuals) with Shinto Landscaping, LLC

Mr. Hall (Tape Time: 0:06:43) moved to item No. 6, ratification of second amendment to services agreement (annuals) with Shinto Landscaping.

Ms. Smoker (Tape Time: 0:06:44) stated this agreement was already executed so it would just be a ratification of the second amendment to services and asked for a motion to ratify.

MOTION:	To ratify the Second Amendment to Services Agreement (Annuals) with Shinto Landscaping, LLC
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Ratifying the Second Amendment to Services Agreement (Annuals) with Shinto Landscaping, LLC was approved
Tape time: 0:06:55	

7. Update on the Closing of the Loan with Regions Bank and Discussing Projects it will Fund

Mr. Hall (Tape Time: 0:07:36) moved on to item No. 7, update on closing of the loan with Regions Bank and discussing projects it will fund and asked Ms. Hagen for an update.

Ms. Hagen (Tape Time: 0:07:46) gave a brief update on the closing of the loan with Regions Bank and the strategy behind the 6-month loan repayment rate and schedule. She also made a few additional comments on some other items related to this issue as well.

8. Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Hall (Tape Time: 0:09:51) moved to item No. 8 and stated this was a clean audit and unless the Board had any comments or questions he would ask for a motion to accept the audit for fiscal year ending September 30, 2025.

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MOTION:	To accept the Audit for Fiscal Year ending September 30, 2025
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The Audit for Fiscal Year ending September 30, 2025 was approved
Tape time: 0:10:18	

9. Consideration of Margate Police Department Off-Duty Officer Rate Increase

Mr. Hall (Tape Time: 0:10:41) moved on to item No. 9, consideration of Margate Police Department off-duty officer rate increase and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time: 0:10:54) stated that every year, the Margate Police Department increases their rates. However, due to the City's schedule, they are not able to inform the District prior to the District working on the CDD's budget for the next fiscal year. He also stated this was their annual increment for their off-duty police officers.

(At this point (Tape Time: 0:11:09) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to this item)

MOTION:	To approve the Margate Police Department Off-Duty Officer rate increase and authorize the proper District officials to execute the document
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The Margate Police Department Off-Duty Officer rate increase and also authorizing for the proper District officials to execute the document was approved

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Tape time: 0:11:45

10. Discussion of:

A. Dock Railing RFQ
B. Final Invoice June 18, 2026
C. As-built Construction Deviation with Engineered Design

Mr. Hall (Tape Time: 0:13:31) moved to item No. 10A, discussion of the dock railing RFQ.

Mr. Mizusawa (Tape Time: 0:13:39) requested to move down to item B first, the June 18, 2026 final invoice from South Florida Dock & Seawall. *(The Board had no objection to Mr. Mizusawa's request)*

Mr. Mizusawa (Tape Time: 0:13:51) then gave a brief summary relating to the final invoice for June 18, 2026 with South Florida Dock & Seawall and stated the docks were completed, all the inspections were done and passed, the completion was posted on the building department's website, and this was the final invoice. He also stated that on the invoice it stated reimbursement for dumpster used by the community in the amount of $650 which was not part of the original contract, but since it was observed by Mr. Padilla and Mr. Burgess that some residents within the community were making use of the dumpster, Mr. Mizusawa had no problem approving this particular invoice as submitted. Mr. Mizusawa also made some additional comments relating to this item, as well as item C, the as-built construction deviation from the original engineered design by the contractor He supported his comments by referencing the design drawing that was included in the agenda package.

(At this point (Tape Time: 0:22:24) a discussion was held among the Board members, Mr. Mizusawa, Mr. Geiger and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 0:27:23) requested Mr. Mizusawa to forward all his electronic documentation to him so he could forward that on to the City Building Official via email, and also copy Mr. Gill. Mr. Hall added that if the Building Official had any questions, he could contact Mr. Mizusawa to discuss the matter further) (Mr. Mizusawa agreed with Mr. Hall's request) (The Board agreed to table action on the final invoice until feedback from the City was received relating to the as-built construction design deviation)

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A. Dock Railing RFQ (Cont.)

Mr. Hall (Tape Time: 0:44:05) moved back to item No. 10A, discussion of the dock railing RFQ and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 0:44:10) then gave a presentation relating to the dock railing RFQ and also referenced the vendor requirement compliance check list that was provided in the agenda package. He stated the drawings submitted last month by the vendor were basically inaccurate for the clubhouse due to the as-built design deviation. Mr. Mizusawa also made a few additional comments relating to communicating with potential contractors and vendors on future projects.

(At this point (Tape Time: 1:03:12) a discussion was held among the Board members, Mr. Mizusawa, Mr. Gill and Ms. Smoker relating to this item)

D. Holiday Outdoor Décor Quote for Banner Purchase for 2026 – 9 Holidays

Mr. Hall (Tape Time: 1:23:15) moved down to item No. 10D, discussion of Holiday Outdoor Décor quote for banner purchase for 2026 – 9 holidays, and asked the Board for any comments or discussion relating to the quote included in the agenda package.

Mr. Padilla (Tape Time: 1:24:07) also gave a brief summary relating to the quote provided by Holiday Outdoor Décor.

(At this point (Tape Time: 1:24:37) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to this item. No decision was made at this time.)

11. Staff Reports

Mr. Hall (Tape Time: 1:27:27) moved to item No. 11A, attorney, and asked Ms. Smoker for her report.

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Smoker (Tape Time: 1:27:35) gave a brief summary relating to the 2026 legislative update memorandum that was included in the agenda package.

B. Engineer

Mr. Hall (Tape Time: 1:35:27) moved on to item No. 11B, engineer, and asked Mr. Geiger for his report.

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Mr. Geiger (Tape Time: 1:35:28) gave a brief update on the Indian Key headwall erosion repair stating he had filed a notice of commencement with the county who required the City of Margate to send a letter to the residents in the project area stating what was going on with the project and who to contact for any issues that may arise. He also stated construction should start in the next month or two and he would bring back additional updates at the next meeting.

Mr. Geiger (Tape Time: 1:37:30) then gave a brief update relating to the tennis court restoration stating the proposal was approved at the last meeting with 3-D Paving and the contract was provided to management however, the payment terms on the contract had changed slightly.

At this point (Tape Time: 1:38:42) a discussion was held among the Board members, and Mr. Geiger relating to his updates)

C. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:48:05) moved to item 11C, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 1:48:13) then gave a brief update on several pending and in-progress items listed on his field manager's report relating to lakes and canals, landscaping and community items.

(At this point (Tape Time: 1:59:10) 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)

D. CDD Manager

Mr. Hall (Tape Time: 2:04:30) moved to item 11D, CDD manager and asked Mr. Gill for his report.

Mr. Gill (Tape Time: 2:04:27) stated he had nothing to report at this time.

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12. Old Business

Mr. Hall asked (Tape Time: 2:04:30) if there was any old business to discuss. (There was no old business)

13. New Business

Mr. Hall asked (Tape Time: 2:04:35) if there was any new business to discuss. (There was no new business)

14. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:10 p.m.
Tape time: 2:07:12	

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

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

docusign

Certificate Of Completion

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Signer Events	Signature	Timestamp
Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	Signed by: 996FCF5DA76943E... Signature Adoption: Drawn on Device Using IP Address: 99.117.199.82 Signed using mobile	Sent: 8/17/2026 7:55:26 AM Viewed: 8/17/2026 8:32:34 AM Signed: 8/17/2026 8:32:45 AM
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John Hall jwhallchip@msn.com Chairman, Board of Supervisors Security Level: Email, Account Authentication (None)	DocuSigned by: John Hall B68CC9D6CB674B2... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4e00:33c0:753:1278:f5de:ecd7	Sent: 8/17/2026 7:55:26 AM Viewed: 8/17/2026 1:16:11 PM Signed: 8/17/2026 1:16:39 PM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/17/2026 7:55:26 AM
Certified Delivered	Security Checked	8/17/2026 1:16:11 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	8/17/2026 1:16:39 PM
Completed	Security Checked	8/17/2026 1:16:39 PM

Payment Events	Status	Timestamps