



***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**

**March 12, 2026**



# **Coral Bay**

## **Community Development District**

### **Revised Meeting Agenda**

**Thursday**  
**March 12, 2026**  
**7:00p.m.**

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.)	

**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. **Presentation with Regions Bank on Major Projects Loan – Page 4**
  - B. **Presentation with Barron Real Estate, Inc. on Potential Redevelopment – Page 11**
3. Audience Comments / Supervisors Comments
4. Discussion of:
  - A. Discussion of Estoppel Certificate related to Drainage Easement Granted to Preserve at Toscana – **Page 13**
  - B. Envera Gate Hits, Letters, FOB Deactivations, and other District Procedures
  - C. Clubhouse & Peninsula Park Dock Installation – **Page 33**
5. Discussion and Review of Islamorada Pergola Project
  - A. Islamorada Pergola Report – Feb 18, 2026 – **Page 42**
  - B. Pergola Quote Evaluation – Feb 20, 2026 – **Page 59**
  - C. RFQ – Islamorada Pergola – Feb 23, 2026 – **Page 65**
6. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants
  - A. Letter Barron Real Estate, Inc. Representative Regarding Proposed Development – **Page 84**
  - B. Draft First Amendment to Declaration of Restrictive Covenants – **Page 89**
  - C. Declaration of Restrictive Covenants (12606-663) dated May 2, 1985 – **Page 99**
7. Discussion of:
  - A. Holiday Landscape Lighting Dispute
  - B. Status Of Envera Invoices for Gate Arms
  - C. Gate Hit Enforcement
8. **Discussion of Loan for District's Major Projects – Page 102**

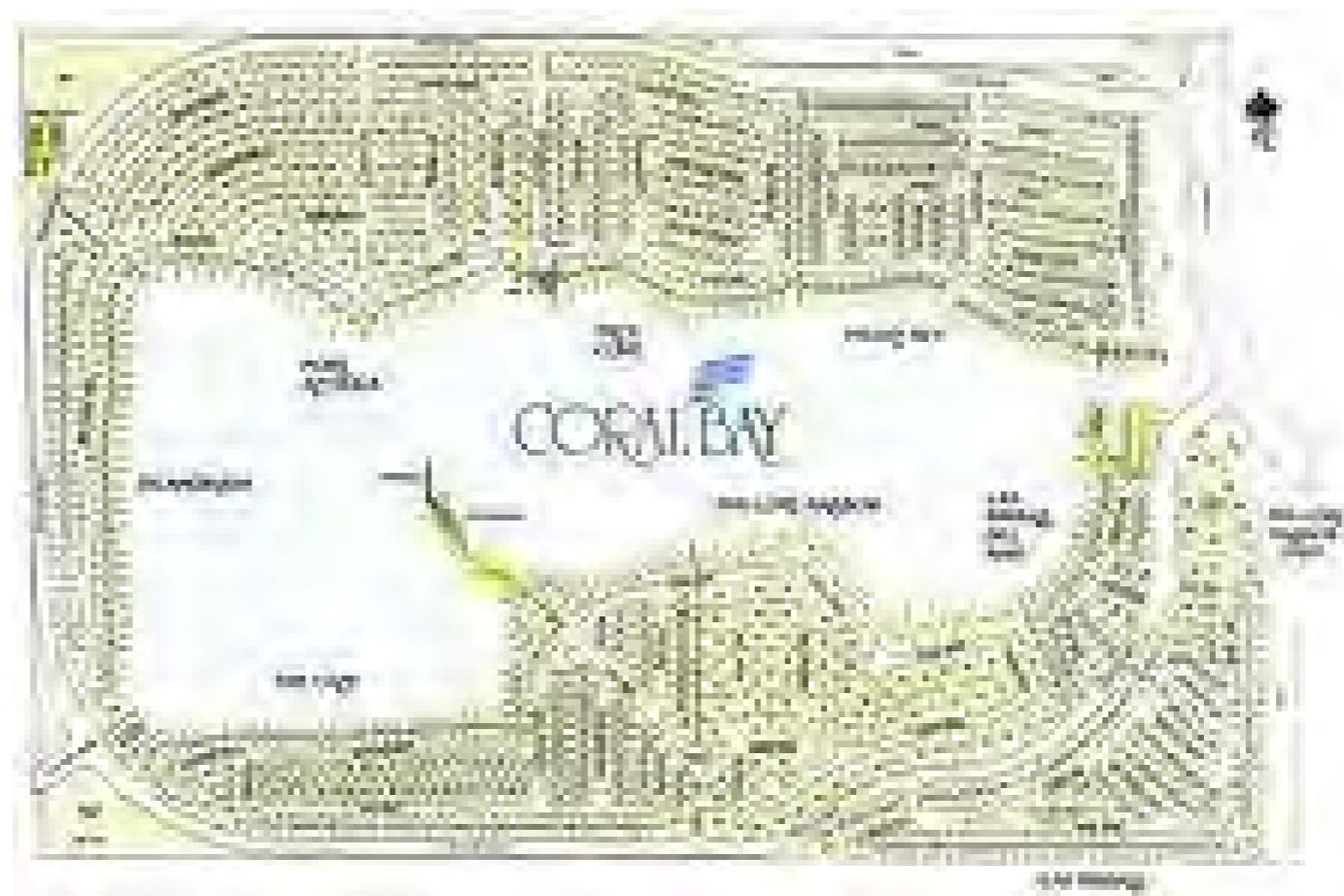
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Treasurer
    - 1) Approval of Check Run Summary and Invoices – [Page 112](#)
    - 2) Approval of Unaudited Financials – [Page 118](#)
  - D. Field Manager – Monthly Report – [Page 131](#)
  - E. CDD Manager – Approval of the Minutes of the February 12, 2026 Meeting – [Page 145](#)
10. Old Business
11. New Business – 6474 Buena Vista Dr – Shoreline Restoration Permit Request – [Page 153](#)
12. 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>*

# Regions Bank & Coral Bay CDD

Banking Presentation

March 12, 2026



# Dedicated & Local Team

All Commercial Banking clients at Regions have access to the broad capabilities of the firm through a dedicated Relationship Manager. With a determination to do what is right and a team approach, Regions maintains industry leading customer service scores and client retention.



# About Regions Bank

Regions Financial Corporation is a member of the S&P 500 Index and is one of the nation's largest full-service providers of consumer and commercial banking, wealth management, and mortgage products and services. Regions serves customers across the South, Midwest and Texas.

## Corporate Snapshot

- Founded in 1856. Headquartered in Birmingham, Alabama
- Among top 20 US banks by assets
- Approximately \$154 billion in assets
- Deposits: \$96 billion
- More than 21,000 employees
- 16-state footprint with 1,456 retail branches
- Relationship-oriented model and a partnership approach to clients
- Member of the S&P 500 Index – RF (NYSE)

## Business Segments

### Corporate Banking

Commercial Banking  
Corporate Banking  
Specialized Industries  
Real Estate Banking  
Treasury Management  
Capital Markets  
Regions Business Capital

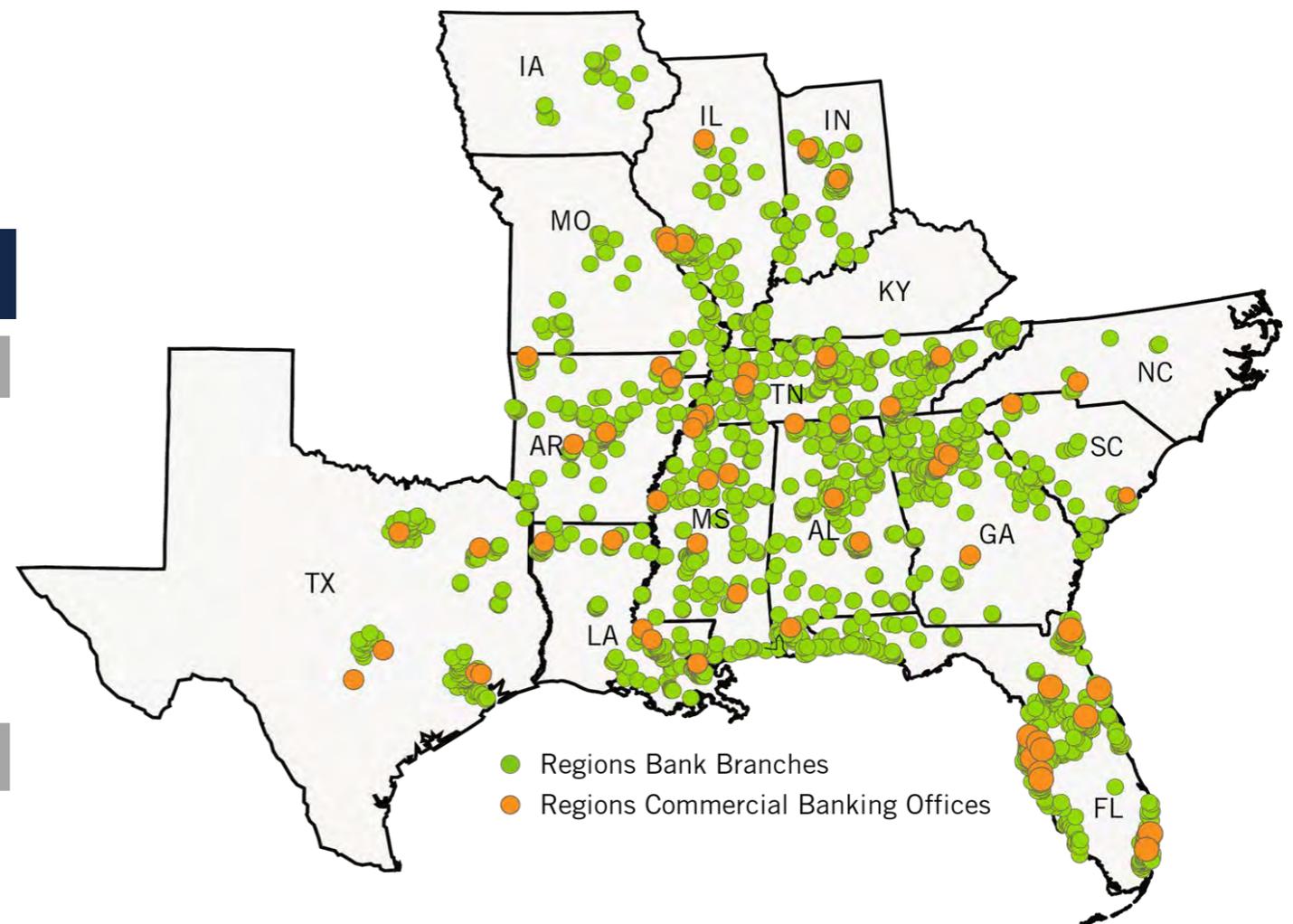
### Wealth Management

Investment Services  
Institutional Services  
Private Wealth Management

### Consumer Bank

Retail Consumer Banking  
Mortgage  
Branch Small Business

## Footprint



# Our Culture – Our Values



## **Put people first**

Have respect for every person. Listen. Care. Serve others before yourself. Build the best team. Be inclusive. Work as one team. Balance work in a full life. Lead humanely. Set the good example. And remember to say thank you



## **Do what is right**

Always. Be honest. Do what you say. Use common sense. Stand for quality and integrity. Take the long view. Earn trust. Be responsible and accountable.



## **Focus on your customer**

Serving the customer as one team, in an exceptional way, is our business, our only business/ Know your customer. Serve your customer. Be committed. Understand needs. Meet needs. Make your customer's life better by what you do. Create shared value.



## **Reach higher**

Grow. Our Company must grow, and we must grow prudently. Raise the bar. Be energetic. Be innovative. Achieve excellence. Improve continuously. Inspire and enable others. Succeed the right way. Improve efficiency and effectiveness.



## **Enjoy life**

Have fun. We are in the business of banking. But more importantly, we are in the business of life. Enjoy it. Laugh. Be creative. Celebrate. Recognize success.

# Regions Bank Lending Solution

## Funding CDD Projects via a Delayed Term Loan Facility

### Draw Phase:

- Allows for a draw period of 6 months; followed by a term out period of up to 5 years
- Draws are processed as funding is needed once the loan facility is in place / active
- Monthly Repayment is interest only payments on the amount outstanding during the period

### Term Out Phase:

- Principal and Interest Payment(s) that completely pay off the loan over the final term approved (up to 5 years)

### - Approved Loan:

Approval -	Good for 60 days (expires 5/9/2026)
Borrower -	Coral Bay CDD
Guarantor(s) -	None
Loan Amount -	Up to \$400,000
Term -	6 month draw period / followed by a 60-month term loan
Interest Rate -	5.75% Fixed (pricing good for 30 days – expires 4/9/2026)
Repayment -	Draw Period – Interest Only Payments on the funded balance Term Loan – Principal and Interest Payment(s) over 5 years
Collateral -	All business assets (ABA)
Closing Costs -	Standard closing costs + ½% bank origination fee (\$2,000)
Auto Debit -	The borrower must have a Regions business checking account and allow the payment to auto draft from that account each month

# Biography – Johnny Lynaugh



**Johnny Lynaugh**  
Senior Vice President  
Commercial Banking  
Relationship Manager  
(407) 353-7800

Johnny is a Commercial Banking Relationship Manager serving the middle market business community across Central Florida. With purposeful conversation and years of experience, Johnny can quickly identify his clients' biggest needs. Then, with a team-based approach, help solve those specific and unique needs with the assistance of numerous industry experts in the fields of Treasury Management, Card Services, Institutional Investments, Capital Markets, Equipment Financing and more. Johnny strongly believes in the white glove approach for all his clients and strives to build both business and personal relationships with each.

Johnny started his career with AmSouth / Regions Bank in 2005 on the retail side of the bank - managing the branch in Oviedo, FL and successfully completed the leaders at all levels career development program at Regions. In 2013 – Johnny moved to commercial banking as a relationship manager and has worked with clients for 13+ years .

Johnny is married to his wife, Audi, and they have two children – Karter and Graeme. Resides in SE Orlando in Lake Nona.

#### Education

University of Central Florida, College of Business Administration – Finance (B.S.B.A.)

#### Professional Associations

Leadership Orlando Graduate  
Rotary of Lake Nona  
Professional Connections of Lake Mary  
Business Networking International (BNI)



## Disclosures



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Are Not FDIC Insured   Are Not a Deposit   May Go Down in Value   Are Not Bank Guaranteed
Are Not Insured by Any Government Agency   Are Not a Condition of Any Banking Activity

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



Rendering of Planned Upscale Apartment Complex

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

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



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

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

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

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

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

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

## Proposed Site Plan



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

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

### Features

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

# D&K LAW, P.A.

Attorneys at Law  
302 Datura Street, Suite 300  
West Palm Beach, Florida 33401  
Tel: (561) 653-2300  
www.diamondlawpa.com

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February 18, 2026

Coral Bay Community Development District  
5385 N Nob Hill Road  
Fort Lauderdale, FL 33351-4761

**RE: Request for Estoppel for Grant of Easement dated May 27<sup>th</sup>, 2003 (the "Original REA"), by and between Coral Bay Community Development District, EL-AD Poinciana Condominium Association, Inc., and SVAP III Coral Landings, LLC ("SVAP"), by NSRP I Coral Landings LLC ("Purchaser")**

Dear Sir/Madam,

In connection with a proposed sale to Purchaser, SVAP and Purchaser request an Estoppel Certificate for the Original REA. Please find enclosed for your review and signature, the Estoppel Certificate.

Please sign and date the enclosed Estoppel Certificate and email a scan to me, Samantha Bohn, at D&K Law, P.A., at the following email address: [sbohn@diamondlawpa.com](mailto:sbohn@diamondlawpa.com). After emailing a scan of the Estoppel Certificate to me please return the executed original to me at the following address:

Samantha Bohn  
D&K Law, P.A.  
302 Datura Street, Suite 300  
West Palm Beach, FL 33401

Should you have any questions regarding the enclosed document, please feel free to contact me by telephone at 703-943-7000 or by email: [sbohn@diamondlawpa.com](mailto:sbohn@diamondlawpa.com).

Please return the executed document as soon as possible and in no event later than **March 10, 2026**.

Sincerely,

Samantha Bohn

D&K Law, P.A.

Enclosure

## ESTOPPEL CERTIFICATE

\_\_\_\_\_, 2026

To: NSRP I CORAL LANDINGS LLC, a Delaware limited liability company, its successors and/or assigns (“Purchaser”), BANK OF AMERICA, N.A., a national banking association (together with its successors and assigns, “Lender”)

And SVAP III CORAL LANDINGS, LLC, a Delaware limited liability company (“Seller”)

Re: Grant of Easement dated May 27, 2003, and recorded as Book 35292, Page 1143 in the Official Records of Broward County, Florida (the “Easement”)

Ladies and Gentlemen:

The undersigned (“District”) is hereby advised that Purchaser intends to acquire that certain real property located at 6166-6210 West Sample Road, Coral Springs, Florida 33063 and 3200 - 3470 NW 62nd Avenue Margate, Florida 33063 (as more particularly described on Exhibit A attached hereto, the “Property”). The Property is subject to the above-captioned Easement. Capitalized terms used herein and not otherwise defined shall have the respective meanings given to such terms in the Easement.

The undersigned hereby certifies the following, as of the date hereof:

1. The Easement is in full force and effect and has not been modified or amended except as set forth above.
2. There are no outstanding uncured notices of default that have been issued to Seller by District under the Easement. District has not received any outstanding uncured notices of default from any party under the Easement, including Seller, claiming a default under the Easement.
3. No default by District, and to the best of District’s knowledge, no default by Seller exists in the performance of any obligation required by either District or Seller under the Easement and, to District’s knowledge, no event has occurred which, with the passage of time or the giving of notice, would constitute a default by District or Seller under the Easement.
4. All fees, contributions, assessments and other payments owed under the Easement with respect to the Property or Seller have been paid by Seller, and neither District nor, to the best of District’s knowledge, any other party under the Easement have any liens against the parcel of any other party arising from nonpayment or nonperformance under the Easement.

5. The undersigned is duly authorized and fully qualified to execute this Estoppel Certificate, thereby binding the undersigned. The truth and accuracy of the certifications contained herein may be relied upon by Lender, Seller, Buyer, and its respective successors, participants, assigns and transferees (collectively, the "Reliance Parties") and said certifications shall be binding upon District and its successors and assigns and inure to the benefit of the Reliance Parties.

Very truly yours,

CORAL BAY COMMUNITY DEVELOPMENT  
DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

EL-AD POINCIANA CONDOMINIUM  
ASSOCIATION, INC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## EXHIBIT A

### Legal Description

#### PARCEL 1:

#### WINDSOR WEST:

A portion of the Northeast one-quarter (NE 1/4) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 24; thence North 89 degrees 29' 10" West, along the North line of said Section 24, a distance of 595.76 feet to the Point of Beginning; thence South 01 degrees 00' 34" East, 270.00 feet; thence South 31 degrees 34' 10" West 130.00 feet; thence South 01 degrees 00' 34" East 283.33 feet to a Point of Curvature with a non-tangent curve concave to the South and having a radius of 220.00 feet (a radial line to said point bears North 03 degrees 36' 53" West) thence Westerly along the arc of said non-tangent curve through a delta of 25 degrees 24' 41" for 97.57 feet to a Point of Tangency; thence South 60 degrees 58' 26" West 107.61 feet to a Point of Curvature with a tangent curve concave to the North; thence Westerly along the arc of said tangent curve having a radius of 330.00 feet a delta of 66 degrees 35' 22" an arc distance of 383.53 feet to a Point of Curvature with a reverse curve concave to the Southwest, (a radial line at said point bears South 37 degrees 33' 48" West) thence Northwesterly along the arc of said reverse curve having a radius of 220.00 feet a delta of 38 degrees 34' 22" an arc distance of 148.11 feet to a Point of Tangency; thence South 88 degrees 59' 26" West 93.18 feet; thence North 01 degrees 00' 34" West 641.85 feet; thence North 01 degrees 00' 24" West 38.39 feet to said North line of Section 24; thence South 89 degrees 29' 10" East, along said North line, 849.75 feet to the Point of Beginning.

Also known as SAMPLE ROAD LAND INC., according to the plat thereof as recorded in Plat Book 158, Page 15 of the Public Records of Broward County, Florida as amended by Official Records Book 23364, Page 908.

#### EASEMENT PARCELS 5, 6, AND 8, FOR THE USE AND BENEFIT OF PARCEL 1:

#### PARCEL 5:

All right, title and interest in, to and under that certain Drainage Easement, recorded October 7, 1987 in Official Records Book 14860, Page 506, as amended by Amendment to Drainage Easement, recorded October 16, 1987 in Official Records Book 14882, Page 450, and Acknowledgement of Drainage Easement, recorded May 10, 1988 in Official Records Book 15418, Page 827; assigned to Terrapin Station Limited Partnership, a Delaware limited partnership, by instrument recorded March 6, 1998, in Official Records Book 27824, Page 228, all of the Public Records of Broward County, Florida, to the extent that same benefits PARCEL 1. Subject to the terms and provisions set forth in said instruments.

#### PARCEL 6:

All right, title and interest in, to and under that certain Flow Easement recorded January 8, 1988 in Official Records Book 15102, Page 907; and Acknowledgment of Flow Easement recorded May 10, 1988 in Official Records Book 15418, Page 837; assigned to Terrapin Station Limited Partnership, a Delaware limited partnership by instrument recorded March 6, 1998, in Official Records Book 27824, Page 253, all of the Public Records of Broward County, Florida, to the extent that same benefits PARCEL 1. Subject to the terms and provisions set forth in said instruments.

PARCEL 8:

All right, title and interest in, to and under that certain Retention Right Agreement recorded January 8, 1988 in Official Records Book 15102, Page 915; as amended by that certain Amendment to Retention Right Agreement recorded February 18, 1988 in Official Records Book 15205, Page 622, and as further amended by Grant of Additional Retention Rights recorded September 6, 1988 in Official Records Book 15756, Page 987; and as amended by that certain Acknowledgment of Retention Right Agreement recorded May 10, 1988 in Official Records Book 15418, Page 833; assigned to Terrapin Station Limited Partnership, a Delaware limited partnership, by instrument recorded March 6, 1998 in Official Records Book 27824, Page 236, of the Public Records of Broward County, Florida. Subject to the terms and provisions set forth in said instruments.

PARCEL 9:

All of SEVEN K'S PLAT, according to the plat thereof as recorded in Plat Book 163, Page 11 of the Public Records of Broward County, Florida;

LESS AND EXCEPT the Sign Parcel,

LESS AND EXCEPT the West 5.00 feet of dedicated Right-of-Way,

And also LESS that portion of dedicated Right-of-Way lying at the Northwest corner of said plat being the external portion of a 35.00 foot radius chord being tangent to the North line of Parcel 2 of said SEVEN K'S PLAT, and also being tangent to the West line of said Parcel 2.

TOGETHER WITH the following described vacated right of way pursuant to Resolution No. 97-049 recorded February 20, 1998 in Official Records Book 27750, Page 169 of the Public Records of Broward County, Florida:

A portion of dedicated right of way as shown on SEVEN K'S PLAT, according to the plat thereof as recorded in Plat Book 163, Page 11 of the Public Records of Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of Parcel 1 of said SEVEN K'S PLAT, thence South 89 degrees 29' 09" East, on the South line of said Parcel 1, a distance of 180.06 feet to a point of curve, thence Southeasterly on the said South line, and on a curve to the right, with a radius of 255.00 feet and a central angle of 42 degrees 04' 43", an arc distance of 187.28 feet to a point of reverse curve, thence Southeasterly on the said South line and on a curve to the left, with a radius of 175.00 feet and a central angle of 42 degrees 04' 41", an arc distance of 128.52 feet to a point

of tangency, thence North 89 degrees 29' 09" West, on the Westerly extension of the South line of said Parcel 1, a distance of 188.94 feet to a point on a curve, thence Northwesterly on the North line of Parcel 3 of said SEVEN K'S PLAT, and on a curve to the left, whose radius point bears South 35 degrees 03' 00" West with a radius of 175.00 feet and a central angle of 34 degrees 32' 11" an arc distance of 105.48 feet to a point of tangency, thence North 89 degrees 29' 09" West, on the said North line, a distance of 177.94 feet; thence North 01 degree 00' 22" West on the Southerly extension of the West line of said Parcel 1, a distance of 80.04 feet to the Point of Beginning.

Less property subsequently conveyed to State of Florida Department of Transportation recorded in Special Warranty Deed recorded in Official Records Book 45236, Page 310, of the Public Records of Broward County, Florida.

Said land situate, lying and being in the City of Coral Springs, Broward County, Florida.

TOGETHER WITH non-exclusive easement for the benefit of PARCEL 9, created by Grant of Easement executed by Coral Bay Community Development District, recorded June 3, 2003 in Official Records Book 35292, Page 1143 of the Public Records of Broward County, Florida, for drainage purposes over, under and across the following described lands:

A 20.00 foot wide strip of land, being a portion of Parcel "P-4", CORAL BAY PARCEL "A", according to the plat thereof as recorded in Plat Book 144, Page 34 of the Public Records of Broward County, Florida, the centerline of said strip being more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel "P-4", the following two (2) courses being along the East boundary of said Parcel "P-4"; thence South 01 degrees 00'24" East, for 41.32 feet; thence South 01 degrees 00'34" East, for 45.16 feet to the Point of Beginning; thence South 89 degrees 07'03" West, for 51.58 feet to the Point of Terminus on a boundary of Parcel "P-4", said point being on a curve concave to the Southwest, having a radius of 200.00 feet and from said point a radial line bears South 56 degrees 21'18" West.

Easement lines to be lengthened or shortened to intersect with the boundary lines of said Parcel "P-4".

PARCEL 11:

A PORTION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF "SEVEN K'S PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 11, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE SOUTH 01 ° 00'22" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID PLAT, A DISTANCE OF 60.02 FEET; THENCE SOUTH 89°29'09" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 ° 29'09" EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 332.00 FEET TO THE POINT OF CUSP OF A

CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.44 FEET, A CENTRAL ANGLE OF 42° 52'36", AND AN ARC DISTANCE OF 131.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 164.56 FEET, A CENTRAL ANGLE OF 07 ° 13'35", AND AN ARC DISTANCE OF 20.75 FEET; THENCE ALONG A NON-TANGENT LINE, NORTH 89 ° 29'09" WEST, ALONG A LINE 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 13, A DISTANCE OF 175.41 FEET; THENCE SOUTH 44 ° 45'15" WEST A DISTANCE OF 31.73 FEET; THENCE SOUTH 01 ° 00'22" EAST, ALONG A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID "SEVEN K'S PLAT", A DISTANCE OF 37.28 FEET TO THE POINT OF BEGINNING.

Being the same lands conveyed in Quit Claim Deed in Official Records Book 45236, page 315 ("Surplus 101"). SAID LANDS LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

PARCEL 12:

Non-exclusive Easement for drainage and flowage purposes for the benefit of PARCEL 9 contained in Retention Right and Easement Agreement between FN Projects, Inc., and Hyman Kirsner, Trustee recorded in Official Records Book 17298, Page 801, as assigned by Partial Assignment of Retention Rights recorded in Official Records Book 27822, Page 856 and Official Records Book 35261, Page 1990, of the Public Records of Broward County, Florida. Subject to the terms and provisions set forth in said instruments.

Prepared By and Return To:  
Richard B. MacFarland, P.A.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, Florida 33434

**GRANT OF EASEMENT**

This Grant of Easement (hereinafter referred to as the "Easement") is made and entered into this 27<sup>th</sup> day of May, 2003 by and between **CORAL BAY COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **THE PRESERVE AT TOSCANA LLC**, a Florida limited liability company, and **TERRAPIN STATION LIMITED PARTNERSHIP**, a Delaware limited partnership (collectively the "Grantee").

**WITNESSETH:**

**WHEREAS**, District is the owner of certain property located in Broward County, Florida, being more particularly described on **Exhibit "A"**, attached hereto (the "Easement Property");

**WHEREAS**, Grantee is the owner of certain property situated in Broward County, Florida being more particularly described on **Exhibit "B"** attached hereto ("Grantee's Property"); and

**WHEREAS**, Grantor is desirous of granting and conveying and Grantee is desirous of accepting a non-exclusive perpetual easement over, across, under, upon and through the Easement Property for the benefit of Grantee's Property, for purposes of constructing, installing, operating, maintaining, repairing, altering and replacing a drainage system, pursuant to the terms and conditions more particularly set forth hereinbelow;

**NOW THEREFORE**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee do hereby covenant, stipulate and agree as follows:

1. **Recitals.** The above recitals are true and correct and form a material part of this Easement upon which the parties have relied.

2. **Drainage Easement.**

(a) **Grant of Drainage Easement.** Grantor does hereby create, grant, declare and convey to Grantee and its successors, assigns, tenants, licensees, invitees, agents, employees, designees and constituents a non-exclusive perpetual easement over, across, under, upon and through the Easement Property for the purpose of constructing, installing, operating, maintaining, repairing, altering and replacing drainage pipes, water control structures and such other equipment as is necessary for a water management system necessary for the drainage of Grantee's Property. The Easement granted herein shall include the right of drainage through and

13

into the Easement Property and the water management system located thereon to provide positive legal outfall for drainage of Grantee's Property pursuant to Permit Number \_\_\_\_\_ issued by South Florida Water Management District for the development of Grantee's Property.

(b) **Construction and Maintenance of Improvements.** Grantee shall construct, install, operate, maintain, repair, alter and replace the drainage pipes and all equipment (the "Improvements") located within the Easement Property which are necessary to provide drainage for the benefit of Grantee's Property. Prior to commencing construction of the Improvements, Grantee shall obtain all necessary permits from all applicable governmental bodies. Any construction, installation, operation, maintenance, repair, rebuilding or replacement of the Improvements shall comply with the requirements of all applicable laws, codes and regulations of the South Florida Water Management District and/or any other controlling governmental or quasi-governmental agency or entity. Grantee shall maintain the Improvements (i) in good working order, and (ii) in accordance with all governmental and quasi-governmental permits and licenses.

(c) **Maintenance of Lake System.** The District shall maintain the water management system as depicted on **Exhibit "A"** in accordance with all requirements of the South Florida Water Management District and all other governmental agencies or authorities having jurisdiction over such surface water management system.

3. **Right to Cure Obligations.** Should any party fail to timely perform any of its obligations hereunder and thereafter fail to perform such obligation within fifteen (15) days after receipt of any other party's written demand therefor, then the party giving such notice shall, in addition to any other remedy provided at law or in this Easement, have the right (but not the obligation) to perform such obligation on behalf of the defaulting party, and the defaulting party shall reimburse the curing party for the cost of performing such work within ten (10) days after receipt of billing thereof and proof of payment thereof. In the event the defaulting party does not reimburse the curing party within such ten (10) days, the curing party shall have the right to exercise any and all rights which such curing party shall have at law to collect the same.

4. **Indemnification.** Grantee does hereby indemnify, save and hold Grantor harmless from and against any and all claims, demands, causes of actions, losses, damages, liabilities, costs and expenses (including, without limitation, attorneys' fees and disbursements) suffered or incurred by Grantor arising out of or in connection with (i) Grantee's and/or its agents' entry upon the Easement Property, (ii) any liens or encumbrances filed or recorded against the Easement Property as a consequence of any and all other activities undertaken by Grantee or its agents, and/or (iii) any and all other activities undertaken by Grantee and/or its agents with respect to the Easement Property. To the extent required by law, if specific consideration for the indemnification provided herein is required to be given by the Grantee to the Grantor then ONE AND NO/100 DOLLAR (\$1.00) of the value of the consideration set forth in this Easement shall be deemed to be such specific consideration. Grantor acknowledges the adequacy and sufficiency of said specific consideration.

5. **Covenant Running With The Land.** This Easement and all conditions, obligations and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding the lands described in Exhibits "A" and "B" and binding upon and

inuring to the benefit of Grantor or Grantee, as the case may be, and their respective successors and assigns.

6. **Attorneys' Fees, Costs and Expenses.** In the event it shall be necessary for any party to this Easement to bring suit or commence arbitration to enforce any provisions hereof or for damages on account of any breach of this Easement, the prevailing party in any such suit or arbitration and any appeals therefrom, shall be entitled to recover from any other party, in addition to any damages or other relief granted as the result of such suit or arbitration, all costs and expenses of such suit or arbitration and a reasonable attorneys' fee as set by the court or arbitrator.

7. **Authority.** Grantor and Grantee each hereby represent that they have the legal authority to enter into and execute this Easement and to perform all of the obligations and duties herein.

8. **Governing Law.** This Easement shall be governed by and construed in accordance with the Laws of the State of Florida.

9. **Headings.** All sections and descriptive headings in this Easement are inserted for convenience only, and shall not affect the construction or interpretation hereof.

10. **Entire Agreement.** This Easement constitutes the entire agreement of the parties with respect to the subject matter hereof, and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby.

11. **Notices.** All notices to be given pursuant to this Easement shall be deemed given upon receipt if sent by hand delivery, one (1) business day after deposit during normal business hours in the facilities of an express overnight courier, or three (3) business days after depositing same with the U.S. Postal Service, certified mail, return receipt requested to the following addresses:

As to Grantor: Coral Bay Community Development District  
3101 South Bay Drive  
Margate, Florida 33063  
Attn: District Manager

With copy to: Billing Cochran Heath Lyles & Mauro  
888 Southeast 3<sup>rd</sup> Avenue, Suite 301  
Fort Lauderdale, Florida 33316  
Attn: Dennis E. Lyles, Esq.

As to Grantee: The Preserve at Toscana LLC  
2201 Corporate Boulevard N.W., Suite 200  
Boca Raton, Florida 33431  
Attn: Mr. David Canfield

Terrapin Station Limited Partnership  
c/o AMB Property Corp.  
60 State Street, Suite 3700  
Boston, Massachusetts 02109  
Attn: Mr. David K. Buxbaum

The foregoing addresses may be changed from time to time by either party, by delivering written notice of such change to the other party in accordance with the provisions hereof.

12. **Effective Date.** This Easement shall take effect on the date that this Easement is fully executed by the parties.

13. **Invalid Provision.** If any provision of this Easement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Easement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Easement, and the remaining provisions of this Easement shall remain in full force and effect and shall not be affected by such illegal, valid or unenforceable provision or by its severance from this Easement. This Easement shall not be construed more strongly against either party as the parties have negotiated the terms of this Easement.

14. **Amendment.** The terms and conditions of this Easement may be amended, modified, revised or terminated at any time by an instrument in writing, executed and acknowledged by all of the parties hereto or their successors or assigns, and recorded in the Public Records of Broward County, Florida.

**[SIGNATURES AND NOTARIZATIONS ON FOLLOWING PAGES]**

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement as of the date set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

Susan L. Mantz  
Name: \_\_\_\_\_

By: Mindy W. Lee  
Name: Mindy W. Lee  
Title: Chair

Sheila A. Harding  
Name: Sheila A. HARDING

STATE OF FLORIDA )

COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 23 day of May, 2003 by Mindy W. Lee, as Chair of Coral Bay Community Development District. She  is personally known to me or  has produced \_\_\_\_\_ as identification.

Susan L. Mantz  
Notary Public  
Name: Susan L. mantz  
My Commission Expires: June 25, 2004



Marcy H. Kammerman  
Marcy H. Kammerman  
Deborah L. Gentry  
Deborah L. Gentry

GRANTEE:

THE PRESERVE AT TOSCANA LLC, a  
Florida limited liability company  
By: Altman Development Corporation, its Manager  
By: [Signature]  
Name: DERRICK S. UHLER  
Title: Vice President

STATE OF FLORIDA )  
SS:  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, this 24<sup>th</sup> day of May,  
2003, by Derrick S. Uhler, as Vice President of The Preserve at Toscana  
LLC, on behalf of the company and who () is personally known to me or ( ) has produced  
\_\_\_\_\_ as identification.

\* Altman Development Corporation,  
Managers of

Marcy H. Kammerman  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_



TERRAPIN STATION LIMITED PARTNERSHIP, a Delaware limited partnership

By: LEF/SPRINGSGATE VILLAGE, LTD., a Florida limited partnership, its General Partner

By: LEF/SPRINGSGATE VILLAGE, INC., a Florida corporation, its General Partner

Barbara Curley  
Name: Barbara Curley

Howard W. Thibault  
Name: Howard W. Thibault

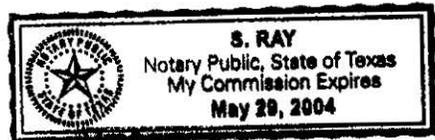
By: D.L. Swinke  
Name: D.L. Swinke  
Title: U.P.

STATE OF TEXAS )

COUNTY OF HARRIS )

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared D.L. Swinke, as vice president of LEF/SPRINGSGATE VILLAGE, INC., a Florida corporation, General Partner of LEF/SPRINGSGATE VILLAGE LTD., a Florida limited partnership, General Partner of TERRAPIN STATION LIMITED PARTNERSHIP, a Delaware limited partnership, on behalf of the corporation and partnership. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 28<sup>th</sup> day of MAY, 2003.



S. Ray  
Notary Public  
Print Name:  
State of ~~Florida~~ TEXAS  
My Commission Expires: 5/29/04

**EXHIBIT "A"**

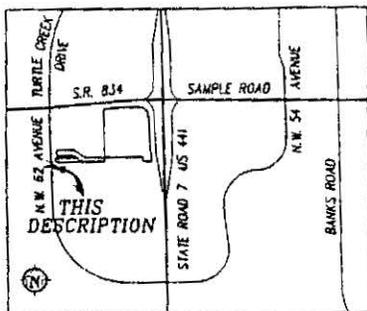
**EASEMENT PROPERTY**

EXHIBIT "A"

**C.C.L. CONSULTANTS, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N. SUITE 100  
 POMPANO BEACH, FLORIDA, 33064  
 (954) 874-2200

2803 HATLAND CENTER PARKWAY  
 SUITE C  
 HATLAND, FLORIDA, 32751  
 (407) 850-2120



LOCATION MAP  
 NOT TO SCALE

LEGAL DESCRIPTION: 20' DRAINAGE EASEMENT

A 20.00 foot wide strip of land, being portion of Parcel "P-4", CORAL BAY PARCEL "A", according to the Plat thereof, as recorded in Plat Book 144, at Page 34, of the Public Records of Broward County, Florida, the centerline of said strip being more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel "P-4", the following two (2) courses being along the East boundary of said Parcel "P-4"; Thence South 01°00'24" East, for 41.32 feet; Thence South 01°00'34" East, for 45.16 feet to the POINT OF BEGINNING; Thence South 89°07'03" West, for 51.58 feet to the POINT OF TERMINUS on a boundary of Parcel "P-4", said point being on a curve concave to the Southwest, having a radius of 200.00 feet and from said point a radial line bears South 56°21'18" West.

Easement lines to be lengthened or shortened to intersect with the boundary lines of said Parcel "P-4".

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in the City of Coral Springs, Broward County, Florida.

(SKETCH AND LEGAL ONLY - NOT A SURVEY)

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- BEARINGS ARE BASED ON THE PLAT OF CORAL BAY PARCEL "A", P.S. 144, PG. 34, B.C.R., SOUTH 01°00'24" EAST ALONG AN EASTERLY BOUNDARY OF PARCEL "P-4".
- CCL CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code.

For The Firm:  
 CCL Consultants, Inc.

JAMES A. HAMILTON, III  
 Professional Surveyor and Mapper No. 3408, State of Florida

REVISIONS	DATE	BY

DATE:	DRAWN	CHECKED	FIELD
12/18/02	BY JAH	BY BF	BOOK N/A

SHEET 1 OF 2 K:\4168\SURVEY\LEGALS\DR\_ESMT.DWG

4168

SKETCH NO.



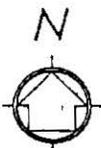
**C.C.L. CONSULTANTS, INC.**  
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 (954) 974-2200

2803 WATLAND CENTER PARKWAY  
 SUITE C  
 WATLAND, FLORIDA 32731  
 (407) 860-2120

**LEGEND:**

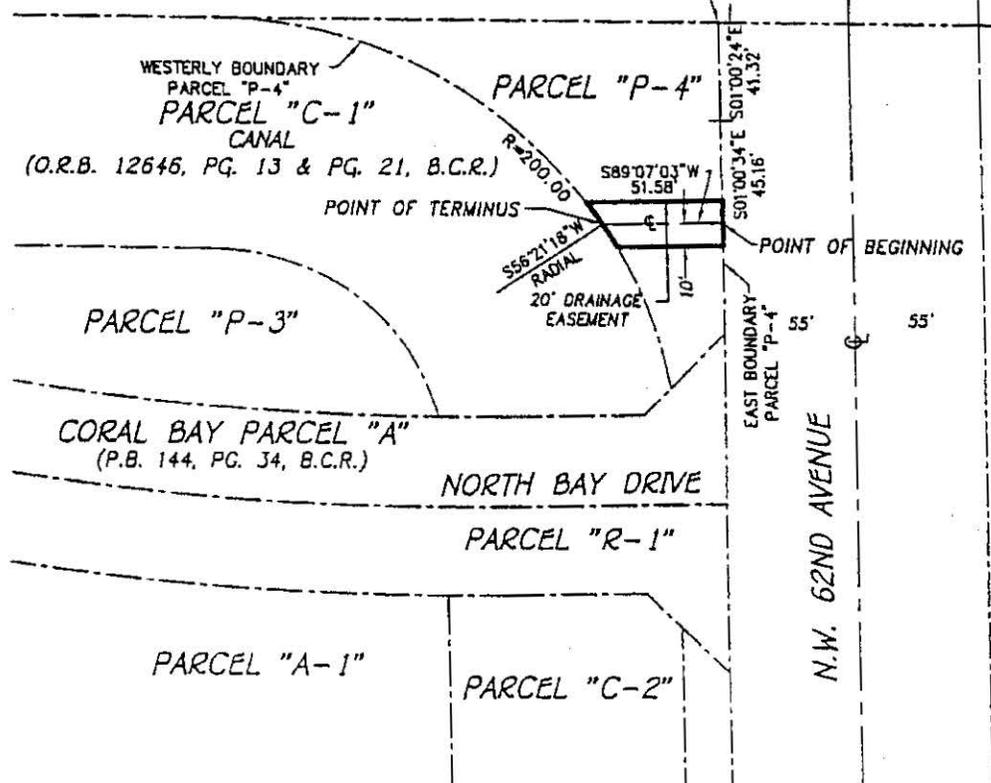
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- ⊕ = CENTERLINE



**PARCEL B**  
**CORAL SPRINGS GATE**  
 (P.B. 140, PG. 9, B.C.R.)

SCALE: 1"=60'

POINT OF COMMENCEMENT  
 NORTHEAST CORNER PARCEL "P-4"  
 CORAL BAY PARCEL "A"  
 (P.B. 144, PG. 34, B.C.R.)



SHEET 2 OF 2 K:\4168\SURVEY\LEGALS\DR\_ESMT.DWG

(SKETCH AND LEGAL ONLY - NOT A SURVEY)

REVISIONS	DATE	BY

DATE	DRAWN	CHECKED	FIELD

4168

SKETCH NO.

**EXHIBIT "B"**  
**GRANTEE'S PROPERTY**

-  
-  
-

EXHIBIT "B"

LEGAL DESCRIPTION - THE PRESERVE AT TOSCANA PROPERTY

All of the Plat of SAMPLE ROAD/441 PARTNERS PLAT recorded in Plat Book 163, page 31, of the Public Records of Broward County, Florida.

LESS AND EXCEPT:

A portion of Section 13, Township 48 South, Range 42 East, more fully described as follows:

Commencing at the Southeast corner of said Section 13; thence North 89 degrees 29 minutes 10 seconds West on the South line of said Section 13, a distance of 463.85 feet to the Point of Beginning; thence continuing North 89 degrees 29 minutes 10 seconds West on the said South line, a distance of 131.91 feet to the Northwest corner of Parcel "A", MARGATE PLAZA NO. 1, according to the Plat thereof, recorded in Plat Book 132, page 50, of the Public Records of Broward County, Florida; thence continuing North 89 degrees 29 minutes 10 seconds West on the said South line, a distance of 194.28 feet; thence North 00 degrees 30 minutes 50 seconds East, a distance of 60.00 feet; thence South 89 degrees 29 minutes 10 seconds East, a distance of 194.28 feet to a point of curve; thence Southeasterly on a curve to the right, with a radius of 175.00 feet and a central angle of 48 degrees 55 minutes 04 seconds, an arc distance of 149.41 feet to the Point of Beginning. Said land situate, lying and being in the City of Coral Springs, Broward County, Florida.

AND LESS AND EXCEPT:

A portion of Section 13, Township 48 South, Range 42 East, more fully described as follows:

Commencing at the Southeast corner of said Section 13; thence North 89 degrees 29 minutes 10 seconds West, on the South line of said Section 13, a distance of 253.21 feet to the Point of Beginning; thence continuing North 89 degrees 29 minutes 10 seconds West on the said South line, a distance of 210.64 feet to a point on a curve; thence Northwesterly on a curve to the left, whose tangent bears North 40 degrees 34 minutes 06 seconds West with a radius of 175.00 feet and a central angle of 48 degrees 55 minutes 04 seconds, an arc distance of 149.41 feet; thence South 89 degrees 29 minutes 10 seconds East, on a line 60 feet North of and parallel with the said South line of Section 13, a distance of 342.55 feet; thence South 00 degrees 30 minutes 50 seconds West, a distance of 60.00 feet to the Point of Beginning. Said lands situate, lying and being in the City of Coral Springs, Broward County, Florida.

END OF LEGAL DESCRIPTION

**EXHIBIT "B"**

**TERRAPIN PROPERTY**

All of **SEVEN K'S PLAT** as recorded in Plat Book 163, Page 11, of the Public Records of Broward County, Florida.

Marine Contractor-License # 92-1317

Mailing Address

961 Monticello ave.

Davie FL. 33325

(954) 581-8889 or (954) 444-6706



LICENSED & INSURED  
OFFICE - 954 581-8889 CELL - 954 444-6706

**ORIGINAL CONTRACT \$28,234.00**

**Clubhouse - Demolition and Replacement (this is assumed to account for 90% of \$28,234 quote total)**

**Oct 18, 2023**

**PROPOSAL SUBMITTED TO:**

Coral Bay CDD

Att: Mr. Patrick Burgess

3101 South Bay drive

Margate FL.33063

**CELL NO:** (540) 303-9619

**E-MAIL:** pburgess@gmssf.com

**DATE:** 10/18/23

**CHANGE ORDER (July 8, 2025):**

**Original Designed Joists, Beams= 2"x 6", 2"x 8"**

**New Joists, Beams = 3"x 8", 3"x 10"**

Demo & install (461 sq. ft.) of dock & deck & (96 Lf) of railing & (2) 2' x 5' benches as follows:

- 1) Demo existing dock, deck & railing & dispose of off-site.
- 2) Dock & deck framing will be done using .60 treated pressure-treated #1 grade lumber (2" x 6")
  - a) A single 2" x 6" stringer will be attached to the inside perimeter of the pilings along with 2"x 8" sub-stringers using stainless steel hardware.
  - b) Center joists will be 24" o/c or less.
  - c) The decking will be 5/4" x 6" Wear deck decking.
  - d) Decking will be secured with stainless steel composite screws.

\* **Note:** first dock & deck that is being replaced the existing piling supports will be used. The price is for demo & construction of new deck & dock only.

\* **Note:** Any dock accessories removed & or purchased will be installed at an additional cost to contract.

\* **South Florida Dock & Seawall Inc.** warranties this work for (3) years.

\* **South Florida Dock & Seawall Inc.** is not responsible for existing electrical, plumbing, sprinkler system waterlines, drain pipes, (above or below ground), fence, bushes, plants, trees or replacement of sod.

\* **Association** is responsible for reimbursing **South Florida Dock & Seawall Inc.** for all survey's permits, drawings, processing and engineering fees related to permitting this project.

WE PROPOSE hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

-----TWENTY EIGHT THOUSAND ONE HUNDRED THIRTY FOUR----- 00/00dollars(28,134.00)

**Payment to be made as follows: 30 % due upon signing, 30% due upon installation of pilings 30%, due upon framing and balance due upon completion.**

Terms: Balance due in full upon completion if not otherwise specified. If any sums are collected by suit or demand of an attorney, then the owner agrees to pay all costs including attorney's fees and interest. All work to carry a (3) year guarantee against defective material and workmanship. Guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. The owner will be responsible for furnishing offset stake set by a licensed surveyor. South Florida Dock & seawall Inc. to be held harmless for claims of noise, vibration damage, pollution, oil fallout, etc. We do not assume responsibility for permits, plans or engineering unless other-wise specified. We reserve the right to withdraw this bid if not accepted within (30) days unless other-wise specified. all agreements contingent upon strikes, accidents or delays beyond our control. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Owner to carry fire, tornado and other necessary insurance.

AUTHORIZED

SIGNATURE \_\_\_\_\_

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: When this job is accepted please sign and return copy which will be our order to proceed with work and constitutes the entire contract. No verbal agreements will be a part of this contract. 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.

DATE OF ACCEPTANCE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

SIGNATURE: 



# Peninsula Park

**PROPOSAL SUBMITTED TO:**

Coral Bay CDD  
Att: Mr. Patrick Burgess  
3101 South Bay drive  
Margate FL, 33063

CELL NO: (540) 303-9619

E-MAIL: pburgess@gmssf.com

DATE: 10/16/24

Install (756 sq. ft.) of dock, deck & pilings as follows:

- 1) Remove (6) existing pilings & dispose of off-site.
- 2) Install (6) additional pilings to support framing.
- 3) Dock & deck framing will be done using .60 treated pressure-treated #1 grade lumber (2" x 6")
  - a) A single 2" x 6" stringer will be attached to the perimeter of the pilings using stainless steel hardware.
  - b) Center joists will be 24" o/c or less.
  - c) The decking will be 5/4" x 6" Wear deck decking .
  - d) Decking will be secured with stainless steel composite screws.

\* Note: Demo of this structure is included on the previous contract.

\* Note: Any dock accessories removed & or purchased will be installed at an additional cost to contract.

\* South Florida Dock & Seawall Inc. warranties this work for (3) years.

\* South Florida Dock & Seawall Inc. is not responsible for existing electrical, plumbing, sprinkler system waterlines, drain pipes, (above or below ground), fence, bushes, plants, trees or replacement of sod.

\* Association is responsible for reimbursing South Florida Dock & Seawall Inc. for all survey's permits, drawings, processing and engineering fees related to permitting this project.

**QUOTE \$47,412.00****PROPOSAL SUBMITTED TO:**

Coral Bay CDD  
Att: Mr. Patrick Burgess  
3101 South Bay drive  
Margate FL, 33063

CELL NO: (540) 303-9619

E-MAIL: pburgess@gmssf.com

DATE: 10/16/24

**Oct 16, 2024**

Install (756 sq. ft.) of dock, deck & pilings as follows:

- 1) Remove (6) existing pilings & dispose of off-site.
- 2) Install (6) additional pilings to support framing.
- 3) Dock & deck framing will be done using 60 treated pressure-treated #1 grade lumber (2" x 6")
  - a) A single 2" x 6" stringer will be attached to the perimeter of the pilings using stainless steel hardware.
  - b) Center joists will be 24" o/c or less.
  - c) The decking will be 5/4" x 6" Wear deck decking.
  - d) Decking will be secured with stainless steel composite screws.

\* Note: Demo of this structure is included on the previous contract.

\* Note: Any dock accessories removed & or purchased will be installed at an additional cost to contract.

\* South Florida Dock & Seawall Inc. warranties this work for (3) years.

\* South Florida Dock & Seawall Inc. is not responsible for existing electrical, plumbing, sprinkler system waterlines, drain pipes, (above or below ground), fence, bushes, plants, trees or replacement of sod.

\* Association is responsible for reimbursing South Florida Dock & Seawall Inc. for all survey's permits, drawings, processing and engineering fees related to permitting this project.

**SHEET INDEX**

- S1 SITE PLAN
- D1 DOCK 1 PLAN
- D2 DOCK 2 PLAN
- SP1 SPECIFICATIONS

**SCOPE OF WORK**

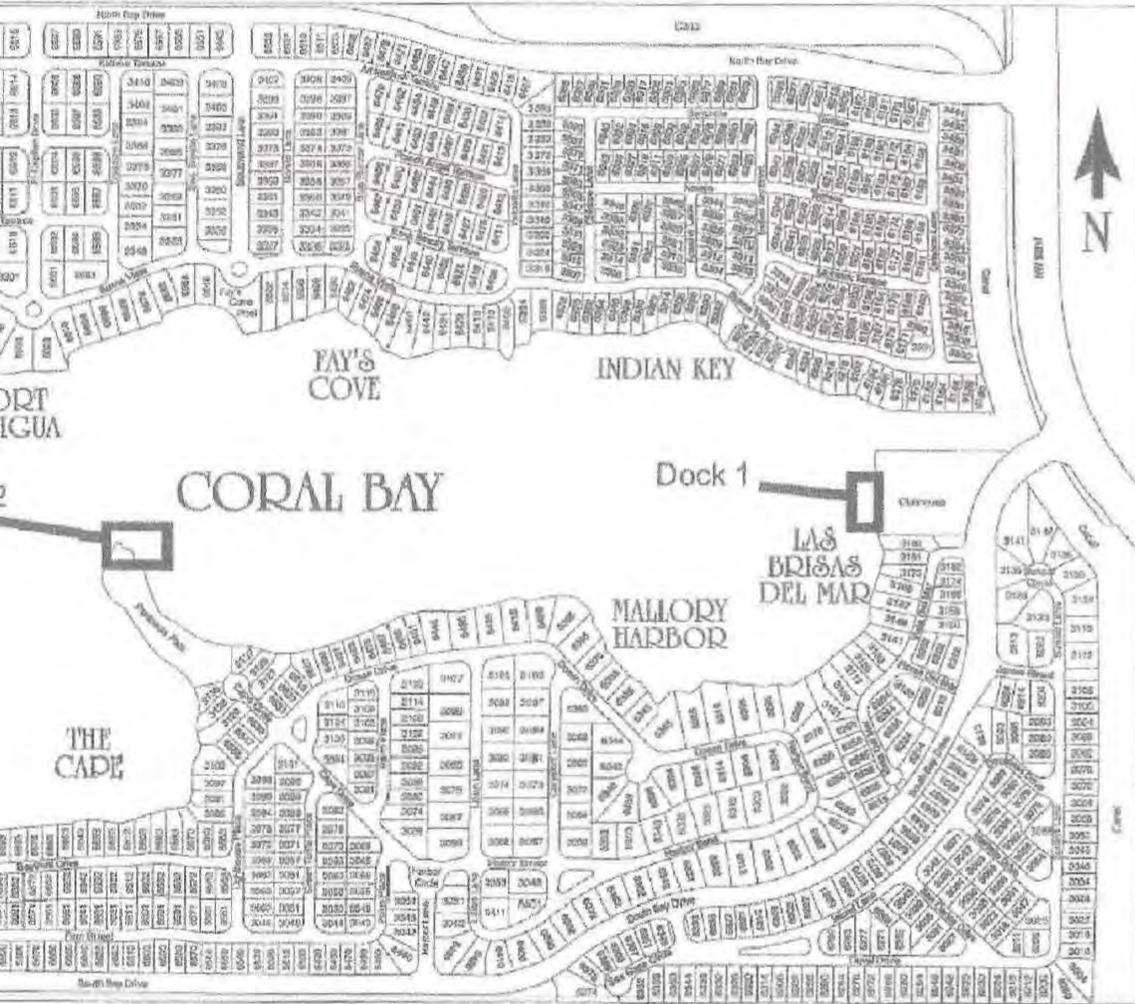
1. Construction to follow 2023 Florida Building Code and amendments as applicable and all local, state, and federal laws.
2. Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Contractor to pay for all permit fees, inspections, and testing required unless otherwise specified in contract.
5. Contractor to verify location of existing utilities prior to commencing work.
6. Contractor is responsible for all means, methods, and procedures of work.
7. Contractor to obtain all permits as necessary from all local, state, and federal agencies.
8. Contractor to property fence and secure area with barricades.
9. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
10. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
11. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
12. Licensed contractor shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
13. The licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
14. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each pertaining circumstance.
15. Licensed contractor to verify location of existing utilities prior to commencing work.
16. All elevations shown refer to the North American vertical datum (NAVD) of 1988.
17. Turbidity Barriers are to surround all in water construction areas during all construction activities.

**DEMOLITION**

Contractor to remove existing wood framing and piles that are to be replaced from wood docks 1 & 2 as shown on site plan.

**DOCK**

18. Contractor to construct new, marginal docks 1 & 2 w/ WEAR DECK decking, per plan, as follows:
  - 18.1. Dock 1: Contractor to utilize (8) existing wood dock piles that are to remain and be re-used and (10) new, 10" wood dock piles, driven to 10 tons compression.
  - 18.2. Dock 2: Contractor to utilize (8) existing wood dock piles that are to remain and be re-used and (5) new, 10" wood dock piles, driven to 10 tons compression.
  - 18.3. Piles are to topped with copper caps and furred out with 1"x2" decking.
  - 18.4. Framing to be .60, #1, pressure treated lumber secured with stainless steel hardware, using thru-bolts, lag-bolts, and joist hanger framing system.
  - 18.5. Decking is to be 2"x6" Wear Deck composite decking boards secured with (2) S.S. screws per stringer. A trim Plate is to be installed on waterside and sides of decking.



**Site Plan**

Scale: NTS

**July 8, 2025**



351 S. Cypress Rd. #303  
Pompano Beach, FL 33060  
Phone - 954-545-1740  
Fax - 954-545-1721  
Email - des\_inc@bellsouth.net  
E.B. # 26829

Coral Bay CCD  
3101 SOUTH BAY DRIVE  
MARGATE, FLORIDA

Revisions:

**John H Omslaer** Digitally signed by John H Omslaer  
Date: 2025.07.08 09:37:49 -04'00'

JOHN H. OMSLAER  
PE# 52733

**SITE PLAN**

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: S1
Date: 6/6/25	

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.

# CLUBHOUSE DOCK

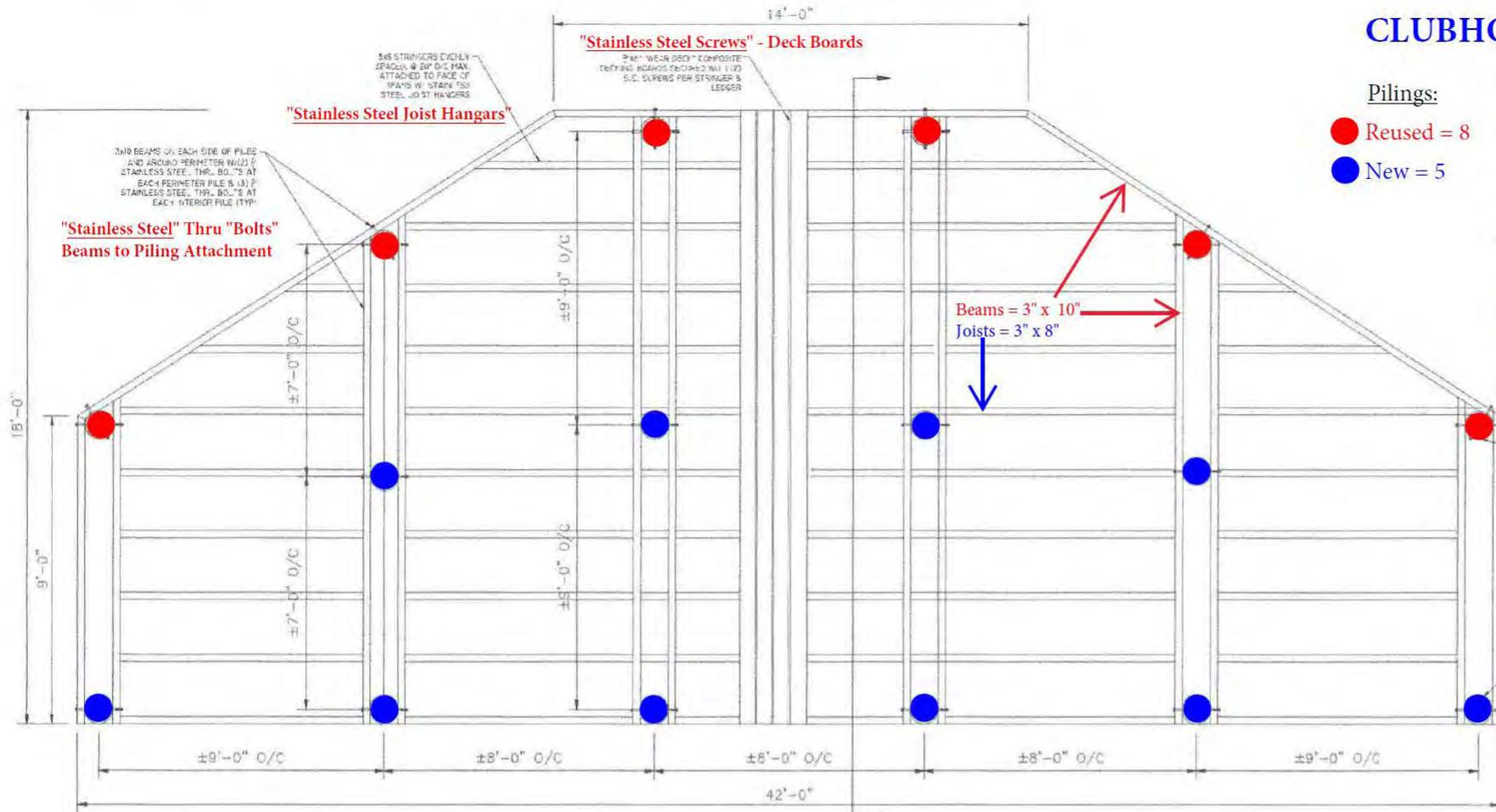


351 S. Cypress Rd. #303  
Pompano Beach, FL 33060  
Phone - 954-545-1740  
Fax - 954-545-1721  
Email - des\_inc@bellsouth.net  
E.B. # 26829

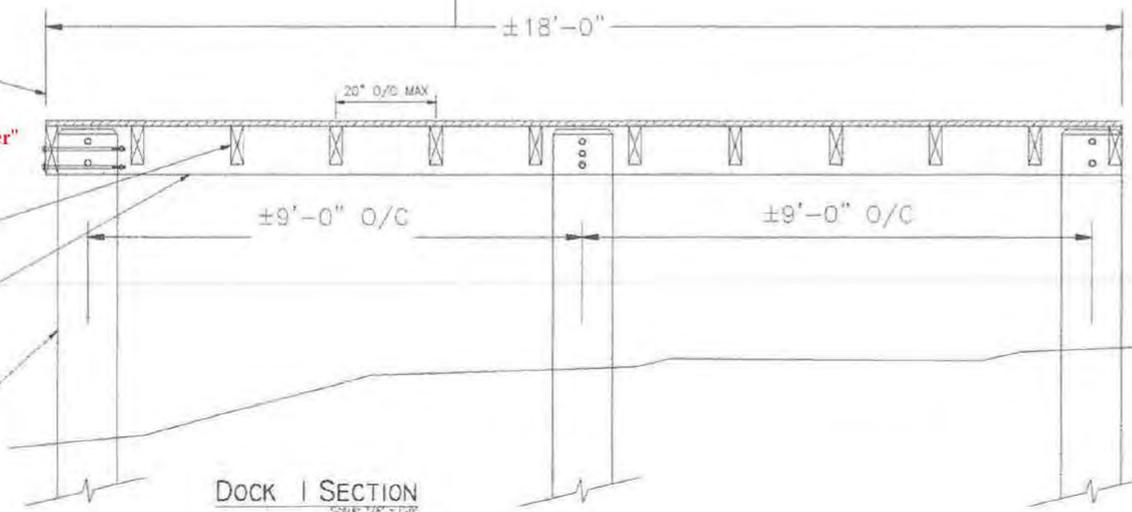
## Pilings:

- Reused = 8
- New = 5

- **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)**



DOCK I PLAN  
SCALE 1/8" = 1'-0"



DOCK I SECTION  
SCALE 1/8" = 1'-0"

**July 8, 2025**

**Sealed & Signed by Engineer**

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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

**DOCK 1**

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

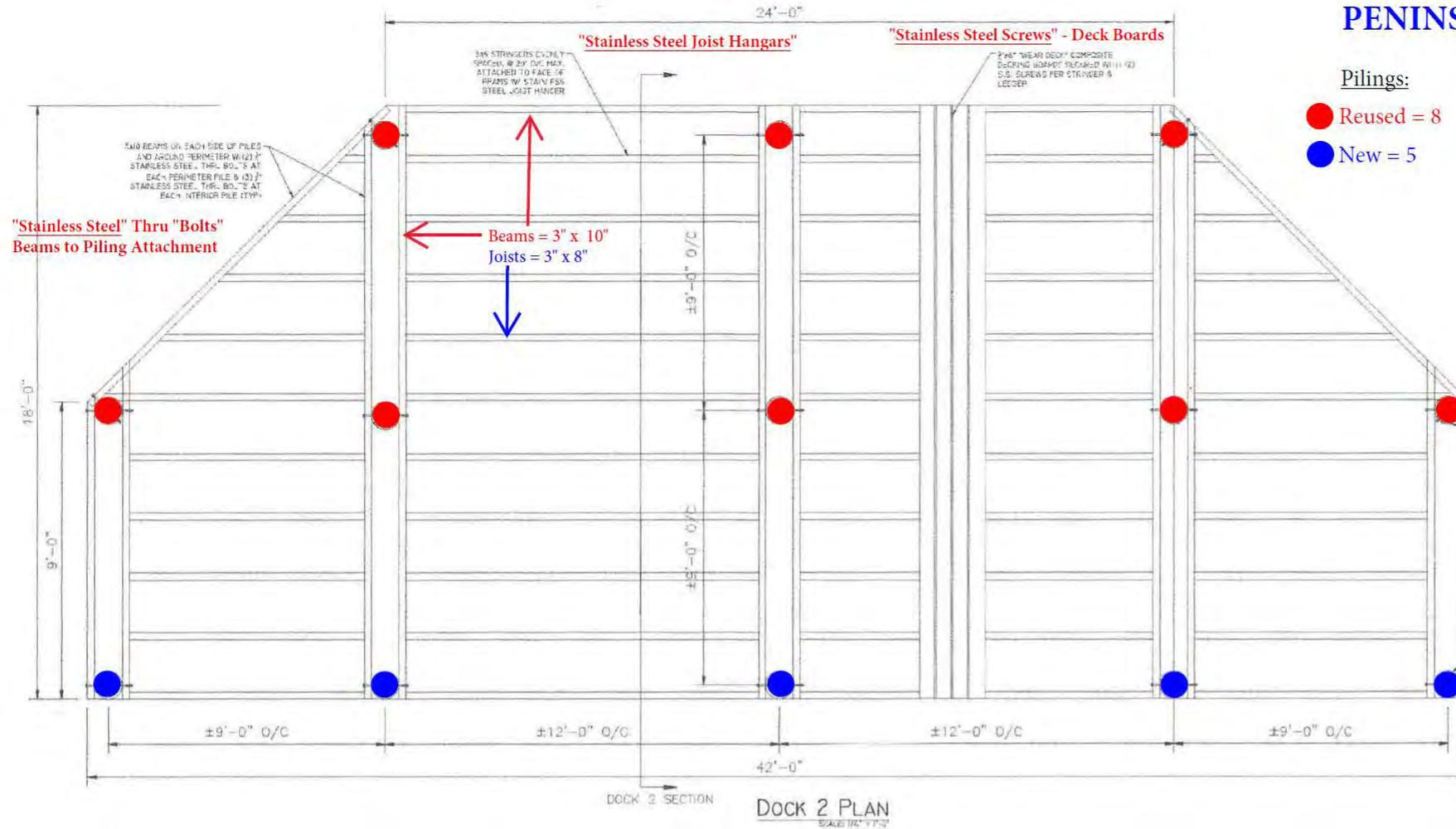
Project Mgr: J.O.	Project No: SFDS-CBay
Design: J.O.	Drawn: F.A.R.
Checked: J.O.	Sheet No: D1
Date: 7/3/25	

# PENINSULA PARK DOCK

## Pilings:

- Reused = 8
- New = 5

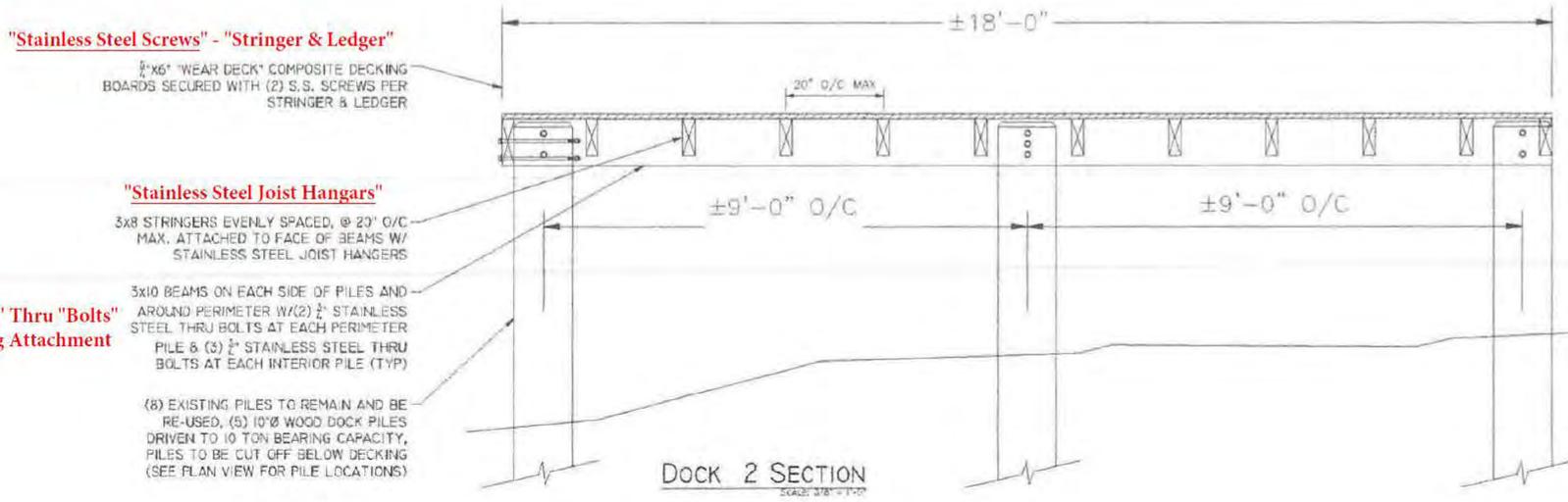
- Stainless Steel thru-bolts to be used for beam-to-pile attachment
- Joist hangers changed from stainless steel to galvanized steel (approved by engineer); notice of approval to be provided if required.
- Joist hangers fasteners are not specified (assumed galvanized steel)
- 1-1/2" Stainless Steel Fasteners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



(8) EXISTING PILES (ON HITCHING) TO REMAIN AND BE RE-USED, PILES TO BE CUT OFF BELOW DECKING

(5) NEW 10" Ø WOOD DOCK PILES (MATCH HATCH) AND DRIVEN TO 10 TON BEARING CAPACITY, PILES TO BE CUT OFF BELOW DECKING

DOCK 2 SECTION  
DOCK 2 PLAN  
SCALE: 1/4" = 1'-0"



(8) EXISTING PILES TO REMAIN AND BE RE-USED, (5) 10" Ø WOOD DOCK PILES DRIVEN TO 10 TON BEARING CAPACITY, PILES TO BE CUT OFF BELOW DECKING (SEE PLAN VIEW FOR PILE LOCATIONS)

DOCK 2 SECTION  
SCALE: 3/8" = 1'-0"

**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.

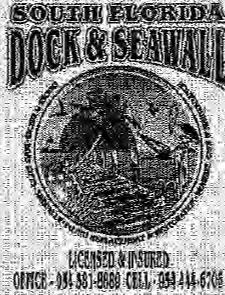
Coral Bay CCD  
3101 SOUTH BAY DRIVE  
MARGATE, FLORIDA

Revisions:

John H Omslaer  
Digitally signed by John H Omslaer  
Date: 2025.07.08 09:38:56 -0400  
PE# 92733

DOCK 2	
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: D2
Date: 7/3/25	

Marine Contractor License # 92-1317  
Address  
961 Monticello ave.  
Davie FL 33325  
(954) 581-8889 or (954) 444-6706



Mailing

**CHANGE ORDER \$8,933.00**

**Clubhouse & Peninsula Park**

**JULY 8, 2025**

## Change Order

**SEE NEXT PAGE FOR CLARITY**

**PROPOSAL SUBMITTED TO:**

Coral Bay CDD  
Att: Mr. Julio Padilla  
3101 South Bay drive  
Margate FL 33063

**CELL NO:** (540) 303-9619

**E-MAIL:** jpadilla@gmssf.com

**DATE:** 7/8/25

Additional cost for engineers required design changes:

- 1) The framing will now be box framed because of the decks being so close to the surface of the lake. This will require joist hangers to support the framing which will be an additional cost for the labor & cost of the joist hangers.
- 2) The engineer is also requiring the framing to be 3" x 8" stringers & 3" x 10" beams instead of 2" x 6" stringers & 2" x 8" beams how it is built & per my original contract so there is an additional cost for the engineers changes to the framing.
- 3) There is also an additional cost reflected for the additional cost for materials reflected to tariffs.

\* South Florida Dock & Seawall Inc. warrants this work for (3) years.

\* South Florida Dock & Seawall Inc. is not responsible for existing electrical, plumbing, sprinkler system waterlines, drain pipes, (above or below ground), fence, bushes, plants, trees or replacement of sod.

\* Association is responsible for reimbursing South Florida Dock & Seawall Inc. for all survey's permits, drawings, processing and engineering fees related to permitting this project.

WE PROPOSE hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

**EIGHT THOUSAND NINE HUNDRED THIRTY THREE 00/00 dollars (8,933.00)**

Payment to be made as follows: 30% due upon signing, 30% due upon installation of pilings, 30% due upon framing and balance due upon completion.

Perms: Balance due to full upon completion if any other as specified. If any costs are collected by suit or demand of an attorney, then the owner agrees to pay all costs including attorney's fees and interest. All work to carry a (3) year guarantee against defective material and workmanship. Guaranteed to be as specified. Any alteration or deviation from above specifications involving extra costs will be charged only upon written orders and will become an extra charge over and above the estimate. The owner will be responsible for furnishing offset made set by a licensed surveyor. South Florida Dock & Seawall Inc. to be held harmless for claims of noise, vibration damage, pollution, oil spills, etc. We do not assume responsibility for permits, planing or engineering unless otherwise specified. We reserve the right to withdraw this bid if not accepted within (30) days unless otherwise specified. All agreements contingent upon no strikes, accidents or delays beyond our control. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Owner to carry fire, storm and other necessary insurance.

AUTHORIZED  
SIGNATURE

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

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.

DATE OF ACCEPTANCE:

SIGNATURE:

SIGNATURE:

# Clubhouse & Peninsula Park

## Change Order

**PROPOSAL SUBMITTED TO:**

Coral Bay CDD  
Att: Mr. Julio Padilla  
3101 South Bay drive  
Margate FL.33063

**CELL NO:** (540) 303-9619

**E-MAIL:** jpadilla@gmssf.com

**DATE:** 7/8/25

Additional cost for engineers required design changes:

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\* South Florida Dock & Seawall Inc. warranties this work for (3) years.

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\* Association is responsible for reimbursing South Florida Dock & Seawall Inc. for all survey's permits, drawings, processing and engineering fees related to permitting this project.

## **Change Order \$8933.00**

**PROPOSAL SUBMITTED TO:**

Coral Bay CDD  
Att: Mr. Julio Padilla  
E-MAIL: jpadilla@gmssf.com  
3101 South Bay drive  
Margate FL. 33063

**CELL NO:** (540) 303-9619

**DATE:** 7/8/25

**Original Designed Joists, Beams= 2"x 6" , 2"x 8"  
New Joists, Beams = 3"x 8" , 3"x 10"**

Additional cost for engineers required design changes:

- 1) The framing will now be box framed because of the decks being so close to the surface of the lake. This will require joist hangers to support the framing which will be an additional cost for the labor & cost of the joist hangers.
- 2) The engineer is also requiring the framing to be 3" x 8" stringers & 3" x 10" beams instead of 2" x 6" stringers & 2" x 8" beams how it is built & per my original contract so there is an additional cost for the engineer's changes to the framing.
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\* Association is responsible for reimbursing South Florida Dock & Seawall Inc. for all survey's permits, drawings, processing and engineering fees related to permitting this project.



# CITY OF MARGATE

Together We Make It Great

- Home
- Select Permit
- Status Detail**
- Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status
- Application Inspections
- Attachments
- Schedule an inspection

## Status Detail

Parcel ID:	4841-24-32-0031	Address:	3101 S BAY DR
Application Date:	10/10/25	Owner:	F N PROJECTS
Permit (Application) Number	25 - 2841	Application Type:	BD-ADDITION & ALTERATION/ COMMERCIAL
Valuation:	\$87,046	Square Footage:	000000756
Tenant Name:		Application Status:	PERMIT ISSUED
Tenant Unit Number:		General Contractor:	SOUTH FLORIDA DOCK&SEAWALL,INC
Zoning Description:	NOT APPLICABLE		

[Structure Detail](#)

# **Coral Bay – Islamorada Pergola Inspection & Remediation Report**

**Inspection Date: February 17, 2026**



**George Mizusawa  
Board Supervisor  
February 18, 2026**

## Table of Contents

<b>Objective</b> .....	3
<b>Design Specifications</b> .....	4
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<b>Current State</b> .....	9
<b>Remediations Requirements</b> .....	14
<b>Recommendations for Board Consideration</b> .....	16
<b>New Pergola Design Requirement Recommendations:</b> .....	16
<b>Material Repair Cost Estimate</b> .....	17

# Objective

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The purpose of this report is to provide the Coral Bay CDD Board with an overview of the current condition of the pergolas located on the north and south sides of the entrance to the Islamorada subdivision, to identify any deficiencies, and to present recommended corrective actions for the Board's consideration.



Figure 1: Pergola Location

# Design Specifications

## Specifications (actual) (L x W x H):

- Measurements taken from south side pergola; north side pergola assumed identical.
- Measurements taken from subset of all structural parts (rafters, beams, joists, abacus, columns); all other corresponding structural parts assumed to be identical.
- Beam measurement tolerance included due to variation in actual column/abacus installation.
- Joist separation measurement is an approximation due to variation in beams widths.
- All sectional joists are equally spaced on beam lying between adjoining abacus/column.

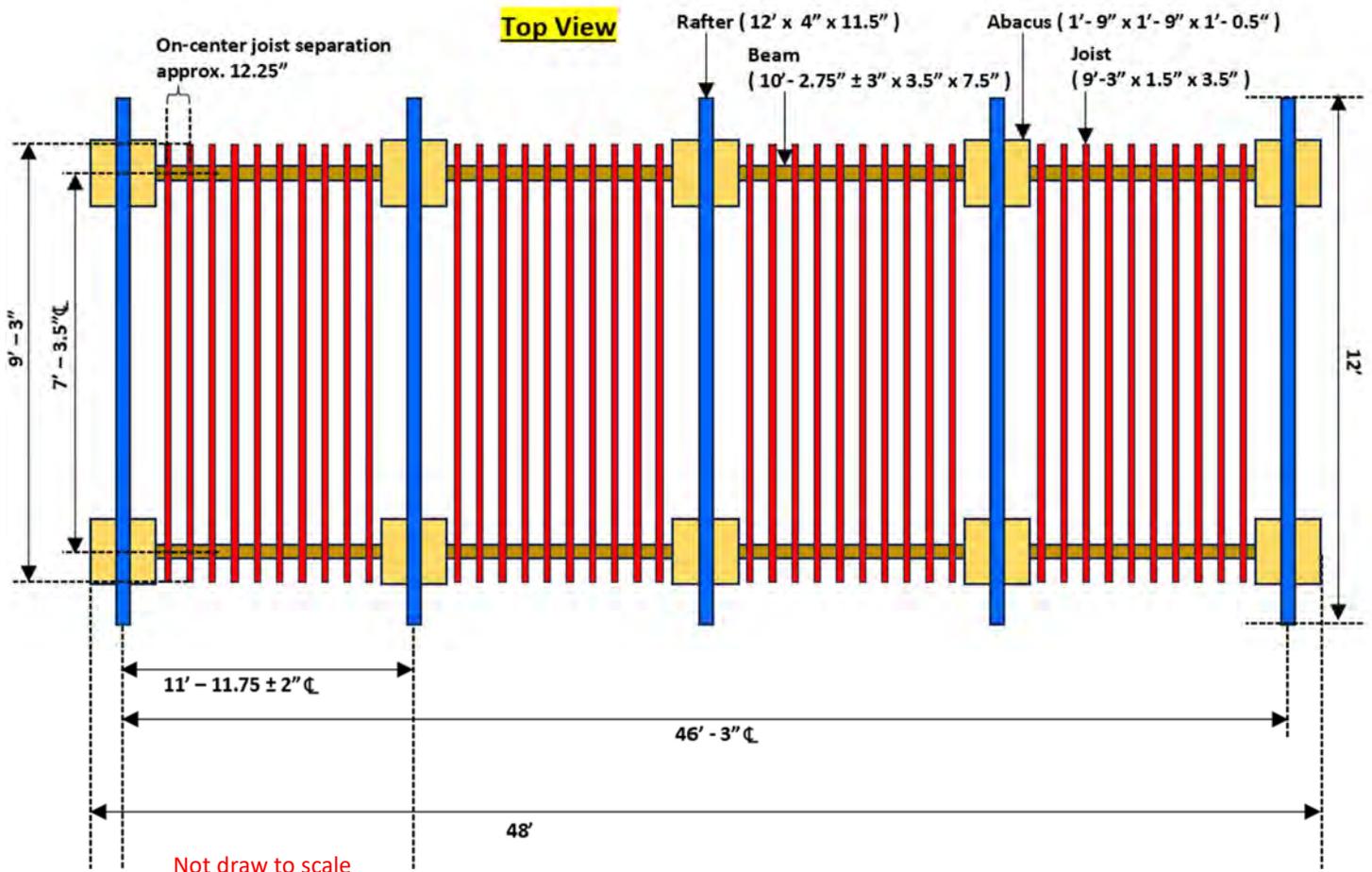
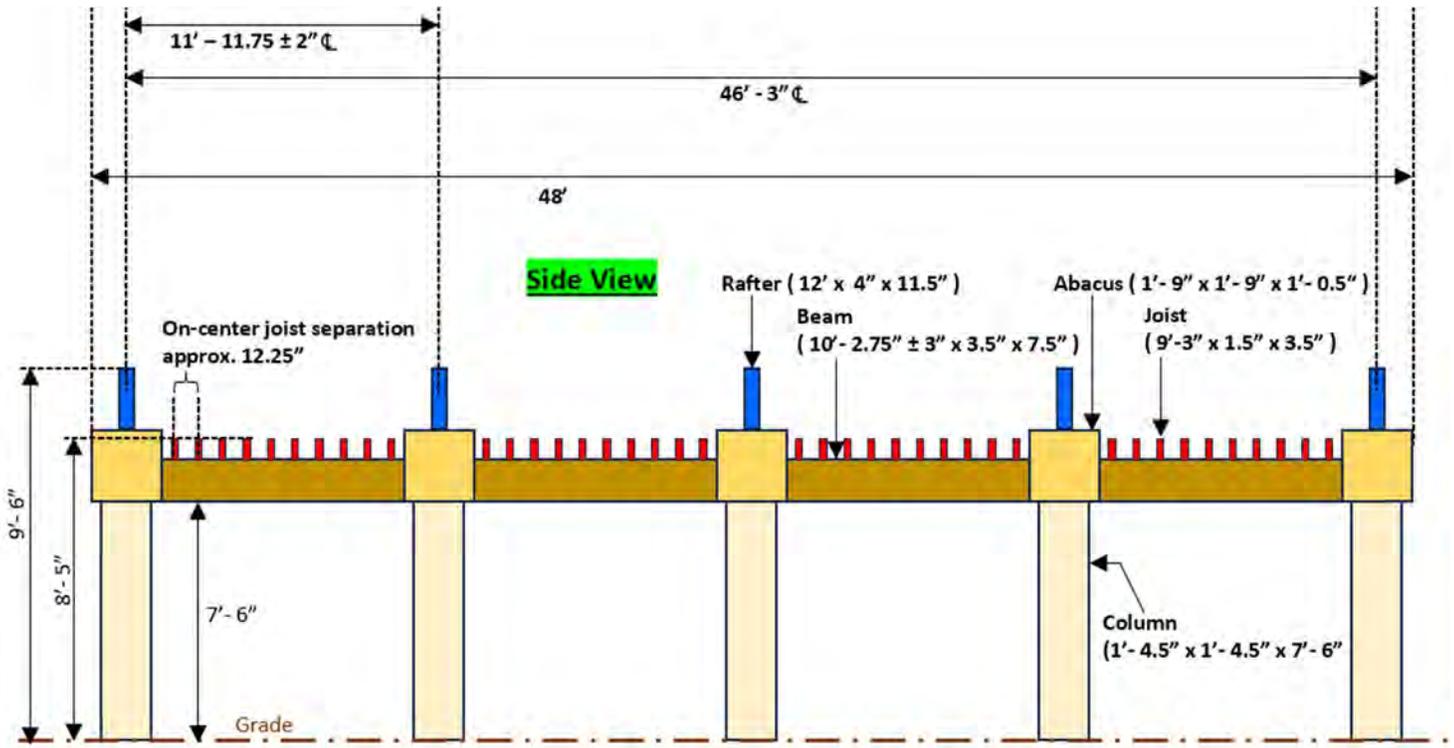
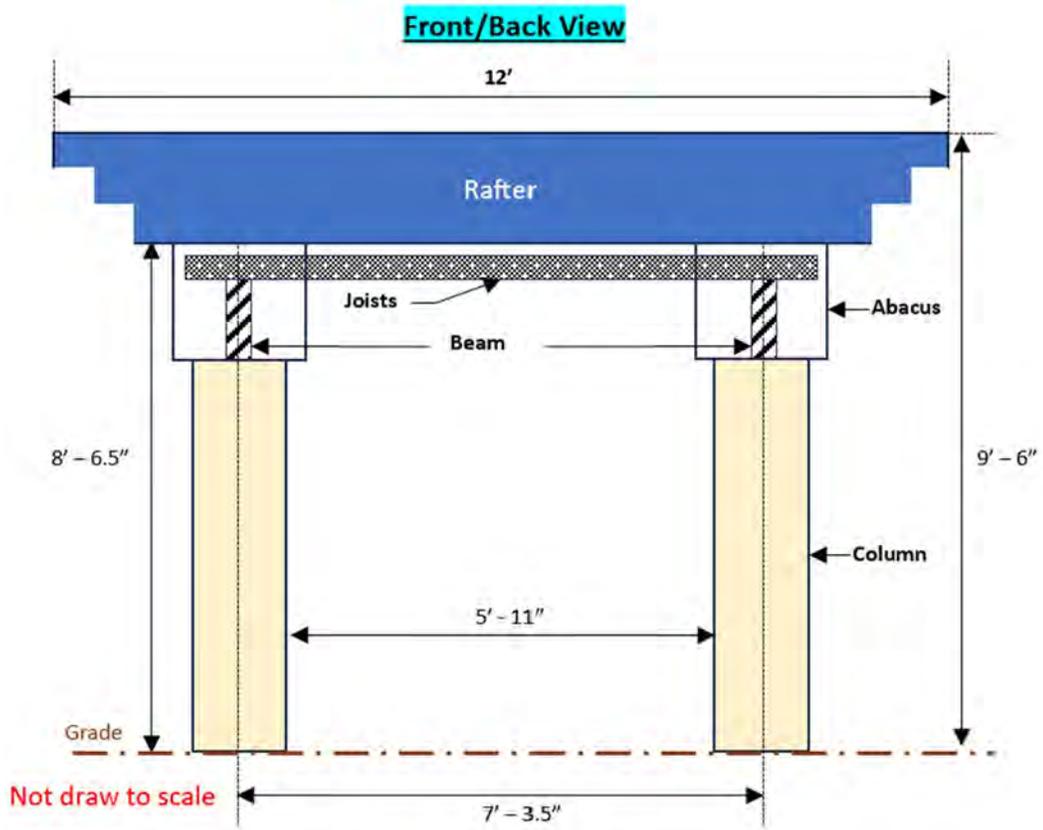


Figure 2: Pergola Top View



Not draw to scale

Figure 3: Pergola Side View



Not draw to scale

Figure 4: Pergola Front and Back View

# Connector Ties & Fasteners

---

1. Rafters are connected to abacus using a type of outdated post cap.
  - a. Installation method does not permit determination of actual type of tie used or inspection of entire connection method to ascertain current condition.
  - b. The tie used does not meet current Florida Building Code (FBC) for HVHZ Risk Category II regions (South Florida).
  - c. The tie is only secured to rafter using a single nail which does not meet current FBC.
    - i. Nail fastener type (i.e., galvanized steel) cannot be determined due to paint cover.



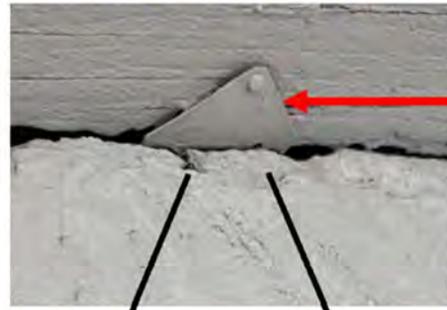
Figure 5: EXAMPLE: Post Cap (Current ZMAX Coated Version)

2. Beams are connected to abacus using some form of hidden tie.
  - a. Installation method does not permit determination of actual type of tie used or inspection of connection method to ascertain current condition.
3. Joist are connected to the beams using outdated two (2) single-sided hurricane ties, one on each side, and eight (8) nails per tie.
  - a. Hurricane ties mounted within homeowners' property were not inspected.



Figure 6: EXAMPLE: Hurricane Tie (Current ZMAX Coated Version)

**Rafter to Abacus interface**



Outdated tie and fastening method does not meeting current Florida Building Code

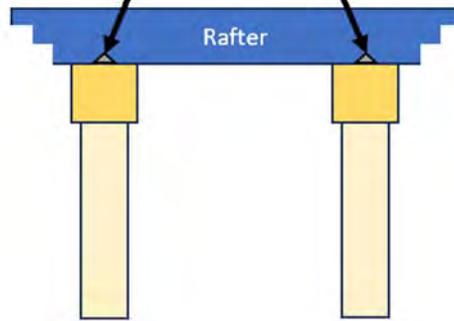


Figure 7: Rafter to Abacus Connection

**Beam to Abacus interface**



Hidden fastening method used. Unable to ascertain if meets current Florida Building Code

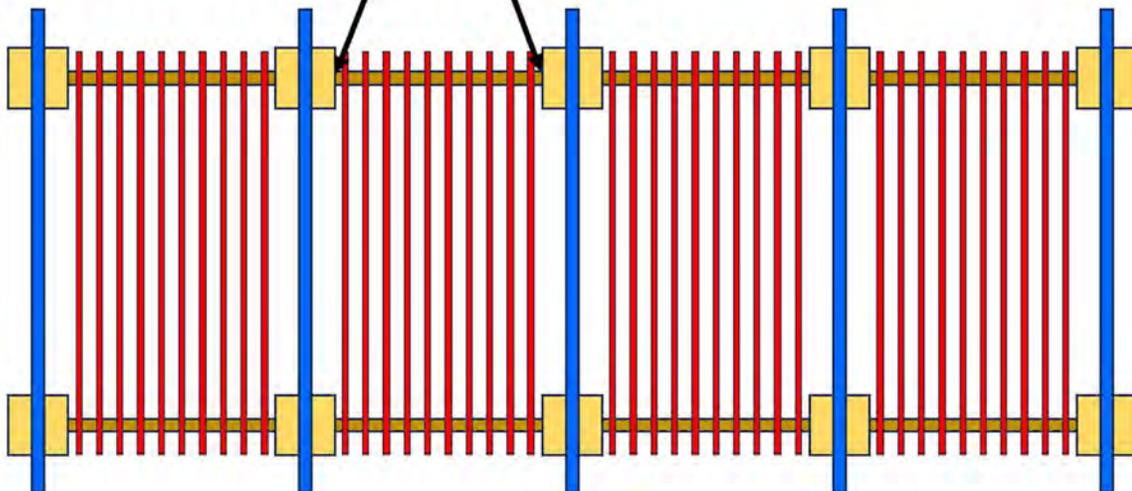


Figure 8: Beam to Abacus Connection (South Pergola; North Pergola is mirror image)

Beam to Joist interfaces (single-sided, farthest side from road)



Outdated tie and fastening method  
does not meeting current Florida  
Building Code

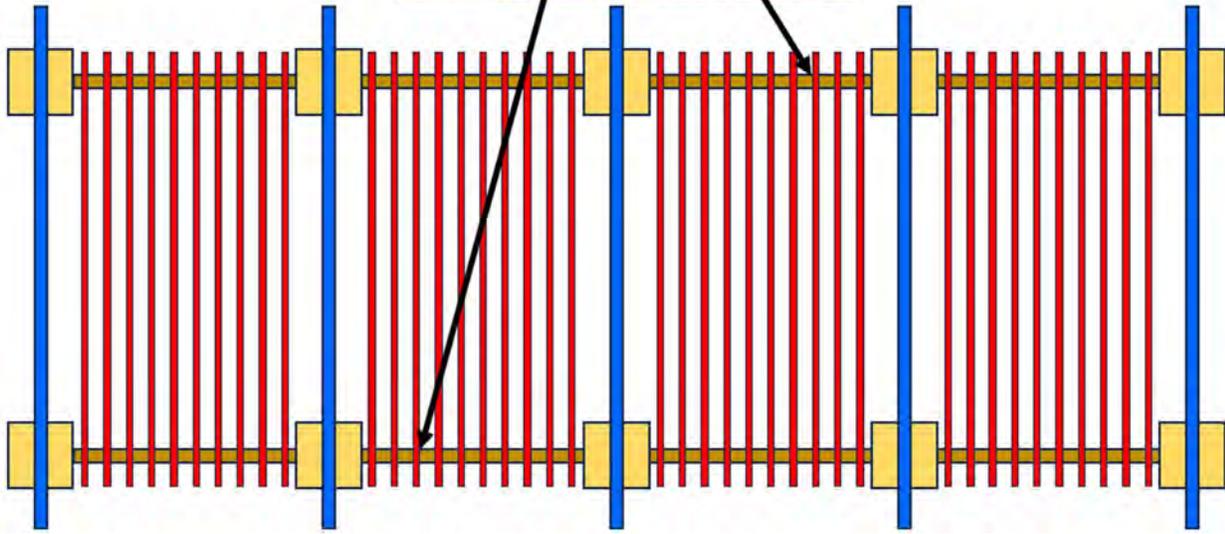


Figure 9: Joist to Beam Connection (South Pergola; North Pergola is mirror image)

# Current State

---

## 1. Lumber - All:

- a. Lumber wood species (i.e., Cedar, Southern Pine...) is unknown; paint coat obscures inspection.
  - i. Based on texture, rafters & beams appear to be cedar-based wood.
  - ii. Based on texture and use, joists appear to be pressure-treated Southern Pine wood.

## 2. Lumber - Rafters:

- a. Rafters do not provide any structural support and are installed for aesthetics purposes only.
- b. Rafter ends farthest away from road extend over adjoining homeowners' property.
- c. Two (2) rafters have significant decay; replacement warranted.
- d. All rafters are installed and secured to the top of the abacus using a post tie.
  - i. Use of thin-gauge post tie has resulted in creation of significant gap between abacus and rafter at most locations, creating a path for water entry, resulting in standing water which has likely led to premature failure of ties, abacus and column structures.



Figure 10: Rafter-to-Abacus Separation

- ii. The post tie is secured to the rafter by a single nail on both sides. This does not meet current Florida Building Code.



*Figure 11: Post Tie Abacus-to-Rafter Installation*

- iii. Condition of entire post tie is unknown but assumed to have suffered significant degradation based on rafter to abacus installation method.

### 3. Lumber - Beams:

- a. Beams are attached to the abacus using a hidden fastening method, as such, fastener condition is unknown. There are a couple exceptions (newer repairs) which used galvanized joist hangers mounted to the exterior of the abacus (detracts from aesthetics).



*Figure 12: Beam Hidden and Hanger Fastening Methods*

- b. Eight (8) of sixteen beams were found to have been dislodged from their original installation location. Four (4) other beams exhibit sagging which is indicative of connection failure. Replacement is warranted for all identified.



*Figure 13: Dislodged Beams*

4. **Lumber - Joists:**

- a. Ten percent (10%) of all joists were dislodged from original beam installation location. Replacement is warranted.
- b. Joists are attached to the beams using single-sided hurricane ties.
- c. Significant corrosion (i.e., rust) was exhibited by approx. 75% of all visible hurricane ties.
- d. Others exhibited paint swelling indicative of underneath rust buildup.
- e. Corrosion expected to be from both tie and galvanized nail fasteners.
- f. Due to age, all hurricane ties are expected to be experiencing similar corrosion.
- g. Hurricane ties mounted within homeowners' property were not inspected.



*Figure 14: Hurricane Tie Corrosion*

5. **Columns and Abacus:**

- a. Seven (7) of sixteen (16) abacus/column sets have experienced degradation:
  - i. One (1) location needs repair of both column and abacus.
  - ii. Two (2) locations need repair of abacus only.
  - iii. Four (4) locations need repair of column only.
- b. All abacus locations require sealing of interface between abacus and rafter. See Figure #10.



*Figure 15: Abacus Remediations*



*Figure 16: Column Remediations*

6. **Painting:**

- a. Last contractor to paint the pergola did not provide a full painting of structure:
  - i. Top of all wood boards were not painted (i.e., sealed) and exhibit board erosion due to standing water and prolonged direct sunlight exposure.
  - ii. It appears the tops had not been painted in a very long time.
  - iii. Most board exhibit very minimal erosion; only re-painting (sealing) needed. Some require replacement due to erosion severity.
  - iv. Ends of some rafters extending over adjoining homeowner property and other areas were missed.



*Figure 17: Unpainted Tops of Pergola Wood*



*Figure 18: Unpainted Rafter Ends*

# Remediations Requirements

## Beams, Joists and Joist Tie Remediations

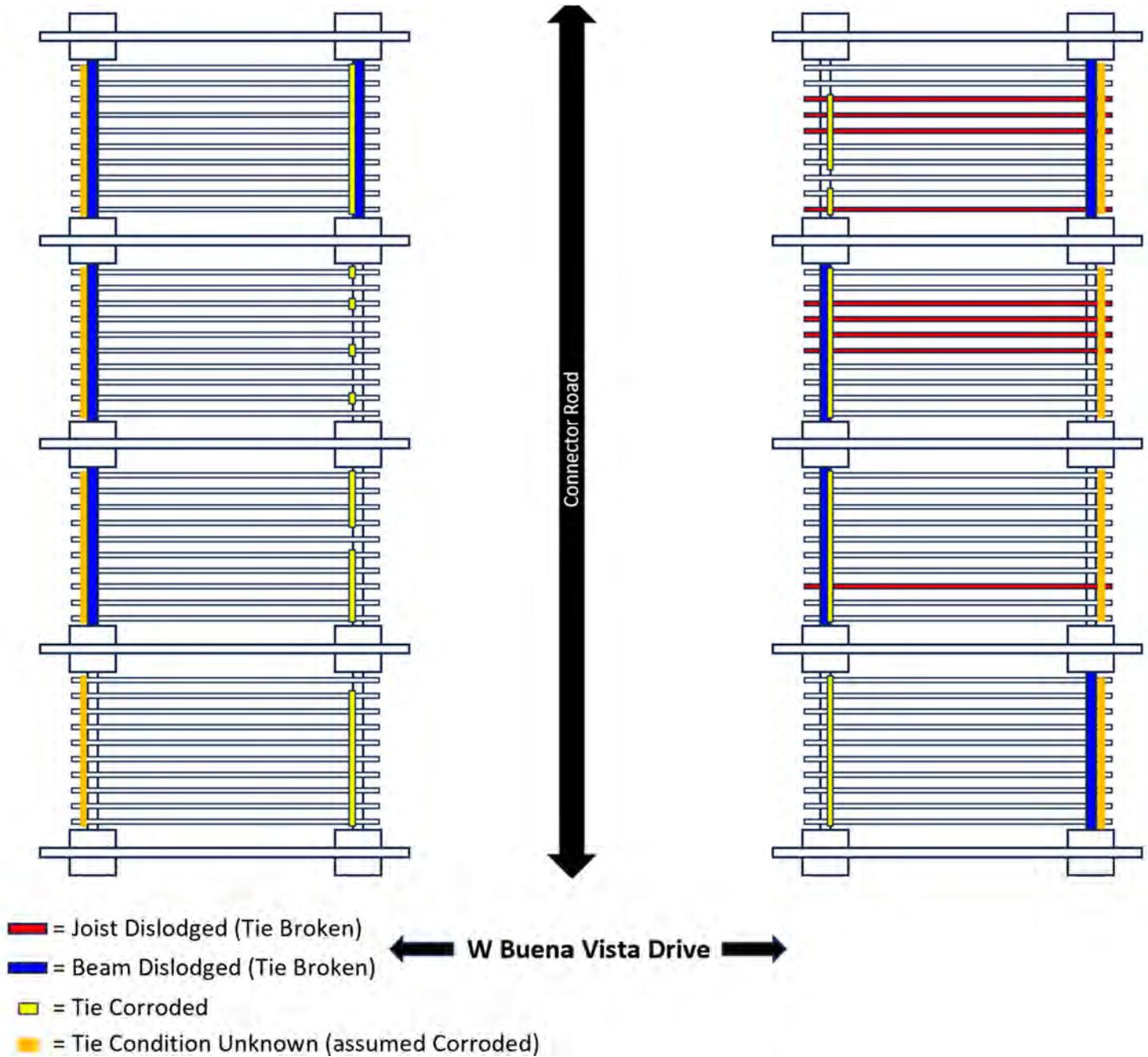


Figure 19: Beam, Joist and Tie Remediation Locations

### Rafter, Abacus and Column Remediations

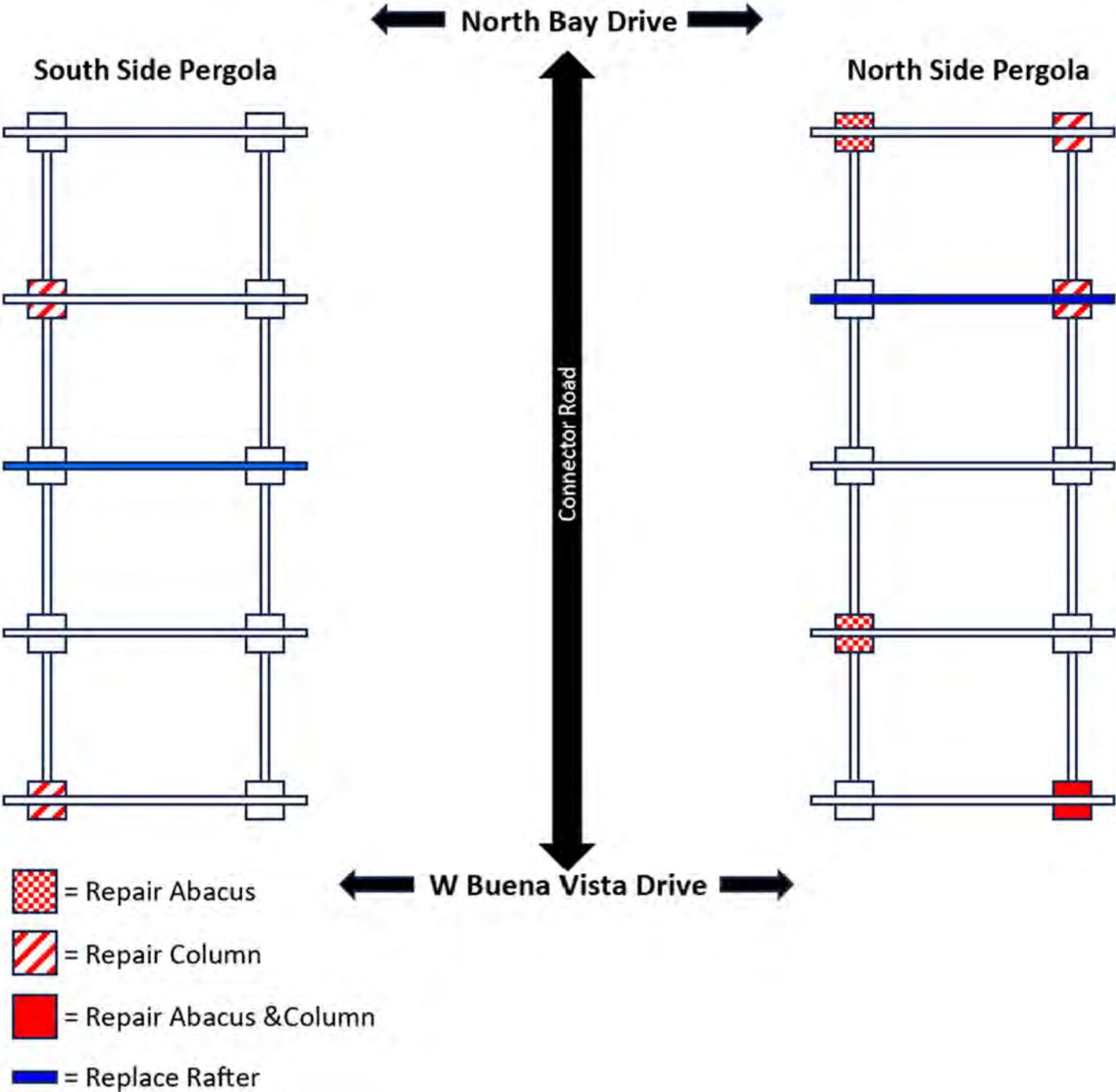


Figure 20: Rafter, Abacus and Column Remediation Locations

# Recommendations for Board Consideration

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1. Immediately remove any loose joists to eliminate safety hazards and reduce potential liability.
2. Remove all rafters from abacus tops to avoid any further damage to abacus/column interiors due to water penetration due to current installation.
  - a. Immediately upon removal of rafters, perform inspection to ascertain extent of damage to the abacus and columns interior support structure (i.e., interior structural wood).
  - b. Immediately upon completion of inspection, temporarily seal off all abacus tops to eliminate future water penetration until remediation, if required, is completed.
    - i. If remediation is not required, seal of abacus top using cement (structural support) and cover with vapor barrier material and stucco. Seal and paint after stucco is completely cured and dry.
  - c. Based on results of inspection, repair or replacement of interior abacus/column support structure, including exterior stucco application, as needed.
3. Repair all other abacus and column exterior degradation.
4. **Proceed with full replacement of both south and north pergolas.** Avoid hiring general contractors who lack specialized expertise in design and installation, to ensure a durable, long-lasting, and visually appealing structure.

**Given the existing condition of the North and South pergolas at the Islamorada entrance, along with the extent of required repairs, complete replacement is recommended.**

## New Pergola Design Requirement Recommendations:

1. Pergola design must be permitted with the City of Margate to ensure compliance to current Florida Building Code for HVHZ Risk Category II regions (i.e., South Florida).
2. Design must avoid use of abacus for structural support unless novel solution to overcome potential water penetration is included.
3. Design must include pressure-treated Grade 1 Southern Pine and/or West Red cedar lumber or rot/corrosion resistant materials (i.e., composite, metal).
  - a. If composite structural materials included, color will be of CDD's choosing.
  - b. If metal structural materials included, all parts must be powder-coated to meet AAMA 2605-22 specification with color of CDD's choosing.
4. Design must use high-quality corrosion-resistant hardware material for longevity.
  - a. Screw fasteners are preferred over nail fasteners.
  - b. Stainless steel 316-Grade is preferred for all products and fasteners.
    - i. If hot-dipped galvanized (HDG) to be used:
      1. Products must meet ASTM A123 (HDG) with G185 coating.
      2. Fasteners must meet ASTM A153 requirements.
5. Hardware must limit contact with dissimilar metals to prevent galvanic corrosion.

# Material Repair Cost Estimate

The following is included only as a general retail cost estimation for the material and permit for repairs of the pergolas assuming the rafters are to remain.

This is only intended to provide a general idea of the material and permit costs a general contractor may incur. Material costs are likely slightly lower at commercial rates. Contractor labor costs for demolition with disposal and installation are not included, and material markup and cost of engineering drawings (if required) are not considered.

<b>MASTERIAL LIST</b>						
Pergola's Location: North and South W Buena Vista Dr., Islamorada Subvision of Coral Bay CDD						
<b>LUMBER</b>						
Structural Part	Wood Species	Qty	Typical Cost (est.)	Subtotal	Taxes	Total Cost
Rafters	West Red Cedar (Grade 1)	2	\$ 485	\$ 970	\$ 68	\$ 1,038
Beams	West Red Cedar (Grade 1)	16	\$ 320	\$ 5,120	\$ 358	\$ 5,478
Joists	PT Southern Pine (Grade 1)	80	\$ 9	\$ 680	\$ 48	\$ 728
<b>CONNECTOR TIES</b>						
Type	Use	Qty	Retail Cost	Subtotal	Taxes	Total Cost
Post Tie	Rafter to Abacas connection	4	\$ 14	\$ 56	\$ 4	\$ 60
Hidden Fastener	Beam to Abacas connection	32	\$ 75	\$ 2,400	\$ 168	\$ 2,568
Hurricane Ties	Joist to Beam connection	320	\$ 5	\$ 1,440	\$ 101	\$ 1,541
<b>FASTENENING</b>						
Type	Use	Qty Boxes	Retail Cost	Subtotal	Taxes	Total Cost
Screw	Post Tie (Rafter) (40 per Rafter)	1	\$ 24	\$ 24	\$ 2	\$ 26
Screw	Hidden Fasteners (Beams) (20 per Beam)	3	\$ 24	\$ 72	\$ 5	\$ 77
Screw	Hurricane Ties to Beams & Joist (40 per Joist)	32	\$ 18	\$ 576	\$ 40	\$ 616
<b>CAULK SEALER</b>						
	Use					
Paintable Caulk (est.)	Seal Column & Abacus Cracks					\$ 50
Paintable Caulk	Seal Rafter to Abacus interface					\$ 125
backer Rod(est.)	Seal Rafter to Abacus interface					\$ 25
<b>PAINT</b>						
Paint (est.)	Abacus					\$ 100
Paint (est.)	Columns					\$ 500
<b>PERMITS</b>						
Permit						\$ 300
				<b>TOTAL MATERIAL COST</b>		<b>\$ 13,232</b>

Figure 21: Material Repair Cost Estimate

**Islamorada Pergola QUOTE REVIEW**

Line Item	Notes	ANZCO	Del Mar Builders
<b>QUOTE</b>		\$32,500 (Wood) / \$37,500 (Composite)	\$20,650
<b>DATE</b>		2/11/2026	12/25/2025
<b>PERMIT</b>		Excluded; Separate Cost	Not Specified (assumed not included)
<b>LABOR</b>		Included	Included
<b>PERGOLAS REMOVAL &amp; DISPOSAL</b>			
DEMOLITION and DISPOSAL of <u>all</u> materials for both North and South Pergolas (Beams, Joists) including rafters	Definition of "pergola" needs to be clearly defined by the CDD when obtaining quotes to avoid ambiguity. <u>Stand-alone Rafters</u> may not be considered for inclusion by contractors (See Del Mar Builders quote).	"Wood" & "Stucco" (does not specifically state inclusion of "all" materials (i.e., ties, fasteners...))	"demolition of damaged wood pergolas", "disposal of all 80 wood rafters and all 2x8 beams", "Remove and dispose existing materials from site"; "dispose stucco bands around each column" (does not specifically state inclusion of rafters)
<b>INSPECTIONS</b>			
Inspection of Abacus/Column interior to assess required repairs (CDD to receive C/O if applicable)		Not included	Not included
<b>INSTALLATION - PERGOLA'S</b>			
<b>WOOD LUMBER</b>			
		NOTE: Dimensions provide by quote considered "Nominal" sizes. Actual sizes are smaller).	
<u>Rafters (Abacus Tops)</u>		Existing Actual Size : 12'L x 4"W x 11.5"H	
Qty	10 REQUIRED	10	<b>NOT INCLUDED</b>
Size	L x W x H	L* x 3" x 12" (smaller Width)	
Wood Type	Type Examples: West Red Cedar, Alaska Yellow Cedar, Pressure Treated (PT) Southern Pine	Cedar (Cedar type not specified)	
Wood Grade (#1, #2...)		Not Specified	
<u>Beams (Abacus-to-Abacus)</u>		Existing Actual Size: 10' - 6"L x 3.5"W x 7.5"H	
Qty	16 REQUIRED	16	"around 18" (wrong qty)
Size	L x W x H	L* x 2" x 8" (smaller Width)	L* x 2" x 8" (smaller Width)
Wood Type	Type Examples: West Red Cedar, Alaska Yellow Cedar, Pressure Treated (PT) Southern Pine	Cedar (Cedar type not fully specified)	PT (Southern Pine assumed)
Wood Grade	Grade Types: #1, #2	Not Specified	Not Specified
<u>Joists (Beam-to-Beam)</u>		Existing Actual Size: 9'-3"L x 1.5"W x 3.5"H	
Qty	80 REQUIRED	80	80
Size	L x W x H	L* x 2" x 4"	L* x 2" x 4"
Wood Type	Type Examples: West Red Cedar, Alaska Yellow Cedar, Pressure Treated (PT) Southern Pine	Not Specified	PT (Southern Pine assumed)
Wood Grade	Grade Types: #1, #2	Not Specified	Not Specified
<b>ALTERNATE MATERIAL INSTALLATION - PERGOLA'S</b>			
<u>Composite Boards:</u>		Additional \$5,000 (details not provided)	
Does It Have Florida Product Approval for HVHZ Risk Category II?		Not Specified	<b>NOT INCLUDED</b>
Structurally Rated?		Not Specified	
OEM Manufacturer & Model		Not Specified	
Rafters?		Not Specified	
Beams?		Not Specified	
Joists?		Not Specified	
Composite Color Options Available?		Not Specified	
Connection Method?		Not Specified	
<b>CONNECTION TIES</b>			
<u>ALL Ties included?</u>		"All new connections to be supplied"	
<u>Rafter-to-Abacus Connection Tie</u>	20 Ties (2 per rafter) REQUIRED	Not Specified	NO. Rafter Ties not Included
Rafter-to-Abacus Connection Tie MATERIAL:	EXAMPLES: Stainless Steel (SS304 or SS316 Grade), Hot-dipped Galvanized (HDG-G90 or HDG-G185 ZMAX Grade)	Not Specified	NOT INCLUDED
<u>Beam-to-Abacus Connection Tie</u>	32 HIDDEN Ties (2 per beam) REQUIRED	Not Specified	Not Specified
Beam-to-Abacus Connection Tie MATERIAL:	EXAMPLES: SS304 or SS316 Grade, HDG-G90 or HDG-G185 (ZMAX) Grade	Not Specified	Not Specified
<u>Joist-to-Beam Connection Tie:</u>	160 Double-sided (2 per joist) REQUIRED	Not Specified	Included
	or		
	320 Single-sided (4 per joist) REQUIRED	Not Specified	N/A
Joist-to-Beam Connection Tie MATERIAL:	EXAMPLES: SS304 or SS316 Grade, HDG-G90 or HDG-G185 (ZMAX) Grade	Not Specified	160 "Simpson Galvanized clamps" (HDG-G90 or HDG-G185?)
<b>TOTAL TIES REQUIRED</b>	<b>212 or 372 Required#</b>	<b>"160 Clamps" (does not cover all required ties)</b>	<b>"160 Clamps" (does not cover all required ties)</b>
<b>FASTENERS</b>			
<u>ALL Fasteners included?</u>		Not Specified	NO. Rafter fasteners not included
<u>Rafter-to-Abacus Connection Tie Fasteners:</u>			<b>NOT INCLUDED</b>
<u>All Fasteners Required Included?</u>		Not Specified	
Material	Stainless Steel 304 or 316 Grade, HDG Hot-dipped Galvanized (G90 or G185 Grade?)	Not Specified	
<u>Beam-to-Abacus Connection Tie Fasteners:</u>			<b>"All materials ... provided"</b>
<u>All Fasteners Required Included?</u>		Not Specified	
Material	Stainless Steel 304 or 316 Grade, HDG Hot-dipped Galvanized (G90 or G185 Grade?)	Not Specified	
<u>Joist-to-Beam Connection Tie Fasteners:</u>			<b>"All materials ... provided"</b>
<u>All Fasteners Required Included?</u>		Not Specified	
Material	Stainless Steel 304 or 316 Grade, HDG Hot-dipped Galvanized (G90 or G185 Grade?)	Not Specified	
<b>REPAIRS - ABACUS, COLUMNS</b>			
Abacus Repair		DAMAGED STUCCO ONLY	
Column Repair		Removal & replacment of "Stucco bands around" "each column", "new stucco to column heads"	
<b>PAINTING</b>			
Pergola		Included	All included <b>except rafters</b>
Abacus		Included ("columns" assumed to include abacus)	Included
Column			Included

\* Assumed required length required included

# Total based on typical connection methods



9671 Carousel Cir. S., Boca Raton, FL 33434  
1009 NW 31<sup>st</sup> Ave., Pompano Bch, FL 33069  
Phone: 561-699-3602 Fax: 954-532-2426  
Email: [jzak@anzcoinc.com](mailto:jzak@anzcoinc.com)

**Proposal**

**Date:** 2/11/26  
**Proposal No.:** 21126

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

**Reference:** Islamorada Trellis repair  
Margate, FL 33063

**Attention:** Julio

Dear Julio,

We propose to furnish supervision, labor, materials, and equipment to perform the following scope of work.

Scope of work Repair of two trellises - 8'0" high

10 -3"X12" beams

16-2'X8" beams

80-2"X4" rafters

1. Demolition and removal of wood and stucco material off-site.
2. Repair of damaged stucco.
3. Furnish and install new cedar wood beam supports and intermediate trellis framing.
4. All new connections to be supplied. 160 clamps
5. Painting of all columns and new trellis.
6. Includes sidewalk closure and site restoration.

**Total Cost: \$32,500.00**

**Add \$5,000.00**

**Total w/add: \$37,500.00**

**Alternate: Composite versus wood**

**Excludes: permit fees**

If there are any questions, please do not hesitate to call.

Sincerely yours,

John B Zak

President

## ESTIMATE

### Isla Morada Pergola

#### Scope of work: (08-04-2025)

- Prep and demolition of damaged wood pergolas.
- Removal and disposal of all 80 wood rafters and all 2x8 beams. On both sides.
- Remove and dispose existing materials from site.
- Prep new area to install new pressure treated 2x4 (around 80) and new pressure treated 2x8 (around 18) with new Simpson galvanized clamps (160 clamps)

**\$ 14,230.00**



#### Additional Scope of work: (11-20-2025)

- Remove and dispose stucco bands around each column (10 on each street, 20 decorative beams total)
- Reframe bands and prep for new stucco finish (20 bands)
- Apply coats of new stucco to column heads to match exiting smooth texture
- Prep to pant new structure
- Apply coats of primer to new wood and stucco bands and columns
- Apply coats of paint to new wood and new studio bands and columns
- Finish with touch ups and clean as needed.

**\$ 6,420.00**

### **TOTAL:**

**\$ 20,650**

### **Additional Notes:**

- All materials and labor provided in this estimate
- Estimate reflects all construction process of the removal and reinstallation of the wood pergolas with stucco band decorations.
- We will provide trailer for debris removal

**THANK YOU FOR YOUR BUSINESS**

Cristhian Sotelo

Del Mar Builders

# Design Specifications

## Specifications (actual) (L x W x H):

- Measurements taken from south side pergola; north side pergola assumed identical.
- Measurements taken from subset of all structural parts (rafters, beams, joists, abacus, columns); all other corresponding structural parts assumed to be identical.
- Beam measurement tolerance included due to variation in actual column/abacus installation.
- Joist separation measurement is an approximation due to variation in beams widths.
- All sectional joists are equally spaced on beam lying between adjoining abacus/column.

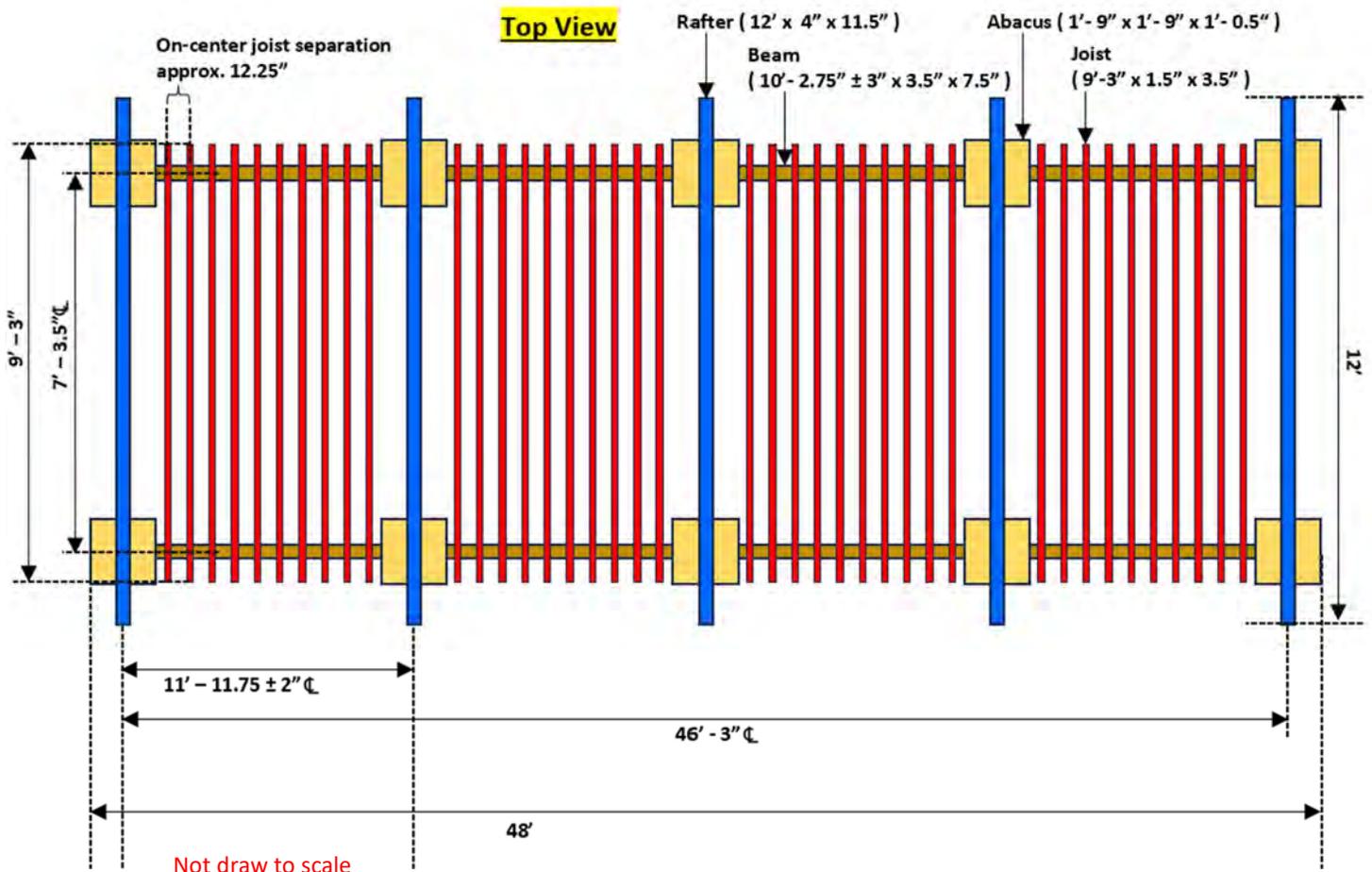
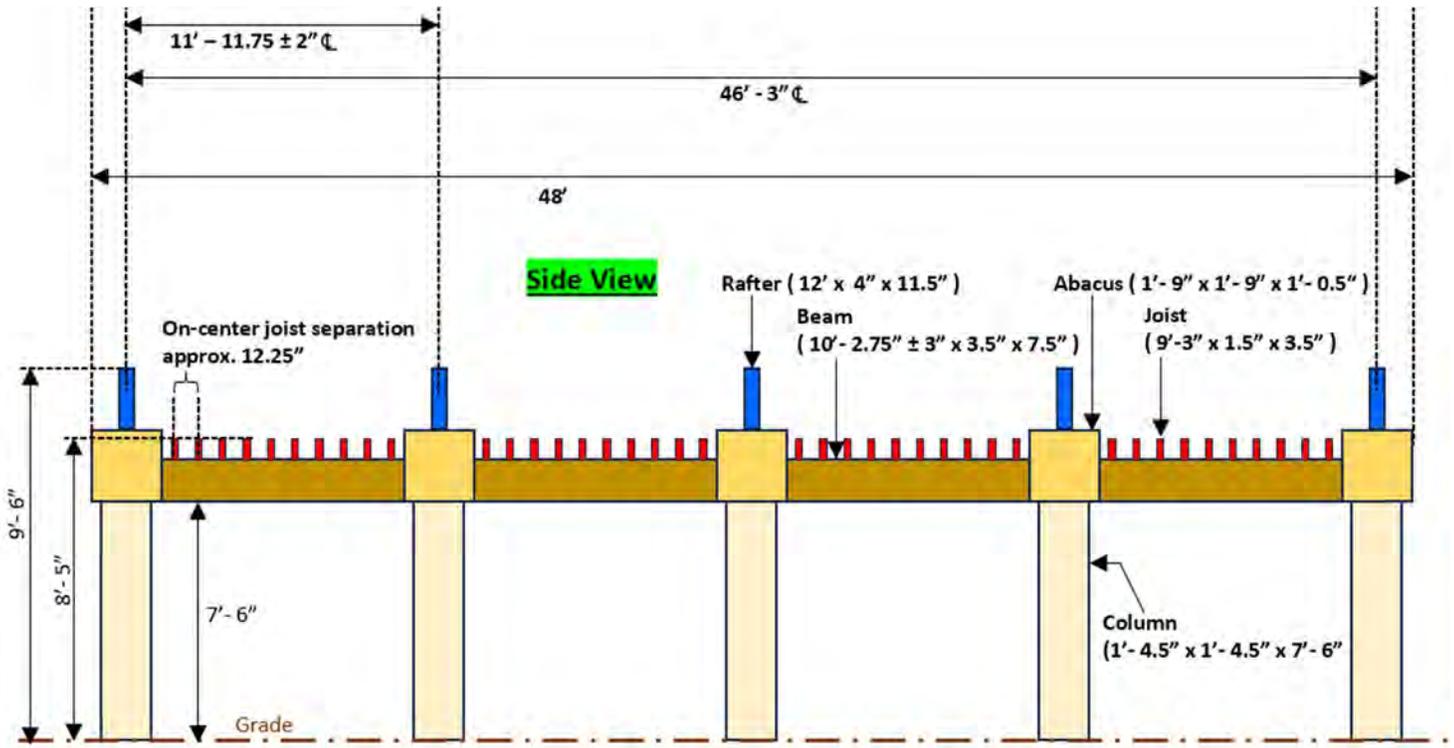
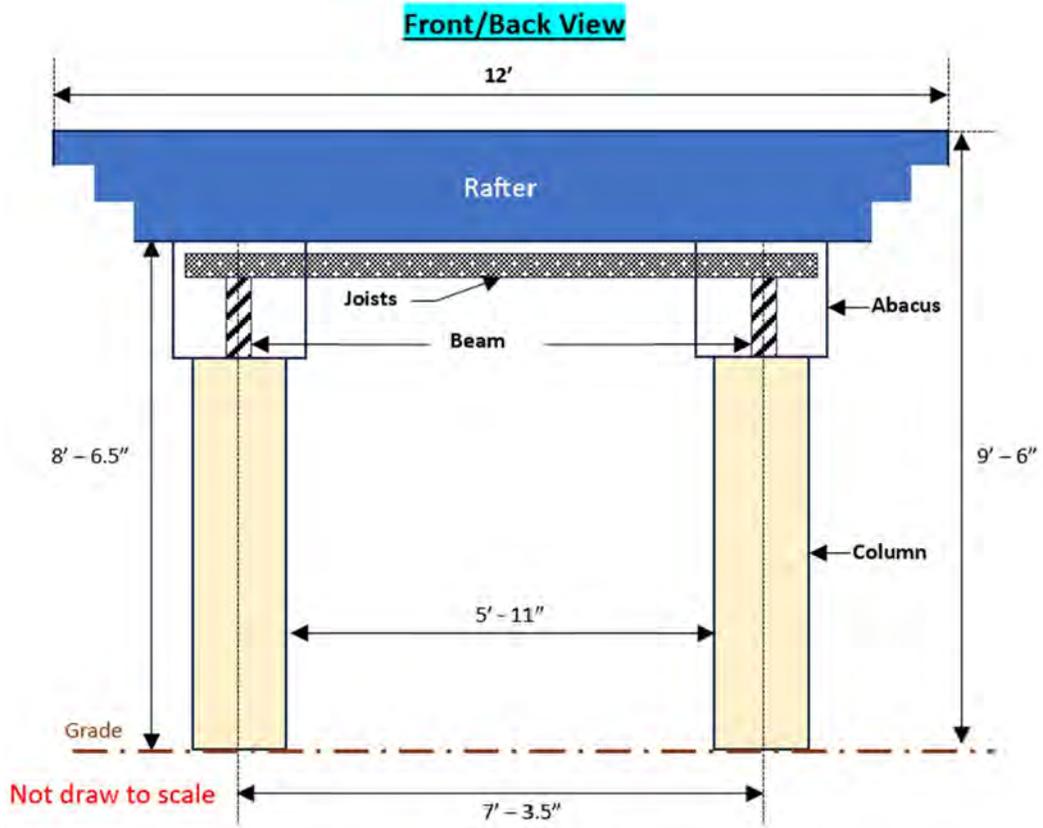


Figure 2: Pergola Top View



Not draw to scale

Figure 3: Pergola Side View



Not draw to scale

Figure 4: Pergola Front and Back View

### Rafter, Abacus and Column Remediations

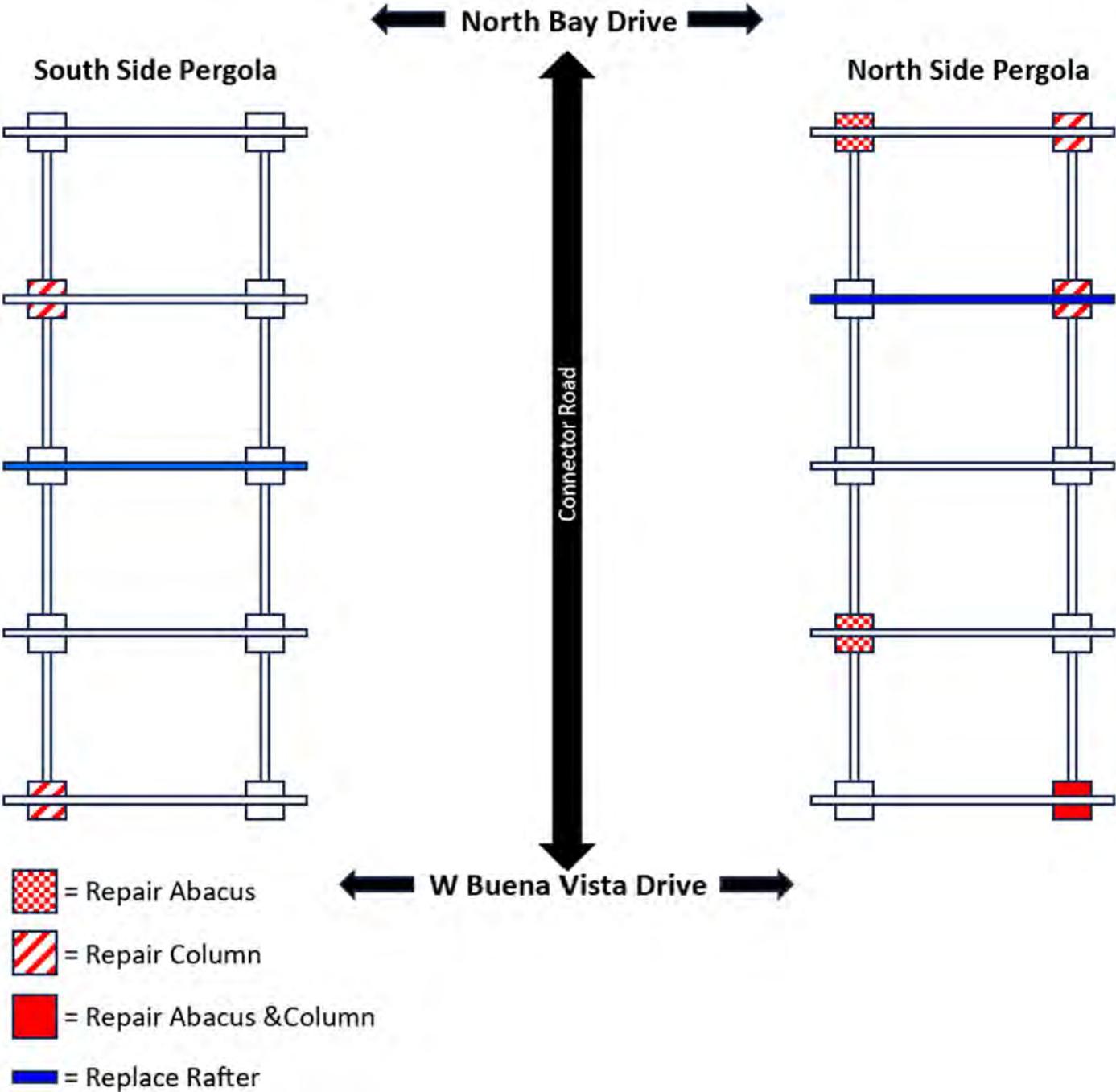


Figure 20: Rafter, Abacus and Column Remediation Locations

# **Request for Quote**

## **Pergola Replacement, Islamorada Subdivision of the Coral Bay CDD**



**Coral Bay CDD  
Board of Supervisors  
March 12, 2026**

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# Request for Quote

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The Board of Supervisors of the Coral Bay Community Development District (CBCDD) is soliciting proposals for the replacement of the existing pergolas located on the north and south sides of the entrance to the Islamorada subdivision of Coral Bay.

The Board requests submission of up to three (3) separate proposals that comply with the design requirements outlined.

## Proposal Option #1: Demolition, Deconstruction and Replacement – In Kind

Scope shall include:

- Demolition and proper disposal of all existing beams and joists, including all associated ties and fasteners, and all related components.
- Rafters:
  - Demolition and proper disposal of two (2) rafters identified for replacement in accordance with the remediation requirements.
  - Deconstruction of all other eight (8) rafters for reuse.
- In-kind replacement of the pergolas, maintaining the existing design and configuration.
- Inspection of the interior and exterior portions of the supporting columns and abacus, with interior repairs performed as necessary and/or exterior repairs as identified by remediation requirements.
- Upon completion of all structural work, painting of the entire structure in accordance with CBCDD specifications.

## Proposal Option #2: Demolition and Partial Replacement – No Rafters

Scope shall include all items described in Proposal Option #1, with the following exceptions:

- Demolition and proper disposal of all existing rafters; rafters shall not be reinstalled.
- The inspection for required repairs to column/abaci is now to include sealing of abaci tops to prevent future water intrusion.

## Proposal Option #3: Demolition and Replacement – New Design

Scope shall include all items described in Proposal Option #1, with the following exceptions:

- Replacement shall be based on a new pergola design, which may include or exclude rafters.
- The new design may utilize wood or alternative structurally-rated materials.
- The design shall not rely on the tops of the abaci for support or attachment unless a proposed solution is incorporated to prevent future water intrusion into the abaci and supporting columns.

## Permitting and Code Compliance

All proposals shall:

- Obtain all required permits through the City of Margate.
  - Upon project completion, CBCDD shall receive copies of all permit documentation bearing the City's final approval stamp.
- Comply with the Florida Building Code (FBC) as adopted and in effect by the City of Margate.
  - All proposed products shall be structurally rated, including Florida Product Approval for HVHZ Risk Category II where required.
  - Preference will be given to proposals that incorporate products exceeding the minimum FBC requirements.
- Satisfy any additional applicable requirements imposed by the City of Margate, Broward County, or the State of Florida.

## Inspection and Permit Change Orders

It is acknowledged that inspection of the interior conditions of the columns and abaci can only occur following removal of the rafters. CBCDD recognizes that additional repairs may be identified during post-demolition inspection and anticipates that a change order, including associated costs, may be required to address such repairs.

It is also understood that, while submitted proposals must clearly state permit inclusion, final permit costs will be confirmed only after City review and approval. CBCDD anticipates that the selected vendor may issue a change order to reflect the actual permitting fees.

## Final Inspection and Acceptance

The vendor shall notify CBCDD upon completion of all work under contract. CBCDD, or its authorized representative, reserves the right to conduct a final inspection of the completed project to verify that all work has been performed in accordance with the contract, approved plans, specifications, and applicable codes.

Any deficiencies or non-conforming work identified during the final inspection must be corrected by the vendor at no additional cost prior to final acceptance.

Final payment shall be contingent upon CBCDD's written acceptance confirming that all work has been satisfactorily completed.

CBCDD reserves the right to withhold final payment until all corrections, if any, are made and the project meets contract requirements.

# Existing Pergolas

## Coral Bay CDD

Islamorada Subdivision

W Buena Vista Dr, Margate, FL 33063

Pergola Dimensions: 48' L x 12' W x 9.5' H

Qty = 2

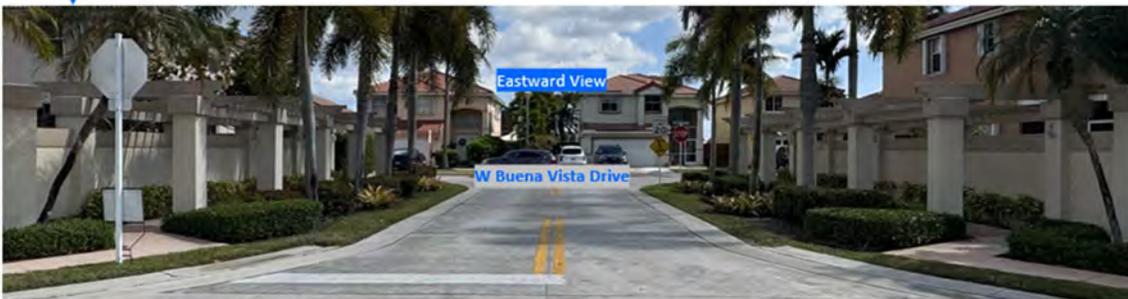
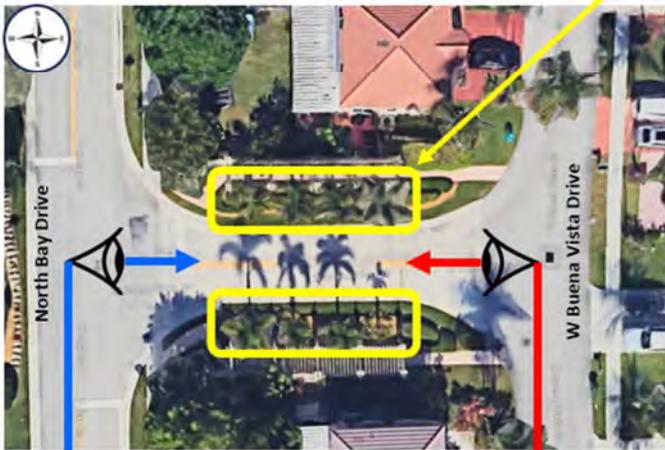


Figure 1: Pergolas Location



*Figure 2: South Side Pergola*



*Figure 3: North Side Pergola*



*Figure 4: Pergola Entrance/Exit*



*Figure 5: Pergola Top View*

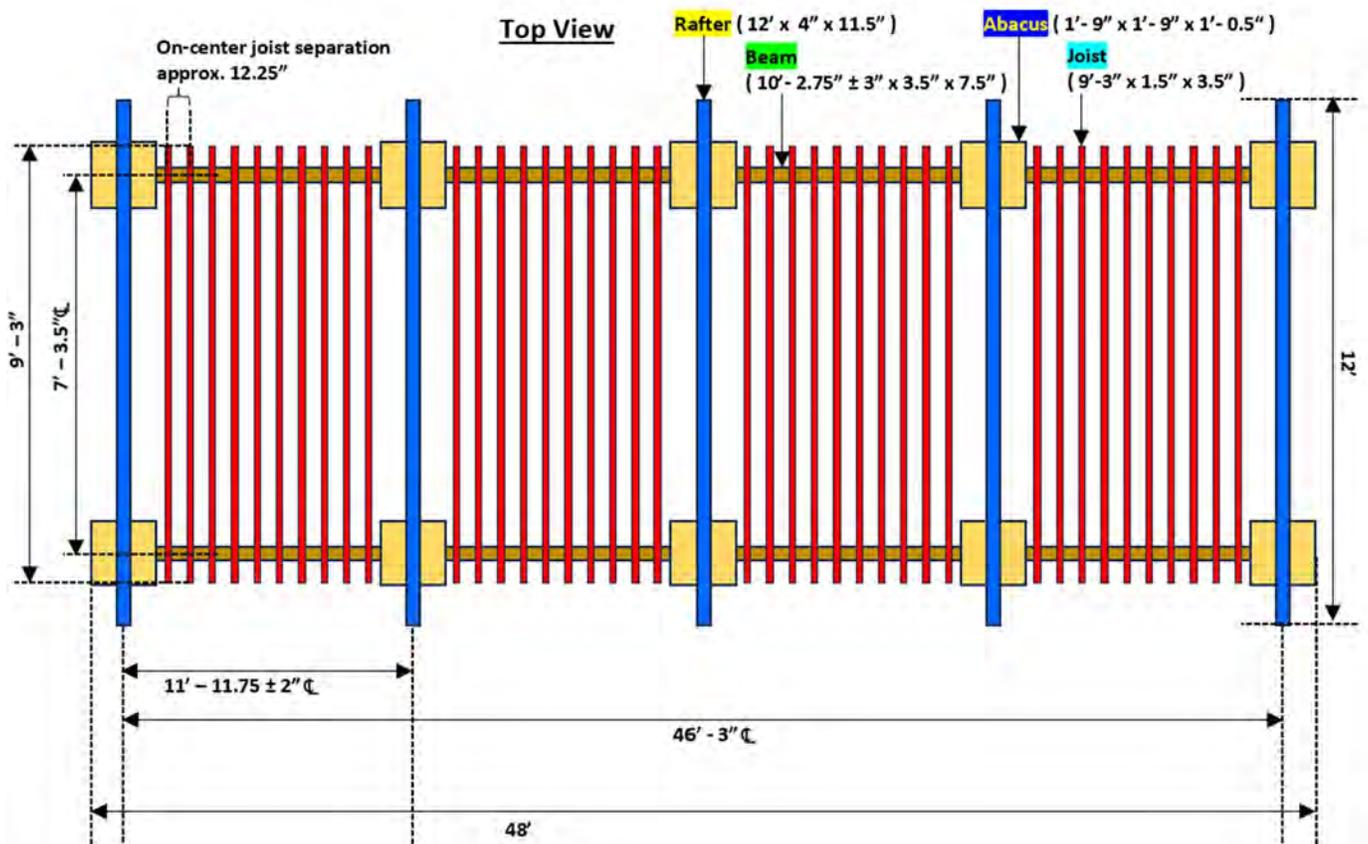
# Existing Design Specifications

The following existing pergola design specifications are provided for reference purposes. All measurements were obtained from the south-side pergola; the north-side pergola is assumed to be identical in design and dimensions. Site visit to confirm specifications prior to proposal submission is recommended.

All measurements reflect actual dimensions and not nominal sizes, and are presented in accordance with the industry-standard L x W x H format.

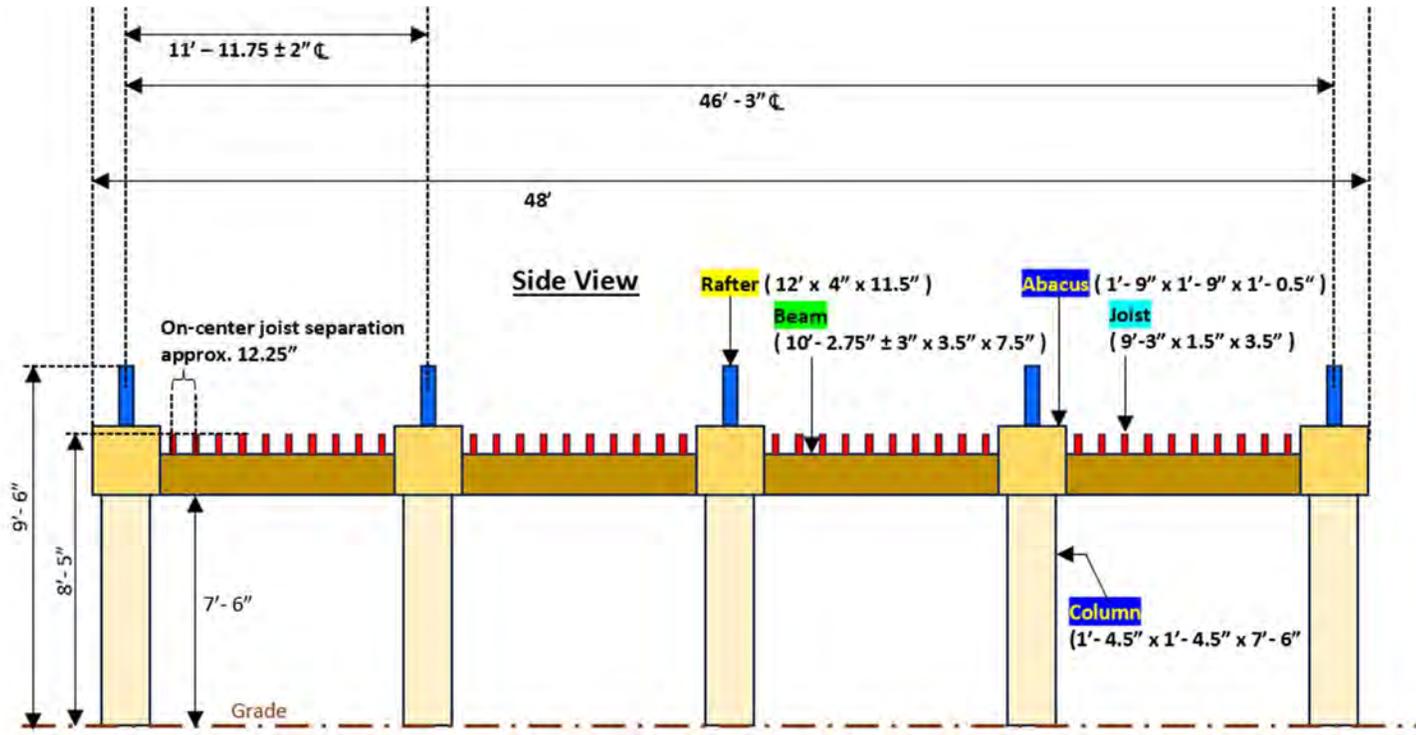
The naming designations of structural members (e.g., rafters, beams, joists) shall be used consistently and adhered to throughout the submitted proposal.

- Measurements were obtained from a representative subset of structural components (rafters, beams, joists, abaci, and columns); all corresponding components are assumed to be identical unless otherwise noted.
- Beam dimensions include reasonable measurement tolerances due to variations in the actual installation of columns and abaci.
- Joist spacing measurements are approximate and reflect variations in beam widths.
- All sectional joists are uniformly spaced along the beam between adjoining abaci/columns.



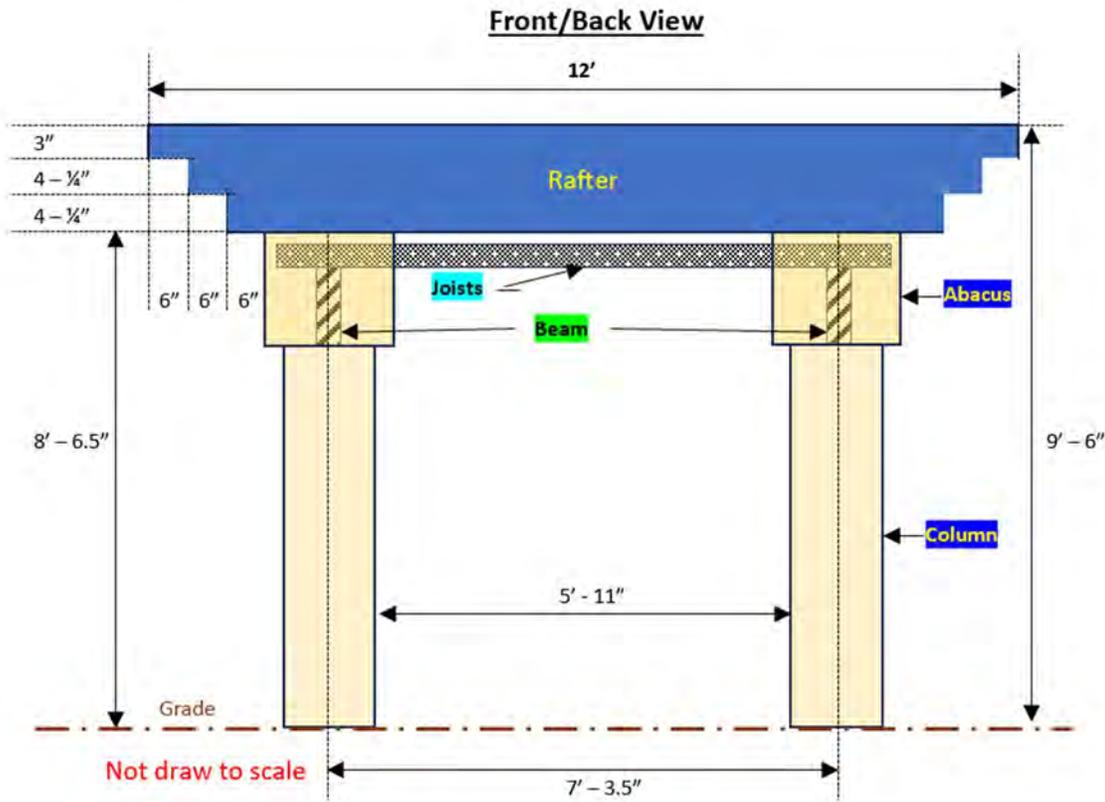
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Figure 6: Pergola Top View



Not draw to scale

Figure 7: Pergola Side View



Not draw to scale

Figure 8: Pergola Entrance and Exit View

# Existing Installation Material & Methods

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## Lumber

The wood species cannot be confirmed due to paint coverage; however, based on texture, the rafters and beams appear to be cedar. The joists, based on texture and typical use, appear to be pressure-treated Southern Pine.

## Rafters

Each pergola incorporates five (5) rafters, for a total of ten (10) across both pergolas, serving a purely aesthetic function without providing structural support to the main pergola. The rafters are centrally positioned on top of the abaci and attached beneath the stucco finish.

Each rafter is secured with two (2) partially-hidden fasteners, totaling ten (10) per pergola and twenty (20) across both pergolas. The current installation method does not comply with the Florida Building Code (FBC) for HVHZ Risk Category II regions (South Florida).

A significant gap is observed between the rafters and abaci in most installations, likely resulting in deterioration of the attachment ties and the supporting abaci and/or columns. The installation method prevents inspection to determine the type of tie used or to assess its current condition.

- Rafters are connected to the abaci using a partially-hidden tie and fastener method.
- Existing ties utilize only a single nail.
- The fastener type (e.g., galvanized steel) cannot be determined due to paint coverage.



*Figure 9: Existing Beam-to-Abacus Installation*

## **Beams**

Each pergola includes eight (8) beams, totaling sixteen (16) across both pergolas. The beams are installed horizontally-centered on the side of the abaci, and aligned vertically with the bottom. Beams are secured using a hidden fastening system.

Each beam is fastened with two (2) hidden fasteners, totaling sixteen (16) per pergola and thirty-two (32) across both pergolas.

The current installation method does not permit inspection to verify the type of tie used or to assess its condition.

A significant number of beams have completely detached from their original installation, likely due to failure of the hidden fastening system.



*Figure 10: Existing Beam-to-Abacus Installation Methods*

## Joists

Each pergola incorporates 40 joists, for a total of 80 across both pergolas. Ten (10) joists are installed in each section between abaci/column pillars, spaced uniformly.

Each joist is secured at both ends using two (2) single-sided hurricane ties—one on each side—for a total of four (4) ties per joist; 160 ties per pergola and 320 ties across both pergolas.

Each hurricane tie connecting the beam to the joist is fastened with eight (8) 1-1/2" 8D (0.131") nails, totaling 1,280 nails per pergola and 2,560 across both pergolas.

- Approximately 10% of all joists have become dislodged from their original beam installation.
- Roughly 75% of all visible hurricane ties exhibit significant corrosion (rust).
- Additional ties show signs of paint swelling, indicative of underlying rust buildup.
- Corrosion is likely occurring in both the ties and the galvanized nail fasteners.



*Figure 11: Existing Joist-to-Beam Installation Methods*

## **Abacus & Columns**

Each pergola includes ten (10) abacus/column pillars for a total of twenty (20) for both pergolas. Each pillar is covered in stucco. The construction and condition of the pillar interiors is unknown and require inspection as a result of rafter installation method and the visible deterioration and damage observed on certain pillars.



*Figure 12: Existing Pillars*

# Remediation of Existing Pergolas

## Rafter, Abacus and Column Remediation

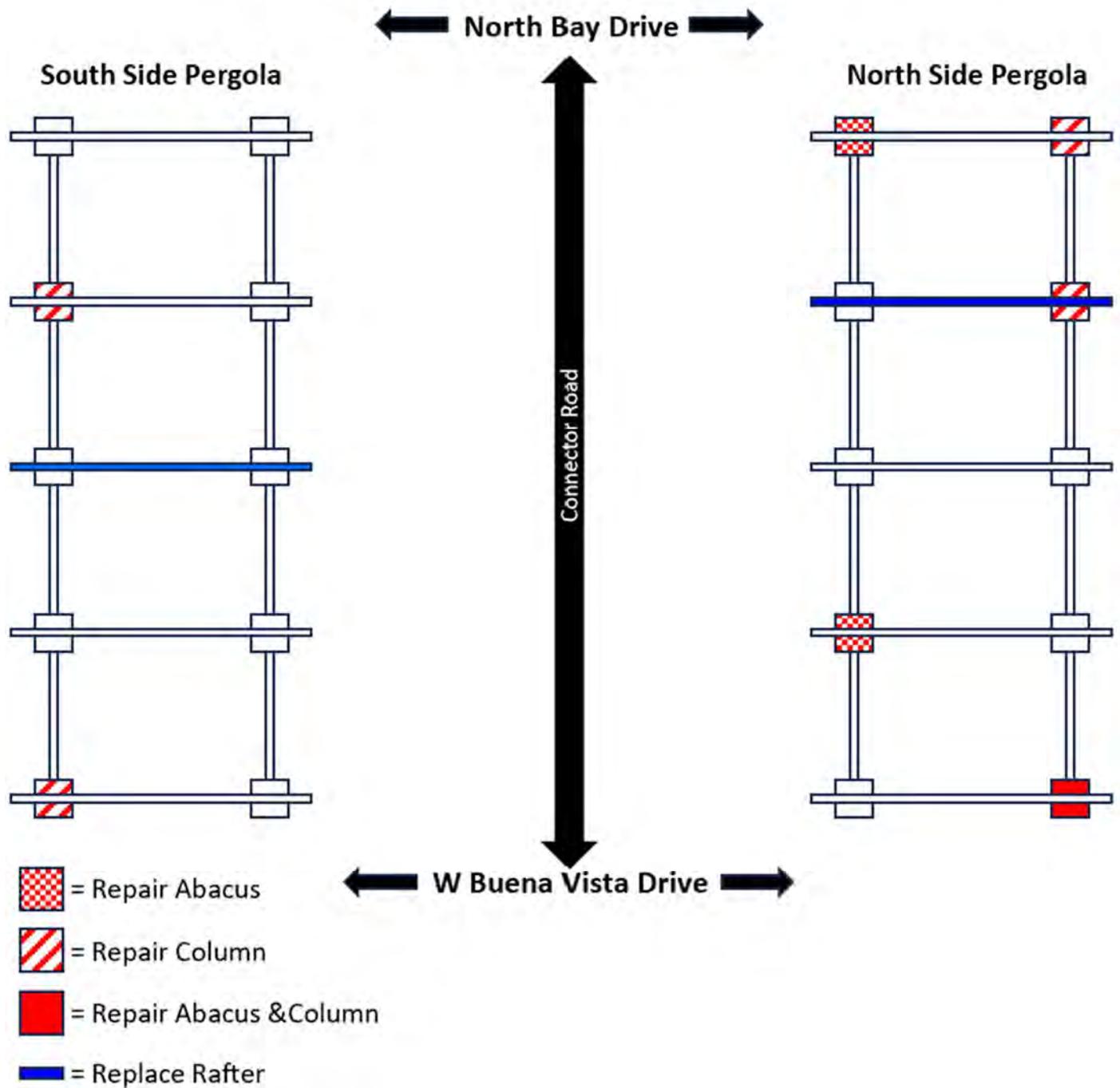


Figure 13: Rafter, Abacus and Column Remediation Requirements

## Beam and Joist Remediation

Based on observed deficiencies in the attachment of both beams and joists, all beams, joists, and their associated fastening hardware require replacement.

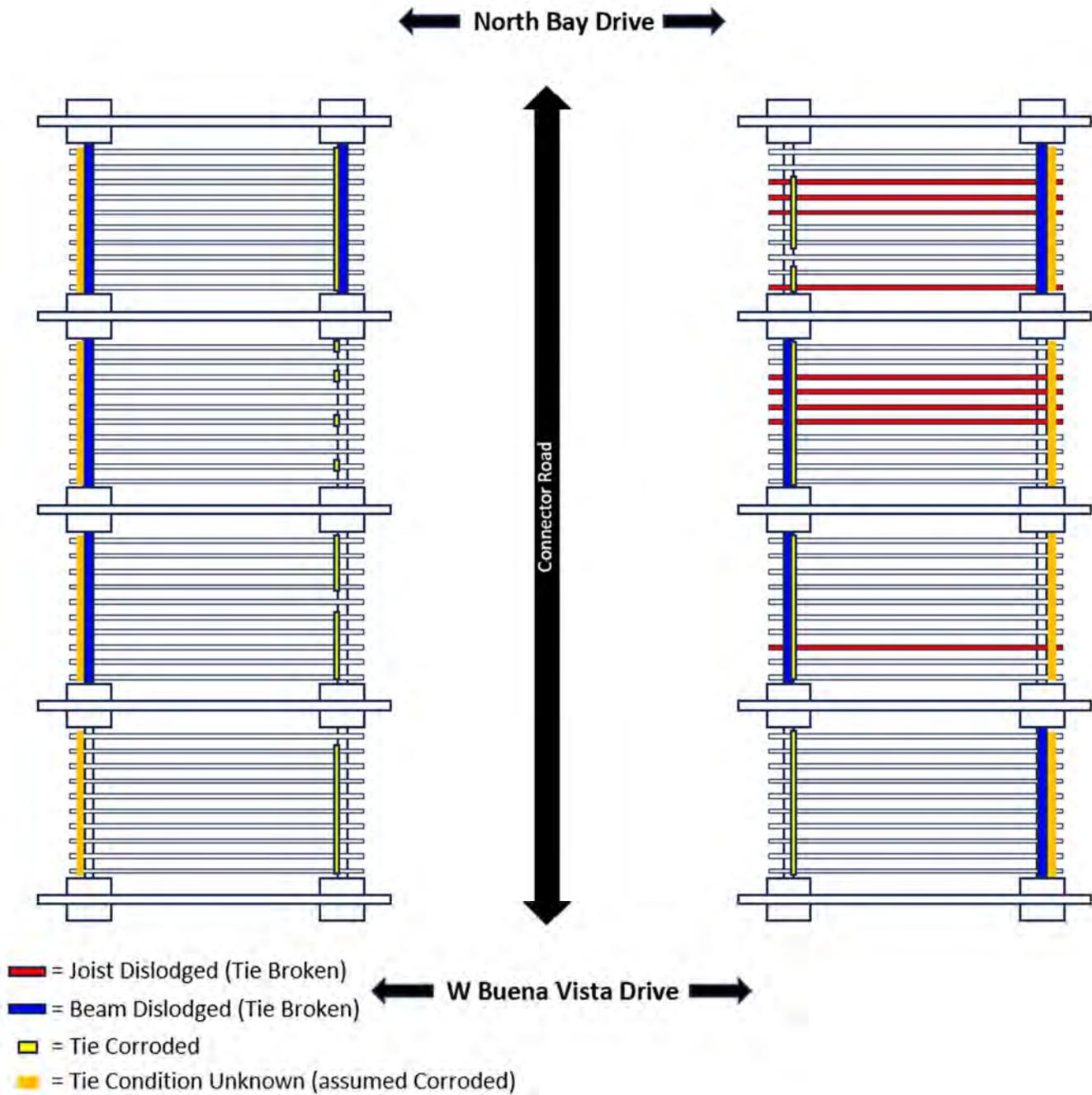


Figure 14: Beam and Joist Remediation Requirements

# Proposal Requirements

## Requirements – All Proposals Offered

Specifications, material, dimensional sizes (if applicable) and quantities of structural, attachment and fastening products incorporated into the design must be clearly stated in a material equipment (ME) list document and included with proposal. Original Equipment Manufacturer (OEM) name and product model numbers for all products must be included to confirm industry-standards specification compliance.

### Proposal Option #1 Requirements:

1. In-kind replacement of the pergolas, maintaining the existing design and configuration.
2. Demolition, Deconstruction and Reuse
  - a. Demolition and proper disposal of all existing beams and joists, including all associated ties and fasteners, and all related components.
  - b. Rafters:
    - i. Demolition and proper disposal of two (2) rafters identified for replacement in accordance with the remediation requirements.
    - ii. Deconstruction of all other eight (8) rafters for reuse.
3. Inspection of the interior and exterior portions of the supporting columns and abacus, with interior repairs performed as necessary and/or exterior repairs as identified by remediation requirements.
4. Lumber:
  - a. Acceptable species:
    - i. Southern Pine:
      1. Only Grade #1 (preferred) or #2 structural grade pressure-treated lumber.
    - ii. West Red Cedar, Alaska Yellow Cedar or equivalent exterior-grade cedar.
      1. Structural grade (Select Structural or No. 2 minimum).
      2. Free of excessive knots, checking, or twist.
      3. Cedar is not recommended for joist applications due to structural strength requirements for installed joist dimensional sizing.
  - b. Rafter lumber must be of exact dimensional size as the reused rafters to maintain uniformity.
  - c. All rafters and beams shall consist of a single solid wood member; built-up or doubled members are not permitted.
  - d. Doubling or splicing of members shall not be permitted.
5. Rafters:
  - a. Reinstallation of rafters and beams on the abaci shall incorporate an effective method to prevent water intrusion, including application of a paintable sealant at the rafter/beam-to-abacus interface after stucco sealing and priming, and prior to painting.

6. Attachment and Fastening Products:
  - a. Design must use high-quality corrosion-resistant material for attachment (ties) and fastening hardware:
    - i. Stainless steel is preferred for all attachment products and fasteners.
      1. Grade-316-Grade preferred over Grade-304.
    - ii. Hot-dipped galvanized (HDG) attachment products and fasteners:
      1. Products must meet ASTM A123 (HDG) with G185 coating.
      2. Fasteners must meet ASTM A153 requirements.
  - b. Connectors must be installed using manufacturer-specified nails or structural screws (no substitutions).
  - c. Screw fasteners are preferred over nail fasteners.
  - d. Hardware must limit contact with dissimilar metals to prevent galvanic corrosion.
  - e. Beams must be installed using hidden fastening attachments; exterior hangars are not acceptable.
7. Stucco Application:
  - a. Stucco application shall meet ASTM C926 (Application of Portland Cement-Based Plaster).
  - b. Materials shall comply with ASTM C1063 (Installation of Lathing and Furring).
  - c. Finish texture to match existing.
  - d. Wood-frame columns:
    - i. Install weather-resistant barrier (WRB) meeting FBC requirements.
    - ii. Two layers of Grade D paper or approved WRB.
    - iii. Corrosion-resistant fasteners (stainless steel or G185 galvanized).
  - e. Concrete/CMU Columns:
    - i. Surface must be clean, free of dust, oil, and loose material.
    - ii. Apply approved bonding agent where required.
    - iii. Repair cracks or spalls prior to stucco application.
8. Sealing and Painting:
  - a. The entire structure is to be sealed and painted in accordance with CBCDD specifications upon completion of all structural work.
  - b. Primer and 100% acrylic exterior paint rated for UV exposure to be used.

## Proposal Option #2 Requirements: No Rafters

1. In-kind replacement of the pergolas, maintaining the existing design and configuration, with exception that rafters are not to be reinstalled.
2. Demolition and proper disposal of all existing rafters, beams and joists, including all associated ties and fasteners, and all related components.
3. All other requirements set forth in Proposal Option #1 shall apply, with the exception that the tops of the abaci shall be fully sealed with stucco following removal of the rafters and completion of interior column/abaci inspection and any required repairs.

## Proposal Option #3 Requirements: New Design

1. Wood Pergolas:
  - a. Same lumber, attachment and fastening product requirements as Proposal Option #1 and #2.
2. Composite Material Pergolas:
  - a. Material Type:
    1. High-performance fiber-reinforced polymer (FRP) or capped wood-plastic composite specifically designed for exterior structural use (i.e., structurally-rated).
  - b. Performance Requirements:
    1. UV and weather resistance to prevent fading, cracking, or degradation over time.
    2. Moisture resistance and rot resistance suitable for South Florida climate.
    3. Thermal stability to limit expansion/contraction under heat.
    4. Fire performance meeting applicable fire code (e.g., Class B or better).
  - c. Structural Ratings:
    1. Members (beams, rafters, joists, posts) must be engineered and rated for load capacities per the Florida Building Code (FBC) for pergola applications in HVHZ Risk Category II regions.
    2. Provide mill certificates or structural calculations demonstrating compliance.
  - d. Finish and Coatings:
    1. Composite with capped outer layer (not painted) for upgraded weather protection, color retention, and reduced maintenance.
    2. Manufacturer's warranty minimum 10 years against structural defects, UV degradation, and delamination.
    3. Color and texture options specified by CBCDD.
2. Metal Pergolas:
  - a. Material Type:
    1. Aluminum (Marine-Grade Preferred):
      1. 6061-T6 or 6063-T6 structural aluminum.
      2. ASTM B221 extruded aluminum.
      3. Minimum wall thickness to be specified by engineer.
      4. Suitable for coastal/salt-air environments.
    2. Structural Steel (if proposed):
      1. ASTM A36 or A500 Grade B (minimum).
      2. Must be fully hot-dip galvanized after fabrication (ASTM A123).
      3. Not mechanically galvanized or electroplated only.
  - b. Fasteners & Connectors
    1. Material:
      1. Type 316 stainless steel.
      2. Hot-dip galvanized structural bolts (ASTM A325/A490 where required).
      3. Fasteners must be compatible with base metal to prevent galvanic corrosion.
      4. Aluminum structures should not use carbon steel fasteners.

2. Structural Connections:
  1. Bolted structural connections preferred over concealed light-duty screws.
  2. All anchors embedded in concrete to be:
    - a. Stainless steel 316 threaded rod OR
    - b. ICC-approved mechanical anchors rated for cracked concrete and HVHZ wind loads.
  3. Provide product data sheets for all anchors.
- c. Coatings & Finishes:
  1. Aluminum
    1. Powder-coated finish meeting AAMA 2604 minimum (AAMA 2605 preferred).
      - a. Color to specified by CBCDD.
    2. Pretreatment for coastal corrosion resistance.
  2. Steel (if proposed)
    1. Hot-dip galvanized after fabrication (ASTM A123).
    2. Optional: Powder coat over galvanizing (duplex system preferred).
      - a. Color to specified by CBCDD.
      - b. No field-applied-only coatings permitted.
  3. Color specified by CBCDD.
- d. Warranty Requirements:
  1. Minimum:
    1. 10-year structural warranty.
    2. 10-15 year finish warranty (coastal environment rated).

February 17, 2026

**CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**

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

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

Dear Mr. Gill,

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

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

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

**Proposed Redevelopment Overview**

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

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

**Why this amendment benefits nearby homeowners**

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

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

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

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

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

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

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

**Covenant Amendment Requirement**

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

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

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

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

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

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

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

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

Warm regards,

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

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

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

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

**ATTACHMENTS:**

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

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



Rendering of Planned Upscale Apartment Complex

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

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



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

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

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

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

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

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

## Proposed Site Plan



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

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

### Features

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

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

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

**FIRST AMENDMENT TO  
DECLARATION OF RESTRICTIVE COVENANTS**

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

**Recitals**

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

## Amendment Terms

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

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

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

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

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

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

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

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

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



## EXHIBIT A

### Legal Description

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

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

Also described as:

A Parcel of land being a portion of the Plat of Margate Plaza No. 1, according to the plat thereof, as recorded in Plat Book 132, Page 50, of the public records of Broward County, Florida, being more particularly described as follows: Beginning at the Northwest corner of said plat; thence South 89°29'10" East along the North line of said plat and along the Margate City limits a distance of 292.55 feet; thence South 07°40'09" East, a distance of 501.01 feet; thence South 01°00'34" East, a distance of 169.58 feet; thence North 88°59'26" East, a distance of 165.00 feet; thence South 01°00'34" East along the East line of said plat and the Westerly right-of-way line of State Road No. 7, per the Department of Transportation Right-of-Way Map No. 86100-2549, dated February 1, 1984, a distance of 472.67 feet; thence South 83°59'26" West, a distance of 165.00 feet; thence South 01°00'34" East a distance of 210.00 feet; thence South 51°00'02" West, a distance of 150.99 feet; thence South 06°10'16" West a distance of 120.00 feet; thence South 88°59'26" West along the Northerly right-of-way of N.W. 31st street, per Official Records Book 14820, Pages 260 and 265, Broward County records, a distance of 166.07 feet to the point of curvature of a curve concave to the North, having a radius of 899.93 feet and a central angle of 16°47'17"; thence Westerly along said Northerly right-of-way and along the arc of said curve, a distance of 263.69 feet to a point of non-tangency; (1)thence North 01°00'34" West, a distance of 250.00 feet; (2) thence North 27°00'46" West, a distance of 159.66 feet; (3) thence North 01°00'34" West, a distance of 388.34 feet to an intersection with a non-tangent curve to the Northwest, having a radius of 330.00 feet, to which point a radial line bears South 24°56'49" East; (4) thence Northeasterly along the arc of said curve and through a central angle of 04°04'45", a distance of 23.50 feet; (5) thence North 60°58'26" East, a distance of 107.61 feet to the point of curvature of a curve concave to the Southeast, having a radius of 220.00 feet and a central angle of 25°24'41"; (6) thence Easterly along the arc of said curve, a distance of 97.57 feet to a point of non-tangency; (7) thence North 01°00'34" West a distance of 283.33 feet; (8) thence 48720488.169817.0003 North 31°34'10" East, a distance of 130.00 feet; (9) thence North 01°00'134" West, a distance of 270.00 feet to the Point of Beginning. The previously described nine (9) courses being coincident with the Westerly boundary of said plat.

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

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

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

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

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

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

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

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

**EXHIBIT B**

[SEE ATTACHED]

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

OWNERS:

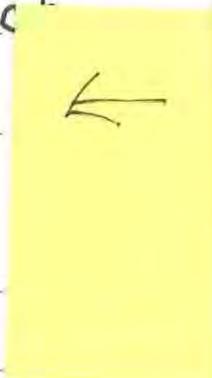
Coral Bay Community  
Development District

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_



STATE OF FLORIDA )

) ss:

COUNTY OF BROWARD )

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

\_\_\_\_\_

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

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

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

[Notary Seal]

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

Signed, sealed and delivered  
in the presence of:

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

\_\_\_\_\_  
Signature

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

\_\_\_\_\_

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

\_\_\_\_\_  
Signature

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

\_\_\_\_\_

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

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

Title:

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, City Clerk

(SEAL)

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

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

STATE OF FLORIDA

COUNTY OF BROWARD

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

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

(SEAL)

My Commission Expires:

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

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

## DECLARATION OF RESTRICTIONS

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

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

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

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

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

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OK

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

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

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

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

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

Signed, sealed and delivered in the presence of:

FRANK NEWTH, LTD.

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

By: Steve Gladding  
Steve Gladding, Partner

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

STATE OF FLORIDA )  
                                  :  
COUNTY OF BROWARD )

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

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

Phyllis D. Dinger  
Notary Public - State of Florida

My Commission Expires:

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

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

OFF REC 12606 PAGE 664

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

EXHIBIT "A"

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

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

## **MAJOR PROJECTS – LOAN, SCHEDULE, REPAYMENT AND BUDGET**

At the February 2026 Board meeting, the Major Projects list was prioritized and Management was directed to obtain information for a \$400,000 loan to expedite the process of implementing the approved Major Projects list. To understand the effects of the \$400,000 loan on the process, Supervisor Hagen has provided the following PDF pages, produced from an EXCEL File was originally created and modified to allow the Board and Management to:

- Prioritize / re-prioritize the Major Projects,
- Estimate the length of the repayment for a given loan proceeds amount
- Determine the earliest fiscal year that the projects could be done for the given loan proceeds, if done in priority order.
- Provide the usage of some of the Major Project Funds for items that come up ( for example the need to repair or replace the Islamorada trellis)

The PDF pages here consist of the following 4 sections (that are from the 4 sheets in the EXCEL file):

- Prioritizing (1 page) –has the Major Projects that are on the list in their current priority order, with their cost and the cumulative cost as well as a list of the projects not approved by a majority of the Board for inclusion.
- Inc&Exp (2 pages) – has the results of the Income & Expense calculations across the next few years, for the \$400,000 loan and other specified financial factors (such as interest rate and payback terms), and the projected timetable for the projects, in priority sequence.
- 2026Budget (3 pages) – has the 2026 General Fund (GF) budget as approved and the revised 2026 GF budget to include the \$400,000 loan and the planned major projects.
- Projections (2 pages) – has:
  - a. the income and expense history for the entire budget (for info only),
  - b. a set of assumptions and facts as to how the projections were done and
  - c. the actual 5-year projection for the entire budget, that is, thru 2030.
- Note that part of this projection’s goal ... and part of the overall goal ... is to try to keep the total non-ad valorem assessment the same for those years.

## **MAJOR PROJECTS – LOAN, SCHEDULE, REPAYMENT AND BUDGET**

At the February 2026 Board meeting, the Major Projects list was prioritized and Management was directed to obtain information for a \$400,000 loan to expedite the process of implementing the approved Major Projects list. To understand the effects of the \$400,000 loan on the process, Supervisor Hagen has provided the following PDF pages, produced from an EXCEL File was originally created and modified to allow the Board and Management to:

- Prioritize / re-prioritize the Major Projects,
- Estimate the length of the repayment for a given loan proceeds amount
- Determine the earliest fiscal year that the projects could be done for the given loan proceeds, if done in priority order.
- Provide the usage of some of the Major Project Funds for items that come up ( for example the need to repair or replace the Islamorada trellis)

The PDF pages here consist of the following 4 sections (that are from the 4 sheets in the EXCEL file):

- Prioritizing (1 page) –has the Major Projects that are on the list in their current priority order, with their cost and the cumulative cost as well as a list of the projects not approved by a majority of the Board for inclusion.
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  - a. the income and expense history for the entire budget (for info only),
  - b. a set of assumptions and facts as to how the projections were done and
  - c. the actual 5-year projection for the entire budget, that is, thru 2030.
- Note that part of this projection's goal ... and part of the overall goal ... is to try to keep the total non-ad valorem assessment the same for those years.

## APPROVED MAJOR PROJECTS

3/3/2026

IF PRIORITIES ARE CHANGED, RE-SORT ONLY COLS B THRU E, BY COL B  
CUMULATIVE TOTAL WILL AUTO RECALC

PRIORITY SEQ	PRIORITY BOARD AVG	PROJECT	LOCATION	FUNDING REQ'D 2026	CUMULATIVE FUNDING REQ'D 2026
1	5.00	Dock Replacements	Clubhouse & Peninsula Park	100,300	100,300
2	5.00	Pool Resurfacing (Fay Cove Pool)	Fay's Cove Park	83,400	183,700
3	4.60	Pickleball/Tennis Courts Remediation/Resurfacing	Southwind Lane (Fay's Cove & Port Antigua)	150,000	333,700
4	4.40	Fence Replacement for Tennis/Pickleball Courts	North Bay Park	25,000	358,700
5	3.40	Hedge Removal and Replacement	North Bay Park	65,000	423,700
6	3.00	Entrance Monuments Re-Painting	All Coral Bay Entrances and Subdivisions	34,000	457,700
7	2.80	Pool Shading	ALL Pools areas	50,000	507,700
8	2.40	Basketball Court Lights	North Bay Park	22,000	529,700
9	2.00	LED-based Message Signage	Coral Bay Entrances (max 3)	30,000	559,700
10	2.00	Perimeter Wall Drainage Cutout Cover Panels	Entire Coral Bay perimeter wall	50,000	609,700
11	1.80	Roof Replacement - Clubhouse	Clubhouse Park Building	49,000	658,700
12	1.80	Roof Replacement - Fay's Cove	Fay's Cove Park Building	14,000	672,700
	0.01	unused			

## UNAPPROVED MAJOR PROJECTS

not part of the analysis

	PRIORITY BOARD AVG	PROJECT	LOCATION	FUNDING REQ'D 2026	CUMULATIVE FUNDING REQ'D 2026
	0.00	Hot Tub/Spa	Clubhouse Pool	60,000	60,000
	0.00	Additional Landscaping Enhancements	Coral Bay; Specific Locations TBD	180,000	240,000
	0.00	Pool Heater	Clubhouse Pool area	39,000	279,000
	0.00	Roadway Speed Humps	Locations TBD; Qty 4 (est.) @ \$8,500 ea.	34,000	313,000
					313,000

**MAJOR PROJECTS' INCOME AND EXPENSE**  
**ANALYSIS WORKSHEET**

3/3/2026  
page 1 of 2

**LOAN TERM CALCULATOR**

CALCULATING THE LOAN TERM BASED ON THE LOAN AMOUNT, CONSTANT PAYMENTS, AND A CONSTANT INTEREST RATE			
Loan amount (present value) =	400,000	Annual Total Repayment =	90,000
Annual interest rate =	6.00%	Monthly payments.	
RESULT	47	months.	

**ORIGINAL 2026 MAJOR PROJECTS BUDGET\*\*** 180,000

\*\* Assumed to also be the amount in following years before loan repayment amount is taken

**PROJECTS IN PRIORITY SEQUENCE IMPORTED FROM PRIORITIZING TAB**

SEQ	PROJECT	FUNDING REQ'D 2026	CUMULATIVE FUNDING REQ'D
1	Dock Replacements	100,300	100,300
2	Pool Resurfacing (Fay Cove Pool)	83,400	183,700
3	Pickleball/Tennis Courts Remediation/Resurfacing	150,000	333,700
4	Fence Replacement for Tennis/Pickleball Courts	25,000	358,700
5	Hedge Removal and Replacement	65,000	423,700
6	Entrance Monuments Re-Painting	34,000	457,700
7	Pool Shading	50,000	507,700
8	Basketball Court Lights	22,000	529,700
9	LED-based Message Signage	30,000	559,700
10	Perimeter Wall Drainage Cutout Cover Panels	50,000	609,700
11	Roof Replacement - Clubhouse	49,000	658,700
12	Roof Replacement - Fay's Cove	14,000	672,700
0	unused	0	0

**MAJOR PROJECTS' INCOME AND EXPENSE**  
**ANALYSIS WORKSHEET**

3/3/2026  
page 2 of 2

**INCOME**

	2026	2027	2028	2029	2030
Major Projects (MPs) *	90,000	90,000	90,000	90,000	90,000
PLUS Net Loan Proceeds or MPs Balance Forward	388,000	20,300	8,300	48,300	75,300
<b>TOTAL</b>	<b>478,000</b>	<b>110,300</b>	<b>98,300</b>	<b>138,300</b>	<b>165,300</b>

\* Major Projects (MPs) is the amount remaining after deducting loan repayment from \$180K.  
Net Loan Proceeds = amount after closing costs are deducted  
The estim monthly loan repayment of \$7,500 will also be available once the loan is paid off.

**EXPENSE**

0

PROJECT	----- COST -----				
	2026	2027	2028	2029	2030
Dock Replacements	100,300				
Pool Resurfacing (Fay Cove Pool)	83,400				
Pickleball/Tennis Courts Remediation/Resurfacing	150,000				
Fence Replacement for Tennis/Pickleball Courts	25,000				
Hedge Removal and Replacement	65,000				
Entrance Monuments Re-Painting	34,000				
Pool Shading		50,000			
Basketball Court Lights		22,000			
LED-based Message Signage		30,000			
Perimeter Wall Drainage Cutout Cover Panels			50,000		
Roof Replacement - Clubhouse				49,000	
Roof Replacement - Fay's Cove				14,000	
unused	0				
<b>TOTAL</b>	<b>457,700</b>	<b>102,000</b>	<b>50,000</b>	<b>63,000</b>	<b>0</b>

<b>INCOME LESS EXPENSES (BALANCE FORWARD)</b>	<b>20,300</b>	<b>8,300</b>	<b>48,300</b>	<b>75,300</b>	<b>165,300</b>
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# CORAL BAY Community Development District

GENERAL FUND 2026 - Current and Revised

3-Mar-26

	Total FY2026 Orig Budget	Total FY2026 Revised Bdgt
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## REVENUES

Maintenance Assessments	\$1,618,089	\$1,618,089
Interest Income	\$15,000	\$15,000
Gate Damage Proceeds		
Toscana Contributions	\$2,500	\$2,500
Insurance Claim Proceeds		
Misc Income & Vending Machine		
Transponders/Stickers	\$4,000	\$4,000
FEMA Reimbursement		
<b>Net Loan Proceeds *</b>	\$0	\$388,000
<b>TOTAL REVENUES</b>	<b>\$1,639,589</b>	<b>\$2,027,589</b>

\* NOTE: Net Loan Proceeds = \$400,000 less loan closing cost

## EXPENDITURES

### General and Administrative:

Supervisor's Fees	\$12,000	\$12,000
FICA Expense	\$918	\$918
Engineering Fees	\$45,000	\$45,000
Attorney's Fees	\$50,000	\$50,000
Commissions/Tax Collector	\$18,849	\$18,849
Annual Audit	\$3,500	\$3,500
Trustee Fees	\$3,500	\$3,500
Management Services	\$80,100	\$80,100
Information Technology	\$1,000	\$1,000
Website Administration	\$2,500	\$2,500
Postage and Delivery	\$2,500	\$2,500
Insurance	\$89,331	\$89,331
Printing and Binding	\$1,500	\$1,500
Legal Advertising & Other	\$4,000	\$4,000
Office Supplies	\$300	\$300
Dues, Licenses, Subs	\$175	\$175

# CORAL BAY Community Development District

GENERAL FUND 2026 - Current and Revised

3-Mar-26

	Total FY2026 Orig Budget	Total FY2026 Revised Bdgt
Major Projects Loan Repayment **		\$37,500
<b>Total General and Administrative</b>	<b>\$315,173</b>	<b>\$352,673</b>

\*\* NOTE: assumes a monthly loan repayment start in May 2026

## Operations and Maintenance

Field Management Fees	\$55,697	\$55,697
Contractual-Security	\$111,072	\$111,072
Contractual Security Equipment	\$51,150	\$51,150
Security Patrols	\$37,000	\$37,000
Parking Enforcement	\$8,400	\$8,400
Fire and Security System Monitoring	\$500	\$500
Telephone	\$12,000	\$12,000
Water & Sewer	\$18,000	\$18,000
Electric	\$107,625	\$107,625
Pest Control	\$22,725	\$22,725
Community Maintenance	\$175,857	\$175,857
Porter Services	\$39,416	\$39,416
Other Maintenance	\$12,000	\$12,000
Irrigation Pumps Maint & Repair	\$35,000	\$35,000
Wall Maintenance & Repair	\$3,000	\$3,000
Park & Pool Maintenance/Repair	\$50,000	\$50,000
Pool Maintenance - Contract	\$31,500	\$31,500
Janitorial	\$43,042	\$43,042
Iguana Removal	\$5,880	\$5,880
Landscape Repairs & Improvement	\$90,000	\$90,000
Storm Cleanup	\$0	\$0
Lake Maintenance/Repair	\$35,268	\$35,268
Fountain Maintenance/Repair	\$1,000	\$1,000
Drainage Maintenance	\$26,000	\$26,000
Road Maintenance/Repair	\$20,000	\$20,000
Sidewalk Maintenance/Repair	\$20,000	\$20,000
Sign Maintenance/Repair	\$10,000	\$10,000
Pressure Cleaning	\$41,000	\$41,000

# CORAL BAY Community Development District

GENERAL FUND 2026 - Current and Revised

3-Mar-26

	Total FY2026 Orig Budget	Total FY2026 Revised Bdgt
Electrical Repair & Replacement	\$26,000	\$26,000
Holiday Decorations	\$32,615	\$32,615
Gate Repair & Replacement	\$16,000	\$16,000
Major Projects	\$180,000	
- Prioritized Major Projects		\$457,700
- Other Major Project items		\$30,000
<b>Total Operations and Maintenance</b>	<b>\$1,317,748</b>	<b>\$1,625,448</b>

## TOTAL EXPENDITURES

<b>TOTAL EXPENDITURES</b>	<b>\$1,632,921</b>	<b>\$1,978,121</b>
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## ALLOCATED CAPITAL RESERVES

Road Resurfacing	\$0	\$0
Wall Repainting	\$0	\$0
<b>TOTAL CAPITAL RESERVES</b>	<b>\$0</b>	<b>\$0</b>

## INCOME MINUS EXPENSES

<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$6,668</b>	<b>\$49,468</b>
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## FUND BALANCE TOTALS

<b>Net Change in Fund Balance</b>	<b>\$6,668</b>	<b>\$49,468</b>
<b>FUND BALANCE - Beginning</b>	<b>\$493,647</b>	<b>\$493,647</b>
<b>FUND BALANCE- Ending</b>	<b>\$500,315</b>	<b>\$543,115</b>

## MINIMUM RESERVE REQUIREMENTS

<u>FYI: A GIVEN: The minimum beginning fund balance each year needs to be 1/4 of the year's expenses, calculated as:</u>	<b>\$408,230</b>	<b>\$494,530</b>
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**ANALYSIS OF PROJECTED FISCAL YEARS' BUDGET AND UNDESIGNATED FUND BALANCES**  
**(INCLUDES LOAN AND MAJOR PROJECTS PLANS)**

3/3/2026

**SUMMARY OF FINANCIAL HISTORY FOR REFERENCE**

(from previous analysis in "A26-02-21 Financials for FY26Analysis v7 - final" EXCEL file)

FY	Income-----			Expenses-----			% Incr Over Last Yr	Difference Income less Expenses	Combined Beginning Fund Bal	Combined Ending Fund Bal	Combined Usage of Fund Bal
	GF	DSF	Total	GF	DSF	Total					
20	\$1,272,492	\$94,204	\$1,366,696	\$1,330,897	\$88,325	\$1,419,222		(\$52,526)	\$713,490	\$660,964	\$52,526
21	\$1,271,094	\$93,332	\$1,364,426	\$1,222,240	\$90,025	\$1,312,265	-7.54%	\$52,161	\$660,964	\$713,125	(\$52,161)
22	\$1,283,650	\$93,702	\$1,377,352	\$1,383,575	\$91,450	\$1,475,025	12.40%	(\$97,673)	\$713,125	\$615,453	\$97,673
23	\$1,437,744	\$97,812	\$1,535,556	\$1,330,301	\$92,600	\$1,422,901	-3.53%	\$112,655	\$615,453	\$728,108	(\$112,655)
24	\$1,594,423	\$99,513	\$1,693,936	\$1,733,825	\$93,475	\$1,827,300	28.42%	(\$133,364)	\$728,108	\$594,743	\$133,364
25	\$1,461,819	\$99,654	\$1,561,473	\$1,467,050	\$89,075	\$1,556,125	-14.84%	\$5,348	\$594,743	\$600,092	(\$5,348)
26	\$1,642,983	\$999	\$1,643,982	\$1,643,318	\$87,598	\$1,730,916	11.23%	(\$86,934)	\$600,092	\$511,457	\$88,635

**GENERAL FUND PROJECTIONS AFTER RE-ALLOCATION**

NOTE 1: Data used is the FY2026 GF income and expenses with the following adjustment:

Since the DSF was paid off in Dec2025 with a remaining balance of \$18,146 , the only data for the DSF that needs to be shown is the remaining balance \$18,146 added to the opening GF fund balance of \$493,647

NOTE 2: Projections were done keeping the income (the non-ad valorum tax) the same while annually adjusting all expense lines for inflation, except

- (a) the existing loan repayment that ends with the last 7 payments in FY2027 (for the ENVERA security equipment upgrade),
- (b) the new Major Projects annual loan repayment of \$90,000
- (c) the other Major Project items \$30,000 (e.g., the Islamorada trellis)
- (d) the Tax Collector's commissions for collections \$16,855 since it is the same percentage of the same non-ad valorum tax amount.

NOTE 4: The start and end payments of the loan have been estimated since we do not know when the loan process will be completed and when the loan payments will start. The start date estimate is May 2026 for 47 months (thru March 2030 for a \$400K loan).

NOTE 5: All Other Expenses = the remaining expense lines that ARE subject to the inflation rate calculation as these are in a large part annual contracts.

NOTE 6: A GIVEN: The minimum beginning fund balance each year needs to be 1/4 of the year's expenses.

THE INFLATION RATE USED FOR THE CALCULATIONS BELOW IS **1.0%** PER YEAR FOR PRIORITIZED MAJOR PROJECTS IN SUBSEQUENT YEARS AND IS **2.0%** PER YEAR FOR ALL OTHER EXPENSES

FY	Income		Expense		Beginning Reserve	Ending Reserve	MinReserves Required
	Component & Cost	Total	Component & Cost	Total			
2026	Loan Proceeds	\$388,000	PrioritizedMajProjs	\$457,700			
2026	GF Income	\$1,642,983	Loans, Cmns, & Other	\$135,505			
2026			All Other Exps	\$1,384,916			short
2026	<b>TOTAL</b>	<b>\$2,030,983</b>	<b>TOTAL</b>		<b>\$493,647</b>	<b>\$546,509</b>	<b>\$494,530</b>
2027	GF Income	\$1,642,983	PrioritizedMajProjs	\$103,020			
2027			Loans, Cmns, & Other	\$166,693			
2027			All Other Exps	\$1,412,614			OK
2027	<b>TOTAL</b>	<b>\$1,642,983</b>	<b>TOTAL</b>		<b>\$546,509</b>	<b>\$507,166</b>	<b>\$420,582</b>
2028	GF Income	\$1,642,983	PrioritizedMajProjs	\$51,000			
2028			Loans, Cmns, & Other	\$136,855			
2028			All Other Exps	\$1,440,866			OK
2028	<b>TOTAL</b>	<b>\$1,642,983</b>	<b>TOTAL</b>		<b>\$507,166</b>	<b>\$521,428</b>	<b>\$407,180</b>
2029	GF Income	\$1,642,983	PrioritizedMajProjs	\$64,890			
2029			Loans, Cmns, & Other	\$136,855			
2029			All Other Exps	\$1,469,683			OK
2029	<b>TOTAL</b>	<b>\$1,642,983</b>	<b>TOTAL</b>		<b>\$521,428</b>	<b>\$492,983</b>	<b>\$417,857</b>
2030	GF Income	\$1,642,983	PrioritizedMajProjs	\$0			
2030			Loans, Cmns, & Other	\$99,355			
2030			All Other Exps	\$1,499,077			
2030	<b>TOTAL</b>	<b>\$1,642,983</b>	<b>TOTAL</b>		<b>\$492,983</b>	<b>\$537,534</b>	<b>\$399,608</b>

MajProjs are TBD

**Coral Bay**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**

<i>Date</i>	<i>Check Numbers</i>		<i>Amount</i>
ACH	800033-800039	\$	1,009.22
02/25/26	20746-20755		31,185.73
03/12/26	20756-20768		64,326.86
<b>TOTAL</b>		<b>\$</b>	<b>96,521.81</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/26	00234	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	154.86	154.86	800033
2/28/26	00034	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	137.90	137.90	800034
2/28/26	00173	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	142.90	142.90	800035
2/28/26	00174	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	137.90	137.90	800036
2/28/26	00175	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	137.90	137.90	800037
2/28/26	00176	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	142.90	142.90	800038
2/28/26	00233	2/28/26	02282026	202602		320-53800	41000		COMCAST - AUTO PAY	*	154.86	154.86	800039
TOTAL FOR BANK Z											1,009.22		
TOTAL FOR REGISTER											1,009.22		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00009	1/31/26	197036	202601	310	51300	31500		BILLING COCHRAN PA	*	3,002.50	3,002.50	020746
2/25/26	00012	2/06/26	26021202	202601	320	53800	34502		CITY OF MARGATE-POLICE DEPARTMENT	*	1,508.00	1,508.00	020747
2/25/26	00032	1/31/26	4284	202602	320	53800	46418		EAST RIVER POOLS AND SPAS, INC.	*	2,062.50	2,732.50	020748
		1/31/26	4285	202601	320	53800	46408			*	670.00		
2/25/26	00053	2/17/26	91805068	202602	310	51300	42000		FEDEX	*	72.74	72.74	020749
2/25/26	00195	2/04/26	ARIV1051	202601	310	51300	31100		KCI TECHNOLOGIES, INC.	*	872.50	5,960.00	020750
		2/04/26	ARIV1051	202601	320	53800	46513			*	1,803.75		
		2/04/26	ARIV1051	202601	320	53800	46405			*	647.50		
		2/04/26	ARIV1051	202601	310	51300	31100			*	185.00		
		2/04/26	ARIV1051	202601	320	53800	46405			*	2,451.25		
2/25/26	00241	2/20/26	3991	202602	320	53800	46408		NEXT DAY ACCESS	*	1,603.00	1,603.00	020751
2/25/26	00263	2/14/26	15016	202602	320	53800	46420		REDLINE IGUANA REMOVAL	*	490.00	490.00	020752
2/25/26	00259	2/19/26	37440	202602	320	53800	46404		SHINTO LANDSCAPING LLC	*	2,850.00	2,850.00	020753
2/25/26	00271	2/09/26	1826	202602	320	53800	46407		SOUTHEAST LAND AND WATER MANAGEMENT	*	2,660.98	2,741.66	020754
		2/09/26	1826	202602	320	53800	46417			*	80.68		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00251	2/04/26	103	202602 320-53800-46400	JANITORIAL SVCS 02/26	*	3,500.00		
		2/04/26	1353	202602 320-53800-46201	SVCS PORTER 02/26	*	3,158.33		
		2/04/26	8301	202602 320-53800-46505	PRESSURE CLEANING 02/26	*	2,467.00		
		2/04/26	8302	202602 320-53800-46000	DRONE VIDEO INSPEC 02/26	*	1,100.00		
								10,225.33	020755
-----									
3/12/26	00012	2/20/26	26022513	202602 320-53800-34502	SECURITY SVCS 02/26	*	243.00		
		2/20/26	26022514	202602 320-53800-34502	SECURITY SVCS 02/26	*	1,044.00		
								1,287.00	020756
-----									
3/12/26	00013	2/20/26	230058-0	202601 320-53800-43100	SVCS 01/26	*	1,184.28		
		2/20/26	230060-0	202601 320-53800-43100	SVCS 01/26	*	899.08		
		2/20/26	230064-0	202601 320-53800-43100	SVCS 01/26	*	1,574.88		
		2/20/26	239260-0	202601 320-53800-43100	SVCS 01/26	*	38.91		
		2/20/26	230058-0	202601 320-53800-43100	SVCS 01/26	V	1,184.28-		
		2/20/26	230060-0	202601 320-53800-43100	SVCS 01/26	V	899.08-		
		2/20/26	230064-0	202601 320-53800-43100	SVCS 01/26	V	1,574.88-		
		2/20/26	239260-0	202601 320-53800-43100	SVCS 01/26	V	38.91-		
								.00	020757
-----									
3/12/26	00197	2/23/26	10335	202602 320-53800-46507	SVCS 02/26	*	1,737.12		
								1,737.12	020758
-----									
3/12/26	00032	2/27/26	4286	202603 320-53800-46418	SVCS 03/26	*	1,925.00		
		2/27/26	4287	202602 320-53800-46408	REPLACED ACID FEEDER 2/26	*	685.00		
								2,610.00	020759
-----									
3/12/26	00017	2/01/26	764898	202603 320-53800-34500	MONITORING 03/26	*	6,279.28		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/26 764899	202603 320-53800-34500	MONITORING 03/26	*	2,976.75	
				ENVERA SYSTEMS			9,256.03 020760
3/12/26	00053	2/24/26 91901257	202602 310-51300-42000	DELIVERY THRU 02/18/26	*	75.70	
				FEDEX			75.70 020761
3/12/26	00020	2/23/26 022026	202602 320-53800-43000	SVCS 02/26	*	9,687.63	
				FPL			9,687.63 020762
3/12/26	00001	3/01/26 412	202603 320-53800-34000	FIELD SVCS 03/26	*	4,641.42	
		3/01/26 413	202603 310-51300-34000	MGMT FEE 03/26	*	6,675.00	
		3/01/26 413	202603 310-51300-35100	COMPUTER TIME 03/26	*	83.33	
		3/01/26 413	202603 310-51300-35101	WEB ADMIN 03/26	*	208.33	
		3/01/26 413	202603 310-51300-51000	OFFICE SUPPLIES 03/26	*	.15	
		3/01/26 413	202603 310-51300-42000	POSTAGE&DELIVERY 03/26	*	21.23	
		3/01/26 413	202603 310-51300-42500	COPIES 03/26	*	60.60	
				GOVERNMENTAL MANAGEMENT SERVICES			11,690.06 020763
3/12/26	00128	2/26/26 14192	202602 320-53800-46501	STORM DRAIN 02/26	*	4,250.00	
				INDUSTRIAL DIVERS CORPORATION			4,250.00 020764
3/12/26	00259	2/26/26 37458	202602 320-53800-46410	LANDSCAPE INSTALL 02/26	*	800.00	
		3/01/26 37569	202603 320-53800-46202	LANDSCAPE MAINT 03/26	*	9,441.00	
		3/01/26 37570	202603 320-53800-46203	IRRIGATION MAINT 03/26	*	3,214.00	
				SHINTO LANDSCAPING LLC			13,455.00 020765
3/12/26	00198	2/25/26 02252026	202602 320-53800-46401	PEST CONTROL 02/26	*	1,833.76	
				SOUTHERN PLANT AND PEST SERVICES			1,833.76 020766
3/12/26	00251	3/02/26 1354	202602 320-53800-46201	PORTER SVCS 02/26	*	3,158.33	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
		3/03/26 104	202602 320-53800-46400			*	3,500.00		
			JANITORIAL SVCS 02/26						
				911	COMMERCIAL CLEANING CORP			6,658.33 020767	
3/12/26	00013	2/20/26 230058-0	202601 320-53800-43100			*	767.29		
			SVCS 01/26						
		2/20/26 230060-0	202601 320-53800-43100			*	441.79		
			SVCS 01/26						
		2/20/26 230064-0	202601 320-53800-43100			*	558.04		
			SVCS 01/26						
		2/20/26 239260-0	202601 320-53800-43100			*	19.11		
			SVCS 01/26						
					CITY OF MARGATE-UTILITIES			1,786.23 020768	
							TOTAL FOR BANK C	95,512.59	
							TOTAL FOR REGISTER	95,512.59	

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Coral Bay**  
**Community Development District**  
**Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Account	\$ 40,454	\$ -	\$ 40,454
<b>Investments:</b>			
State Board of Administration	1,133,747	-	1,133,747
BankUnited Money Market	140,766	-	140,766
<b>Series 2012</b>			
Revenue	-	16,036	16,036
Principal	-	1,279	1,279
Electric Deposits	218	-	218
<b>Total Assets</b>	<b>\$ 1,315,186</b>	<b>\$ 17,324</b>	<b>\$ 1,332,510</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 29,673	\$ -	\$ 29,673
Deposits	460	-	460
<b>Total Liabilities</b>	<b>\$ 30,132</b>	<b>\$ -</b>	<b>\$ 30,132</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Restricted for:			
Debt Service	-	17,324	17,324
Assigned for:			
Capital Reserves	20,500	-	20,500
Unassigned	1,264,336	-	1,264,336
<b>Total Fund Balances</b>	<b>\$ 1,285,054</b>	<b>\$ 17,324</b>	<b>\$ 1,302,378</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,315,186</b>	<b>\$ 17,324</b>	<b>\$ 1,332,510</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	2/28/26	2/28/26	Variance	7 Months	9/30/26	Variance
<b>Revenues:</b>							
Special Assessments - On Roll	\$ 1,618,089	\$ 970,853	\$ 1,523,899	\$ 553,046	\$ 94,190	\$ 1,618,089	\$ -
Interest Income	15,000	6,250	11,762	5,512	8,750	20,512	5,512
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Transponders/Stickers	4,000	1,667	2,695	1,028	2,333	5,028	1,028
<b>Total Revenues</b>	<b>\$ 1,639,589</b>	<b>\$ 981,270</b>	<b>\$ 1,541,214</b>	<b>\$559,943</b>	<b>\$ 105,273</b>	<b>\$ 1,646,487</b>	<b>\$ 6,898</b>
<b>Expenditures:</b>							
<b>General and Administrative:</b>							
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -	\$ 7,000	\$ 12,000	\$ -
FICA Expense	918	383	383	-	536	918	-
Engineering	45,000	18,750	7,304	11,446	30,000	37,304	7,696
Attorney	50,000	20,833	17,383	3,451	33,333	50,716	(716)
Commissions/Tax Collector	18,849	7,854	17,224	(9,370)	1,001	18,225	624
Annual Audit	3,500	1,458	-	1,458	3,500	3,500	-
Trustee Fees	3,500	1,458	-	1,458	3,500	3,500	-
Management Fees	80,100	33,375	33,375	(0)	46,725	80,100	-
Information Technology	1,000	417	417	0	583	1,000	-
Website Administration	2,500	1,042	1,042	0	1,458	2,500	-
Postage and Delivery	2,500	1,042	547	495	1,563	2,109	391
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	625	384	241	875	1,259	241
Legal Advertising and Other	4,000	1,667	743	924	2,333	3,076	924
Office Supplies	300	125	0	125	300	300	(0)
Dues, Licenses	175	175	175	-	-	175	-
<b>Total General and Administrative</b>	<b>\$ 315,173</b>	<b>\$ 183,534</b>	<b>\$ 167,449</b>	<b>\$ 16,085</b>	<b>\$ 132,707</b>	<b>\$ 300,157</b>	<b>\$ 15,016</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	2/28/26	2/28/26	Variance	7 Months	9/30/26	Variance
<b><u>Operations and Maintenance</u></b>							
Field Management Fees	\$ 55,697	\$ 23,207	\$ 23,207	\$ 0	\$ 32,490	\$ 55,697	\$ -
Contractual-Security	111,072	46,280	46,280	-	64,792	111,072	-
Contractual-Security Equipment	51,150	21,312	21,312	-	29,837	51,150	-
Security Patrols	37,000	15,417	9,590	5,827	26,208	35,798	1,202
Parking Enforcement	8,400	3,500	1,400	2,100	7,000	8,400	-
Fire and Security System Monitoring	500	208	210	(2)	210	420	80
Telephone	12,000	5,000	4,997	3	7,063	12,060	(60)
Water and Sewer	18,000	7,500	8,152	(652)	12,000	20,152	(2,152)
Electric	107,625	44,844	45,846	(1,002)	62,781	108,627	(1,002)
Pest Control	22,725	9,469	9,669	(200)	12,836	22,505	220
Community Maintenance	175,857	73,274	71,274	2,000	104,583	175,857	-
Porter Services	39,416	16,423	15,792	632	22,108	37,900	1,516
Other Maintenance	12,000	5,000	1,100	3,900	10,900	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	14,583	23,349	(8,766)	20,417	43,766	(8,766)
Wall Maintenance and Repair	3,000	3,000	10,084	(7,084)	-	10,084	(7,084)
Park and Pool Maintenance/Repair	50,000	20,833	13,803	7,030	31,250	45,053	4,947
Pool Maintenance - Contract	31,500	13,125	13,088	38	20,216	33,304	(1,804)
Janitorial	43,042	17,934	17,500	434	24,500	42,000	1,042
Iguana Removal	5,880	2,450	2,450	-	3,430	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	16,667	32,700	(16,033)	7,300	40,000	-
Mulch	5,000	5,000	15,138	(10,138)	-	15,138	(10,138)
Landscape Replacement/Removals	45,000	18,750	7,700	11,050	37,300	45,000	-
Storm Cleanup	-	-	2,700	(2,700)	-	2,700	(2,700)
Lake Maintenance/Repair	35,268	14,695	14,586	109	18,627	33,213	2,055
Fountain Maintenance/Repair	1,000	417	435	(19)	565	1,000	0
Drainage Maintenance	26,000	10,833	4,250	6,583	21,750	26,000	-
Road Maintenance/Repair	20,000	8,333	3,460	4,873	16,540	20,000	-
Sidewalk Maintenance/Repair	20,000	8,333	-	8,333	20,000	20,000	-
Sign Maintenance/Repair	10,000	4,167	-	4,167	10,000	10,000	-
Pressure Cleaning	41,000	28,967	28,967	-	12,033	41,000	-
Electrical Repair and Replacement	26,000	10,833	14,749	(3,916)	15,167	29,916	(3,916)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	6,667	2,194	4,473	13,806	16,000	-

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	2/28/26	2/28/26	Variance	7 Months	9/30/26	Variance
<b>Operations and Maintenance (Continued)</b>							
Major Projects:	180,000	75,000	100,281	(25,281)	79,719	180,000	-
Clubhouse - Dock Extension	-	-	34,791	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement	-	-	18,800	-	-	-	-
<b>Total Operations and Maintenance</b>	<b>\$ 1,317,747</b>	<b>\$ 568,117</b>	<b>\$ 582,357</b>	<b>\$ (14,240)</b>	<b>\$ 761,524</b>	<b>\$ 1,343,881</b>	<b>\$ (26,134)</b>
<b>Total Expenditures</b>	<b>\$ 1,632,920</b>	<b>\$ 751,651</b>	<b>\$ 749,806</b>	<b>\$ 1,844</b>	<b>\$ 894,231</b>	<b>\$ 1,644,037</b>	<b>\$ (11,118)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,669</b>	<b>\$ 229,619</b>	<b>\$ 791,407</b>	<b>\$ 558,099</b>	<b>\$ (788,958)</b>	<b>\$ 2,449</b>	<b>\$ 18,015</b>
<b>Fund Balance - Beginning</b>	<b>\$ 506,557</b>		<b>\$ 493,647</b>			<b>\$ 493,647</b>	
<b>Fund Balance - Ending</b>	<b>\$ 513,226</b>		<b>\$ 1,285,054</b>			<b>\$ 496,096</b>	

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

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	2/28/26	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	-	-	164,695
Clubhouse - New Lake Fountain	-	-	-	50,000
Clubhouse - Addition of Pool Heater	-	-	-	59,000
Clubhouse/Peninsula Park - Dock Extensions	17,198	34,791	129,723	146,921
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>\$ 100,281</b>	<b>\$ 202,983</b>	<b>\$ 1,202,686</b>

\* Estimates are in process

**Coral Bay**  
**Community Development District**  
**General Fund Forecast Comments**  
**For The Period Ended February 28, 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 February hasn't been received.
Engineering Fees	Budget to Actual	Invoice for February hasn't been received.
Annual Audit	Based on Contracts	Engagement Letter for FY 2025 audit is \$3,500.
Trustee Fees	Actual Spent	No Comments
Management Services	Based on Contract	No Comments
Website Administration	Based on Contract	No Comments
Property Appraiser	Budget to Actual	\$2 per lot and 1% commissions for gross assessment roll (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses	Budget to Actual	Used for Department of Community Affairs (DCA)

**FIELD:**

Field Management Services	Based on Contract	No Comments
Contractual-Security	Based on Contracts	Envera-Monthly Gate Monitoring \$9,256.03
Contractual-Security Equipment	Based on Contracts	Canon Financial \$4,262.47/mo.
Security Patrols	Budget to Actual	City Police Detail (\$56/Hour @ 57 Hours per month).
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoices for December - February haven't been received.
Fire and Security System Monitoring	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Reflects Comcast DSL which is paid via autopay.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for February 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.
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.
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.
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 February 28, 2026**

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	2/28/26	2/28/26	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 1,051	\$ 1,051
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,051</b>	<b>\$ 1,051</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>\$ (86,546)</b>	<b>\$ 1,051</b>
<b>Other Financing Sources/(Uses):</b>				
Other Fees	\$ -	\$ -	\$ (1,700)	\$ (1,700)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,700)</b>	<b>\$ (1,700)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (89,675)</b>	<b>\$ (87,338)</b>	<b>\$ (88,246)</b>	<b>\$ 1,051</b>
<b>Fund Balance - Beginning</b>	<b>\$ 106,442</b>		<b>\$ 105,570</b>	
<b>Fund Balance - Ending</b>	<b>\$ 16,767</b>		<b>\$ 17,324</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,523,899
Interest Income	1,186	617	1,579	4,595	3,784	-	-	-	-	-	-	-	11,762
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Transponders/Stickers	-	1,225	-	-	1,470	-	-	-	-	-	-	-	2,695
<b>Total Revenues</b>	<b>\$ 1,186</b>	<b>\$ 120,897</b>	<b>\$ 1,363,785</b>	<b>\$ 33,114</b>	<b>\$ 22,231</b>	<b>\$ -</b>	<b>\$ 1,541,214</b>						

<b>Expenditures:</b>													
<b>General and Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	77	77	77	77	77	-	-	-	-	-	-	-	383
Engineering	2,445	2,901	900	1,058	-	-	-	-	-	-	-	-	7,304
Attorney	4,113	5,393	4,875	3,003	-	-	-	-	-	-	-	-	17,383
Commissions/Tax Collector	-	1,191	15,616	247	170	-	-	-	-	-	-	-	17,224
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	6,675	-	-	-	-	-	-	-	33,375
Information Technology	83	83	83	83	83	-	-	-	-	-	-	-	417
Website Administration	208	208	208	208	208	-	-	-	-	-	-	-	1,042
Postage and Delivery	85	170	50	74	168	-	-	-	-	-	-	-	547
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	-	-	-	-	-	-	-	384
Legal Advertising and Other	143	180	179	64	177	-	-	-	-	-	-	-	743
Office Supplies	-	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>\$ 8,587</b>	<b>\$ -</b>	<b>\$ 167,449</b>						

<b>Operations and Maintenance</b>													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,207
Contractual-Security	9,256	9,256	9,256	9,256	9,256	-	-	-	-	-	-	-	46,280
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	-	-	-	-	-	-	-	21,312
Security Patrols	1,426	1,983	3,038	1,856	1,287	-	-	-	-	-	-	-	9,590
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	-	-	-	-	-	210
Telephone	993	993	993	1,009	1,009	-	-	-	-	-	-	-	4,997
Water and Sewer	1,148	3,307	1,911	1,786	-	-	-	-	-	-	-	-	8,152
Electric	9,049	8,489	8,726	9,895	9,688	-	-	-	-	-	-	-	45,846
Pest Control	2,234	1,934	1,834	1,834	1,834	-	-	-	-	-	-	-	9,669
Community Maintenance	12,655	20,654	12,655	12,655	12,655	-	-	-	-	-	-	-	71,274
Porter Services	3,158	3,158	3,158	3,158	3,158	-	-	-	-	-	-	-	15,792
Other Maintenance	-	-	-	-	1,100	-	-	-	-	-	-	-	1,100
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	2,850	-	-	-	-	-	-	-	23,349
Wall Maintenance and Repair	2,868	740	3,378	3,099	-	-	-	-	-	-	-	-	10,084
Park and Pool Maintenance/Repair	5,015	150	2,568	3,782	2,288	-	-	-	-	-	-	-	13,803
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	-	-	-	-	-	-	-	13,088
Janitorial	3,500	3,500	3,500	3,500	3,500	-	-	-	-	-	-	-	17,500
Iguana Removal	490	490	490	490	490	-	-	-	-	-	-	-	2,450
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	-	-	-	-	-	-	-	32,700
Mulch	-	15,138	-	-	-	-	-	-	-	-	-	-	15,138

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Landscape Replacement/Removals	3,700	4,000	-	-	-	-	-	-	-	-	-	-	7,700
Storm Cleanup	-	1,400	1,300	-	-	-	-	-	-	-	-	-	2,700
Lake Maintenance/Repair	1,443	5,161	2,661	2,661	2,661	-	-	-	-	-	-	-	14,586
Fountain Maintenance/Repair	113	81	81	81	81	-	-	-	-	-	-	-	435
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	-	-	-	-	-	-	-	-	3,460
Sidewalk Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	2,467	-	-	-	-	-	-	-	28,967
Electrical Repair and Replacement	5,208	3,558	2,669	1,576	1,737	-	-	-	-	-	-	-	14,749
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	-	-	-	-	-	-	-	2,194
Major Projects	-	40,020	93	17,273	42,896	-	-	-	-	-	-	-	100,281
<b>Subtotal Field Expenditures</b>	<b>\$ 131,376</b>	<b>\$ 158,493</b>	<b>\$ 80,198</b>	<b>\$ 97,211</b>	<b>\$ 115,078</b>	<b>\$ -</b>	<b>\$ 582,357</b>						
<b>Total Operations &amp; Maintenance</b>	<b>\$ 131,376</b>	<b>\$ 158,493</b>	<b>\$ 80,198</b>	<b>\$ 97,211</b>	<b>\$ 115,078</b>	<b>\$ -</b>	<b>\$ 582,357</b>						
<b>Total Expenditures</b>	<b>\$ 229,969</b>	<b>\$ 176,549</b>	<b>\$ 109,897</b>	<b>\$ 109,725</b>	<b>\$ 123,666</b>	<b>\$ -</b>	<b>\$ 749,806</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>\$ (101,434)</b>	<b>\$ -</b>	<b>\$ 791,407</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
<b>TOTAL</b>		<b>\$ 1,585,383.16</b>	<b>\$ 62,415.80</b>	<b>\$ 15,229.67</b>	<b>\$ 931.46</b>	<b>\$ 1,508,669.15</b>	<b>\$ 1,508,669.15</b>	<b>\$ 1,508,669.15</b>

<b>94.06%</b>	<b>Percent Collected</b>
<b>\$ 100,125.10</b>	<b>ce 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	-	N/A
2	Envera Gate Process	Jan-25	Jan-25	-	APPROVED/ PENDING CONTRACTOR	-	N/A
3	Drone Easement Inspection Report	Aug-25	Nov-25	Jan-26	COMPLETED	Update will be provided at the Board Meeting.	\$1,200
4	CV Pro Lighting Holiday Lighting	Aug-25	Oct-25	Jan-26	COMPLETED	Completed Season - Pending Concerns Update will be provided at the Board Meeting.	Contracted
<b><u>LAKE AND CANALS</u></b>							
1	<i>Southeast Land &amp; Water Management (SE L&amp;WM)</i>	<i>Monthly</i>	<i>Contracted</i>	<i>Monthly</i>	<i>ON-GOING</i>	<b><u>See Tab A</u></b> Southeast Land & Water Management Report	Contracted
2	Peninsula Park and Clubhouse Dock Renovations	May-23	-	-	APPROVED/IN PROGRESS	<b><u>Completed Phases</u></b> <b>Phase 1</b> - Revised Plans - Completed 7/25 <b>Phase 2</b> - Change Order - Completed 7/25 <b>Phase 3</b> - Env/County Permit - Completed 10/25 <b>Phase 4</b> - City Permit - Completed 1/26 <b>Phase 5</b> - Frame - Completed Clubhouse Peninsula Park - In Progress (2-4 Weeks) <b><u>PENDING</u></b> <b>Phase 6</b> - Deck - In Ordered Status - (2-4 weeks) <b><u>Not in Contracted</u></b> <b>Railings</b> - Pending Specifications for Proposals	\$103,372
3	Indian Key Culvert Repair	Nov-26	Dec-26	-	PENDING	Agreement is being executed	\$28,110
4	Broward County South Canal Maintenance Update	Aug-26	-	-	PENDING	Update will be provided at the Board Meeting.	N/A
<b><u>LANDSCAPING</u></b>							
1	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	Tall Washingtonians have become a concern. <b><u>Received proposal</u></b> Update will be provided at the Board Meeting.	\$68,850
2	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	-	PENDING	<b><u>Board Direction</u></b> 10 Pallets - 56 Labor Hours - Other Charges Update will be provided at the Board Meeting.	\$9,220

**COMMUNITY ITEMS**

>	<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	Peninsula Park Bike Rack Painting	Feb-26	-	-	PENDING	To be Schedule	N/A
2	Peninsula Park Damaged Light Pole Replacement	Feb-26	-	-	PENDING	Update will be provided at the Board Meeting.	N/A
3	30th Street Swing Gate Repairs	Jan-26	Jan-26	-	IN-PROGRESS	Update will be provided at the Board Meeting.	N/A
4	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	-	IN-PROGRESS	Update will be provided at the Board Meeting.	\$18,800
5	Found Bicycles Procedure	Dec-25	-	-	PENDING	Found 4 Bicycles - Pending District Counsel Update	N/A
6	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	Jan-26	-	IN-PROGRESS	To be completed by 3/9/26	\$14,000
7	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	-	IN-PROGRESS	<p align="center"><b><u>Pool Furniture</u></b>  (Purchase - Refurbish - Dispose)  <b>Phase 1</b> - Separated Furniture - (Completed)  <b>Phase 2</b> - Obtaining Addi'll Proposals  <b><u>Patio Contract</u></b>  \$413.53 Lounges / \$199.33 Chairs  <b><u>Tabled</u></b>  <b>Phase 3</b> - Dispose of non-repairable furniture</p>	N/A
8	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Pending Board Direction on new Specs	TBD
9	Sidewalk Inspections/Repairs	Apr-24	Jan-26	Feb-26	COMPLETED	Update will be provided at the Board Meeting.	\$22,000
<b><u>90 DAYS HISTORY OF COMPLETED, CLOSED, &amp; TABLED ITEMS</u></b>							
1	NBD Click to Enter Repair	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
2	New Pool Lift Bracket	Feb-26	Feb-26	Mar-26	COMPLETED	-	\$36
3	Clubhouse Main Gate Lock Replacement	Feb-26	Feb-26	Mar-26	COMPLETED	-	N/A
4	Pool Lift Maintenance/New Cover-Batteries-Charger	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$1,639
5	Electrical Community Repairs	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$1,737
6	Industrial Divers - Bridge Culverts & Weir Inspection	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$4,250
7	Pressure Clean Addi'll Mold/Mildew Common Areas	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$3,450
8	Paint North Bay and South Bay Dr Wall Markings	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
9	Flush Cut 2 Dead Queen Palms	Feb-26	Feb-26	Feb-26	COMPLETED	-	\$800
10	Paint Peninsula Park Restroom Doors	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
11	Repair broken NBD Flag Cable	Feb-26	Feb-26	Feb-26	COMPLETED	-	N/A
12	Peninsula Park Removal of 2 Dead Queen Palms	Jan-26	Jan-26	Feb-26	COMPLETED	-	\$800

13	Islamorada Circle Wall Damage	Sep-25	Sep-25	Feb-26	COMPLETED	-	\$18,800
14	Additional Paver Repairs around Pool	Jan-26	Jan-26	Jan-26	COMPLETED	-	N/A
15	Pressure Wash Facility Pools - Q2	Jan-26	Jan-26	Jan-26	COMPLETED	-	\$2,467
16	Clubhouse Pool Refurbish	Mar-25	May-25	Jan-26	COMPLETED	-	\$67,800
17	East Riverside Pools & Spa Amendment	Nov-25	Nov-25	Jan-26	COMPLETED	-	Contracted
18	Re-caulk Both Clubhouse Restrooms	Aug-25	Aug-25	Dec-25	COMPLETED	-	N/A
19	Replace Missing/Damaged Banners - NBD/SBD	Jul-25	Sep-25	Dec-25	COMPLETED	-	\$611
20	Order Missing/Damaged Banner Holders NBD/SBD	Jul-25	Sep-25	Dec-25	COMPLETED	-	\$1,662
21	Envera Resident Volunteers Committee/Waiver	Jan-25	Jan-25	Dec-25	TABLED	-	N/A



# Waterway Inspection Report

### General Information:

Date	2-17-26
Location	Coal Bay

### Technician(s):

Joey

### Weather Conditions:

Temperature	82	Wind Speed	7-9	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	✓	✓	✓							L-All
C-1	✓	✓	✓			✓			✓	
C-2	✓	✓	✓		✓	✓			✓	

### Wildlife Observations:

Birds,Ducks,Fish

### Comments:

Today we treated for surface algae & submerged aquatic plants. We also picked up debris off shorelines. All fountains are working at full capacity. Water levels are low at this time.









## Waterway Inspection Report

### General Information:

Date	2-3-26
Location	Coral Bay

### Technician(s):

Joey
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### Weather Conditions:

Temperature	54	Wind Speed	7-9	Wind Direction	N/A
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SITE/ LAKE #	INSP- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
Lake	✓	✓	✓				✓		✓	N
C1	✓	✓	✓			✓				N
C2	✓	✓	✓				✓			N

### Wildlife Observations:

Ducks, Birds
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### Comments:

<p>Today we spot treated for floating weeds, light surface algae and picked up debris off shorelines. All fountains are working at full capacity. Overall the lake and canals are looking healthy at this time. Water levels are low in all.</p>
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# MINUTES OF THE FEBRUARY 12, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, February 12, 2026  
7:00 p.m.

Coral Bay Recreation Center  
3101 South Bay Drive, Margate, Florida

## Call to Order

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

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
John Hall	Chairman	Present
Tony Spavento	Vice Chairman	Present
Tina Hagen	Treasurer	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; and several residents in attendance in any format.

## 1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:19)

## 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: 0:01:14) *(There were no audience or Supervisor's comments at this time)*

## 4. Discussion of:

### A. Cost Sharing for Removal of Trees Damaging CDD Property

Mr. Hall (Tape Time: 0:01:31) moved to item No. 4A, discussion of cost sharing for removal of trees damaging CDD property stating pictures were included in the agenda of a tree at a resident's home who wished to remove it from their yard. Mr. Hall also stated approximately 3 to 5 years earlier this tree had caused damage to the CDD's sidewalk and as a result the District ended up digging up the sidewalk, replacing 4 sections, and root pruning that tree. Mr. Hall then stated at that time there was a different homeowner living at that address who wanted to keep the tree, however, the current homeowner does not want to keep the tree and was asking the CDD to participate in a 50/50 split of the removal price of \$2,010, provided by Just Call James, to remove the tree since it was damaging CDD property. Mr. Hall stated he was in favor of doing so and suggested the Board should probably do this with any tree that was damaging CDD property because it would be money saved in the long run. Mr. Hall then asked the Board for their input on this matter.

*(At this point (Tape Time: 0:05:05) a discussion was held among the Board members and Mr. Gill relating to this item)(Mr. Gallucci (Tape Time: 0:05:34) suggested obtaining a price from the District's landscaper, Shinto Landscaping to see if they could get a lower price)*

Mr. Gill (Tape Time: 0:06:10) stated he discussed this issue with Ms. Smoker and Mr. Geiger relating to the rules surrounding CDD payments for private property, and both indicated the District was generally not allowed to expend public funds for private property issues.

*(At this point (Tape Time: 0:06:30) further discussion was held among the Board members, Mr. Gill, Ms. Smoker and Mr. Geiger relating to this item) (The Board agreed to deny the homeowner's request to split the price for the removal of the tree and requested the District Manager to send a rejection letter to the homeowner informing him of the Board's decision)*

### B. Loan and Reserves

Mr. Hall (Tape Time: 0:30:40) moved to item No. 4B, loan and reserves and asked Ms. Hagen for her input on this item.

Ms. Hagen (Tape Time: 0:31:05) stated that the purpose of this information was (1) to determine the funding assistance needed for the "approved" items on the Major Project list to enable completion of these projects sooner and enable the community to benefit from them sooner, as opposed to waiting to save up the needed funds and (2) to determine what

specifically-designated reserves might be needed for the future. To assist with this determination, she put together a packet for the Board with potential loan options. She then walked the Board through the packet and reviewed the data contained therein. She noted that the needed funding could be accomplished through either a loan or a bond, but that a bond would have a much higher acquisition cost. She further noted that (1) given the maximum annual repayment that the Board wants to make, (2) given that management had determined that any repayment more than 5 years would require a bond, and (3) assuming the current average interest rate, the maximum loan (not bond) amount possible would be \$400,000. Lastly, she stated that these were really reference documents to aid in the Board’s decision regarding the Major Project and Reserves funding, but that the Board probably would not make any decision before finalizing the Major Project list.

*(At this point (Tape Time: 0:48:18) a discussion was held among the Board members, Ms. Hagen and Mr. Gill relating to this item) (The Board then discussed and made comments on Mr. Mizusawa’s revised major projects list spreadsheet)*

MOTION:	Authorizing District staff to obtain more information on a \$400,000 loan at the best interest rate possible, with a 5-year term, with essentially the same repayment terms as the previous loan/bond in order to move forward with the community projects.
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Approved authorizing District staff to obtain more information on a \$400,000 loan at the best interest rate possible, with a 5-year term, with essentially the same repayment terms as the previous loan/bond in order to move forward with the community projects.
Tape time: 1:25:08	

## 5. Staff Reports

Mr. Hall (Tape Time: 1:38:58) moved to item No. 5A, attorney, and asked Ms. Smoker to present her item.

### A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Smoker (Tape Time: 1:39:06) gave a brief explanation relating to the request for adjustment to District Counsel fee structure stating the current fee structure had been in place since 2023 and it was necessary for them to adjust their hourly rate effective October 1, 2026.

*(At this point (Tape Time: 1:40:08) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)*

MOTION:	Approve a request for adjustment to District Counsel fee structure increase effective October 1, 2026
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The request for adjustment to District Counsel fee structure increase effective October 1, 2026 was approved
Tape time: 1:41:19	

### B. Engineer – Update on Landshore Enterprises, LLC Construction Proposals for Indian Key Dead End Outfall Erosion Repair

Mr. Hall (Tape Time: 1:41:51) moved on to item No. 5B, engineer, and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 1:41:54) gave a brief update on the docks and stated the contractor had started on the project and are now in construction. They also have an inspection scheduled with the City of Margate and they just got started on the clubhouse. Mr. Geiger also stated the contractor does not do hand railings, which was not included in any of

the pricing, and that was originally discussed a couple years ago so the District does need to look at finding a contractor to do the hand railings.

Mr. Mizusawa (Tape Time: 1:42:55) also made a comment relating to the hand rails stating he had spoken to Mr. Padilla about identifying specific contractors who would be able to take on the hand rail project and this was something he was actively working on obtaining quotes for. Mr. Mizusawa also made a few additional comments relating to the quotes and changes orders received from the contractor, South Florida Deck and Seawall, stating none of them identify the docks, they were just called dock 1 and dock 2, not identifying if it was the clubhouse or Peninsula Park and no reference to Coral Bay CDD as the customer.

*(At this point (Tape Time: 1:44:34) a discussion was held among the Board members, and Mr. Geiger relating to this item)*

Mr. Geiger (Tape Time: 1:46:24) also gave a brief update on the precast wall panel repair stating it was completed and painted, and the columns were done and replaced, so all repairs that were needed were done. He also stated the curb replacement the Board approved at the last meeting would commence the first week of March to replace the Islamorada Circle with low profile curb. The contract has been executed with a maximum of 2 weeks to complete the project. Mr. Geiger (Tape Time: 1:47:12) then gave a brief update on the Indian Key dead end outfall erosion repair and stated that Landshore Enterprises completed their engineering and survey work which was done because the City of Margate would not permit the original scope of work because the method of construction did not comply with city code. He also stated based on Landshore’s engineering analysis and their survey, they put together a new quote for a different method which would be a more of a permanent solution, and the original estimate was just under \$20,000 and the new estimate would be \$28,110.

*(At this point (Tape Time: 1:48:46) a discussion was held among the Board members, Mr. Geiger, Mr. Gill and Mr. Padilla relating this item)*

MOTION:	To approve the new estimate from Landshore Enterprises, LLC for the Indian Key dead end outfall erosion repair in the amount of \$28,110 as a long term solution
MOVER:	Tony Spavento

SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The new estimate from Landshore Enterprises, LLC for the Indian Key dead end outfall erosion repair in the amount of \$28,110 as a long term solution was approved
Tape time: 1:48:52	

**C. Treasurer**

- 1) Approval of Check Run Summary and Invoices**
- 2) Acceptance of Unaudited Financials**

(A copy of the unaudited financials was enclosed)

Mr. Hall (Tape Time: 1:54:53) moved to item 5C, treasurer and asked for any questions, or a motion to approve the financials.

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: 1:54:59	

**D. Field Manager – Monthly Report**

Mr. Hall (Tape Time: 1:55:25) moved to item 5D, field manager and asked Mr. Padilla for his report.

Mr. Gill (Tape Time 1:55:50) gave a brief update on the CV Pro Lighting holiday lighting stating they were still waiting for the inspection reports from the vendor to reconcile those with Mr. Hall’s reports and inspections. He also stated he spoke with the vendor a couple of times last week, and the vendor was still working with his team on it but, would provide a drop box email for the Board’s review. Mr. Gill stated the vendor would not receive

any further payments until they are able to show the lights were working and prove they were working during the time they were out.

*(At this point (Tape Time: 1:56:30) a discussion was held among the Board members, and Mr. Gill and Mr. Padilla relating to this item)*

Mr. Padilla (Tape Time: 2:00:43) then gave a brief update on several pending and in-progress items listed on his field manager’s report relating to lakes and canals, landscaping and community items.

*(At this point (Tape Time: 2:02:43) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to a few of the items on the field manager’s report and any updates referenced on the report)*

MOTION:	To authorize staff to pay the \$500 deductible related to the Islamorada Circle wall damage claim and the insurance company to reimburse the District for the remainder of the damage repairs
MOVER:	George Mizusawa
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing staff to pay the \$500 deductible related to the Islamorada Circle wall damage claim and the insurance company to reimburse the District for the remainder of the damage repairs was approved.
Tape time:	2:10:30

Mr. Padilla (Tape Time: 2:12:20) continued with his field report stating he had obtained revised proposals for the Islamorada trellis removal/replacement for the Board to review and asked the Board if there were any questions or comments.

*(At this point (Tape Time: 2:13:03) a discussion was held among the Board members and Mr. Padilla relating to this item)*

### **E. CDD Manager - Approval of the Minutes of the January 8, 2026 Meeting**

Mr. Hall (Tape Time: 2:23:19) asked for a motion to approve the January 8, 2026 minutes.

MOTION:	Approve the Minutes of the January 8, 2026 Meeting
---------	--

MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The January 8, 2026 meeting minutes as amended were approved
Tape time:	2:23:22

## 7. Old Business

Mr. Hall asked (Tape Time: 2:23:51) if there was any old business to discuss.

(There was no old business)

## 8. New Business

Mr. Hall asked (Tape Time: 2:26:25) if there was any new business to discuss. (There was no new business)

## 9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:30 p.m.
Tape time:	2:26:33

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# Coral Bay Community Development District Permit Application

## E. Applicant Acknowledgements

1. This application, including sketches, drawings, and plans and specifications, contains a full and complete description of the proposed project and the District facilities affected. It shall be part of any permit issued by the District. All work or use of the District's facilities will be in accordance with the permit granted and with any General And Specific Criteria that may be required by the District as a condition of the permit issued.
2. The District may enter and leave your property by way of the maintenance easement and may remove any improvement or alteration, permitted or not permitted. The cost of removal and/or reinstallation shall be at the property owner's expense and the District will not be liable for any cost to remove or reinstall the improvement or alteration.
3. By accepting the approved permit, I agree that Coral Bay Community Development District shall be promptly indemnified, defended, protected, exonerated, and saved harmless from and against all expenses, attorney's fees, liabilities, claims, demands, and proceedings incurred by or imposed upon the District in connection with any claim, proceeding, demand, administrative hearing, suit, attorney's fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit.
4. The District may at any time inspect the improvement or alteration.
5. The District may at any time require the removal, at my expense, the improvement or alteration.
6. I will maintain at all times, at my expense, the approved improvement or alteration.
7. I have obtained or will obtain the permission of the Homeowner's Association responsible for enforcing the affected property's Restrictive Covenants.
8. I have obtained or will obtain all required building and engineering permits from the City of Margate.

Signature of Property Owner / Applicant

3/31/25

Date

Signature of Co-Property Owner / Applicant

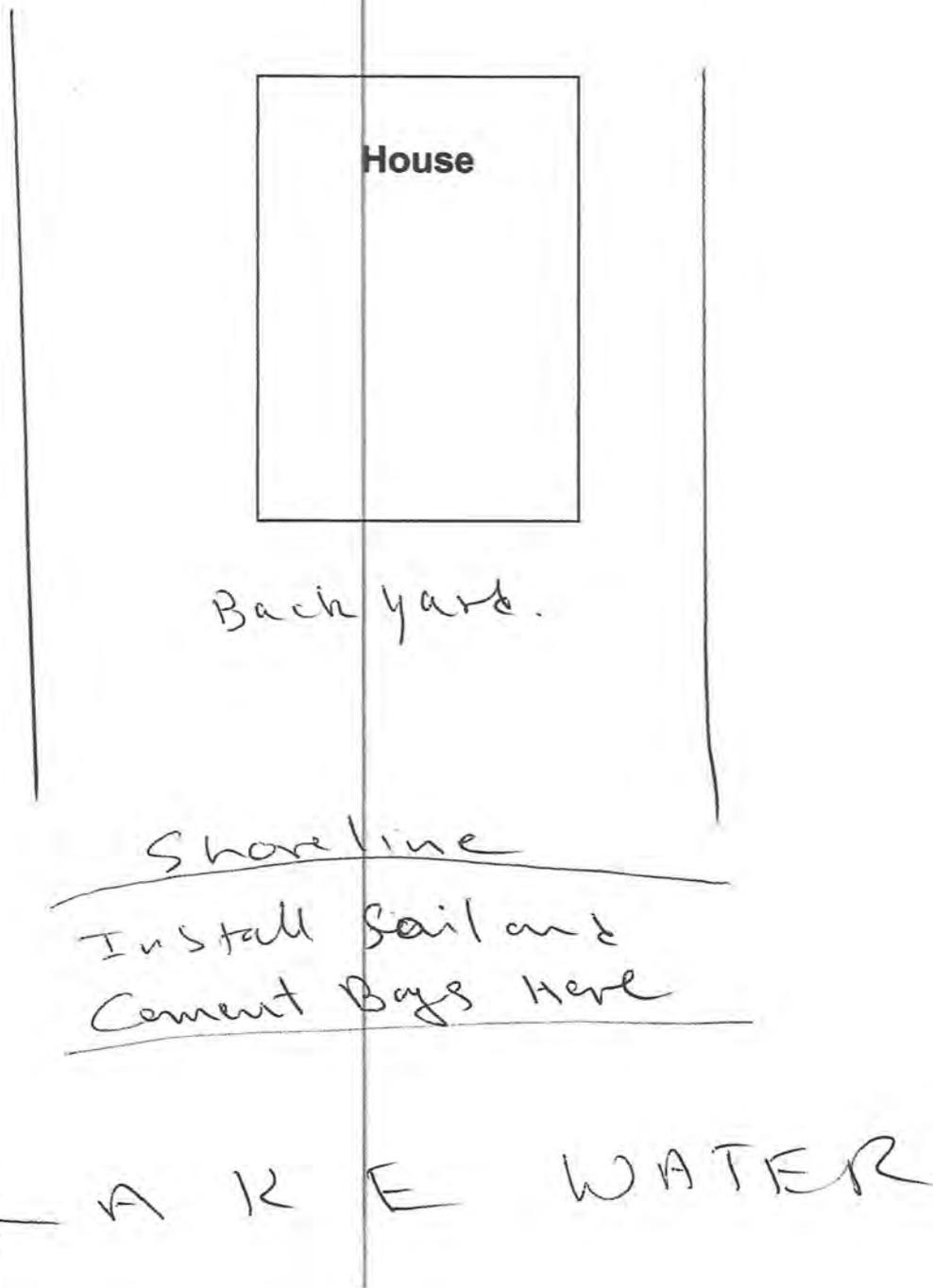
3-31-25

Date



# Coral Bay Community Development District Permit Application

## D. Project Location Sketch:





A WATERFRONT COMMUNITY

**Project Information:**

**Coral Bay Community Development District Permit Application**

**A. Proposed Use Of District Facilities:**

<input type="checkbox"/> Dock	<input type="checkbox"/> Fencing	<input type="checkbox"/> Other (Describe):
<input type="checkbox"/> Landscape	<input type="checkbox"/> Anchorage	_____
<input type="checkbox"/> Structures	<input checked="" type="checkbox"/> Erosion Control	_____
<input type="checkbox"/> Irrigation		_____

**B. Project Description:**

Install Cement bag wall (Barrier) to prevent further soil erosion to shoreline.

Cement bags will be installed similar to that currently in place at other properties in Coral bay and at

Coral Bay Community Pool areas.

**C. District Property or Easement Affected:**

<input checked="" type="checkbox"/> 20' Lakeshore Easement	<input type="checkbox"/> Roadway
<input type="checkbox"/> Lake	<input type="checkbox"/> Swale
<input type="checkbox"/> Fence	<input type="checkbox"/> Other: _____



# Coral Bay Community Development District Permit Application

## Instructions:

Coral Bay Community Development District maintains most of the amenities in the Coral Bay community, including roadways, rights-of-way, sidewalks, fencing, pools, parks, landscaping, and waterways. While the District owns much of what it maintains, some of its responsibilities co-exist with owners of homes in the District. Many property owners seek to make improvements such as docks, patios, landscaping, and fencing, to their property. Many times, these improvements occur on or affect the maintenance of easements or property owned by the District.

Please return the completed application to the District Offices at:

Coral Bay Community Development District  
c/o Governmental Management Services - South Florida  
5385 N Nob Hill Road  
Sunrise, Florida 33351

**If you need assistance in completing the application, please call us at 954-721-8681 x 208.**

Other entities may also need to review your proposed improvement for compliance with deed restrictions and building codes. You are strongly encouraged to contact your Homeowner's Association, which may require an architectural review or have other rules that govern improvements to your property and the City of Margate Building Department, which may require a separate building and/or engineering permit.

If you fail to get the proper approvals before you begin your proposed improvement, you may be required to restore your property to its prior condition at your expense.

The District has available for your use prototypical design plans for docks and erosion control that you are encouraged to follow. Please contact the District office for copies of these design prototypes.

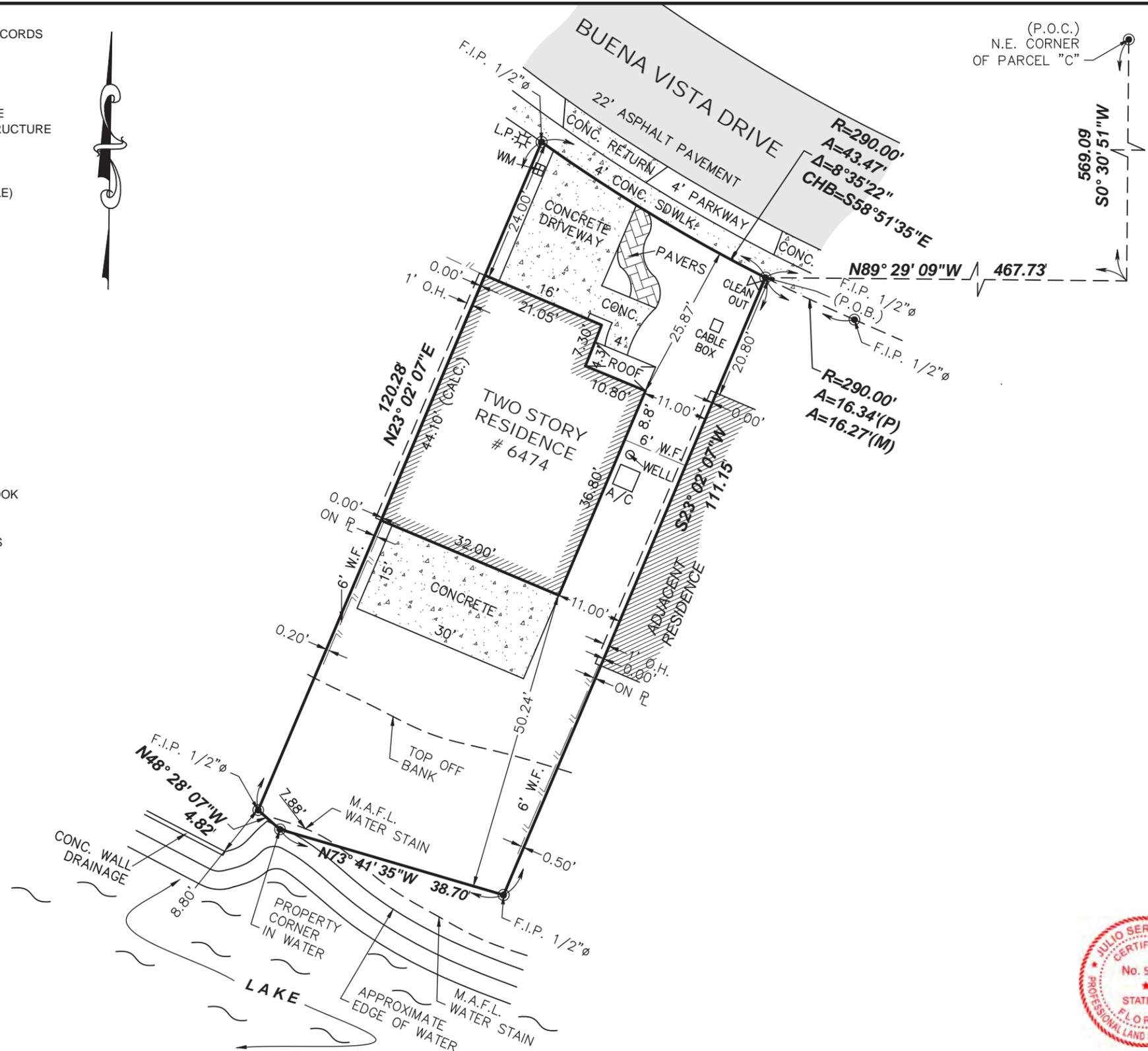
## Applicant Information:

<b>Name of Property Owner:</b>	Stephen Golding
<b>Street Address of Property:</b>	6474 Buena Vista Drive
<b>Mailing Address of Owner:</b>	Margate FL 33063
<b>Telephone Number(s):</b>	954-536-4104
<b>Date Application Submitted:</b>	3/31/2025

<b>District Use Only</b>	
Date Application Received:	By: _____
Engineering Approval/Denial:	By: _____
Board Approval:	_____
Permit Issuance Date:	By: _____

**GENERAL LEGEND:**

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- C/L = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELE = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- N/D = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- W/F = WOOD FENCE
- W/M = WATER METER
- ⊕ = UTILITY POLE



**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "C", CORAL DAY PARCEL "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID PARCEL "C"; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL "C", SOUTH 00° 30' 51" WEST, A DISTANCE OF 569.09 FEET; NORTH 89° 29' 09" WEST, A DISTANCE OF 467.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23° 02' 07" WEST, A DISTANCE OF 111.15 FEET TO THE AN INTERSECTION WITH THE NORTH BOUNDARY OF PARCEL "L-1" OF SAID PLAT OF CORAL BAY PARCEL "C"; THENCE ALONG SAID NORTH BOUNDARY, NORTH 73° 41' 35" WEST, A DISTANCE OF 38.70 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, NORTH 48° 28' 07" WEST, A DISTANCE OF 4.82 FEET; THENCE NORTH 23° 02' 07" EAST, A DISTANCE OF 120.28 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST (SAID POINT BEARS SOUTH 35° 26' 08" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 290.00 FEET, A DELTA OF 08° 35' 22", AND AN ARC DISTANCE OF 43.47 FEET TO THE POINT OF BEGINNING.

FOLIO #: 4841 24 29 0400

**SURVEYORS NOTES:**

- (1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE ASSUMED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

**CERTIFICATION OF BOUNDARY SURVEY:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



**JULIO S. PITA, P.L.S** 01/28/2026  
DATE

PROFESSIONAL LAND SURVEYOR  
LICENSE No. LS 5789  
STATE OF FLORIDA

Boundary Survey  
**PROPERTY ADDRESS:**  
6474 BUENA VISTA DRIVE,  
MARGATE FL 33063

**FLOOD ZONE DATA:**  
ZONE: X (NAVD 88)  
COMMUNITY #: 120047  
PANEL & SUFFIX: 0165 H  
DATE OF FIRM: 8/18/2014

**REVISIONS:**


**DATE:**

**SCALE:** 1" = 20'

**CADD:** S.M.

**CHECKED BY:** JSP

GL-12139

**SHEET # 1 OF 1**

**CERTIFIED TO:**

1. GOLDING, STEPHEN A.  
2. MARCIA C. GOLDING REV. TR.



**GAVY & ASSOCIATES, INC**  
**LAND SURVEYORS**  
LB # 6971  
2657 S.W. 145th AVENUE  
MIAMI, FL. 33175  
PHONE: (305) 748 6507

# FAY'S COVE AT CORAL BAY VILLAGE ASSOCIATION, INC.

C/O Loyalty Management Group  
8211 W. Broward Blvd. Ste 110  
Plantation, FL 33324  
info@loyaltymgmtgroup.com

## ARCHITECTURAL REVIEW FORM

To request approval for an **improvement** or **modification** to your property, you are required to fill out and submit this form to the Association at the address noted at the top of this form prior to commencing work. **A \$100 administrative fee will be imposed by the Association if improvements/modification commence prior to the written response of the Architectural Review Board.** The Architectural Review Board will review your request and provide the association with approval or denial of request. The Association will provide a written response within **thirty (30)** days of receiving your request. **Improvements/modifications are effective for 180 days from the date of approval by the Review Board.**

**Note: The City of Margate may require a building permit. Please call 954-972-1232 if you have any questions.**

Property Owner(s): Stephen Golding

Property Address: 6474 Buena Vista Drive, Margate FL 33063

Telephone #: 954-536-4104

Email Address: stevieg2662@gmail.com

IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL REVIEW BOARD OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE ASSOCIATION DOCUMENTS FOR FAY'S COVE AT CORAL BAY HOMEOWNERS' ASSOCIATION, TO WHICH I BELONG, I HEREBY REQUEST APPROVAL FOR THE FOLLOWING IMPROVEMENT OR MODIFICATION TO THE ABOVE-NAMED UNIT. **A COPY OF THE VENDOR(S) LICENSE, AND DRAWINGS, IS REQUIRED TO BE INCLUDED WITH REQUEST.**

1) Name of Company performing Alterations: Rowyal Landscaping  
Address: p.o. box 291653  
City, State, Zip: Davie, FL 33329 US

2) Contact phone number of Company doing repairs: 954-579-3325

3) Expected start date: 3/23/26

4) Is a permit required?  Yes or  No (If yes, please provide copies of all permit information to management.)

Instructions: **Check or enter all that apply to your improvement or modification.**

Location on property:  Front,  Side,  Rear,  Other (If other, please explain: \_\_\_\_\_)

Dimensions of item(s): Length: 45 ft, Width: \_\_\_\_\_, Height: \_\_\_\_\_, Depth: \_\_\_\_\_

Driveway:  Yes or  No (If yes, please select color.)  Cloud White  Cement Seagull  Bombay

Is improvement or modification above the fence line?  Yes or  No

Is improvement or modification visible from the street?  Yes or  No

Is improvement or modification visible from any adjacent property?  Yes or  No

Have you referred to the Declaration of Covenants, Conditions, and Restrictions?  Yes or  No

**Give a description of your project, (i.e. install a white screen door in front of the house). Note: Expansion or addition**

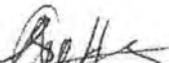
to existing structures must be accompanied by a site plan layout showing dimensions of the addition along with its placement on the property. You are encouraged to provide a sketch, picture, brochure, or sample to help the Board better understand the nature of the project.

Shoreline erosion prevention. See attached

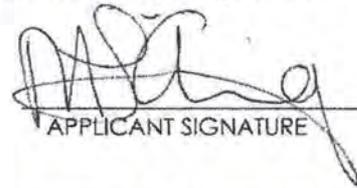
I understand/acknowledge that approval must be granted before any work can commence. If done without approval, the Association may force removal of modification/installation and restoration to original form at the owner's expense. All contractors must remove debris as result of improvement.

**AFFIDAVIT:**

I do hereby acknowledge that I will be responsible for repairing any damage to common area property and or restoring any damage to common property to its original condition resulting in negligence or error from the contractor I have hired to perform work on my home and have met HOA requirements, permits etc.

  
\_\_\_\_\_  
APPLICANT SIGNATURE

3/2/2026  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
APPLICANT SIGNATURE

3-2-26  
\_\_\_\_\_  
DATE

**Return the Original Signed Application for Approval by the Association to Loyalty Management Group**  
----- DO NOT WRITE BELOW THIS LINE - FOR ASSOCIATION USE ONLY -----

**Internal Use Only**

APPROVAL:  YES OR [ ] NO SUBJECT TO: \_\_\_\_\_

REASON(S) FOR DENIAL: \_\_\_\_\_

03/03/2026  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
AUTHORIZED BY: (BOARD MEMBER OR AGENT)

Rowyal Landscaping  
 p.o.box 291653  
 Davie, FL 33329 US  
 rowyallandscaping@yahoo.  
 com



## Estimate

### ADDRESS

Stephen  
 6474 Buena Vista Dr.  
 Margate  
 FL  
 33063  
 (954) 536-4104

ESTIMATE # 2293

DATE 01/15/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	10 yards of 57 rocks	10	65.00	650.00
Services	One load of boulders/ stepping stone	1	550.00	550.00
Services	200 bags of cement ( 80 pound each bag ) The Home Depot	200	7.00	1,400.00
Services	4 yards lawn sand	4	55.00	220.00
Services	One pallet of sod	1	265.00	265.00
Services	Delivery & installation	1	2,600.00	2,600.00
Services	Note: You might need more concrete bags or gravel (57 rocks)/ sand/ sod all depends on how far inside the water we go		0.00	0.00

PLEASE READ THE NOTE CAREFULLY:  
 50% DEPOSIT REQUIRED PRIOR TO WORK  
 Acceptance of this proposal turns it into a contract.  
 There will be a 3% fee for using a credit or debit card,  
 and no fees if you pay by check.  
 (NO WARRANTY ON THE SOD)

SUBTOTAL	5,685.00
TAX	0.00
<b>TOTAL</b>	<b>\$5,685.00</b>

### ALSO:

Extra insured for the certificate has a \$100.00 fee using my license for approval required a \$300.00 deposit which is non-refundable if we do not do the job because of the use of my certificate \$300.00 is refundable if we do the job

acceptance of this proposal (which becomes a contract) there will be a 3% fee for using a credit or debit card and no fees if you pay by check.

Accepted By

Accepted Date