

Coral Bay

Community Development District

www.coralbaycdd.com

John Hall, Chairman

Tony Spavento, Vice Chairman

Tina Hagen, Treasurer

George Mizusawa, Assistant Secretary

Ronald Gallucci, Assistant Secretary

November 12, 2026

GMS
Governmental
Management Services

Coral Bay
Community Development District
Agenda

Seat 4: John Hall – (C.)	
Seat 2: Tony Spavento – (V. C.)	
Seat 1: Tina Hagen – (Treasurer)	
Seat 5: George Mizusawa – (A.S.)	
Seat 3: Ronald Gallucci – (A.S.)	

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

Coral Bay Recreation Center
3101 South Bay Drive, Margate, FL 33063
https://us02web.zoom.us/j/89617331237
1-305-224-1968 or 1-646-931-3860
Meeting ID: 896 1733 1237

1. Roll Call and Pledge of Allegiance

2. Presentations/Reports
   A. Amazon Key

   B. Presentation by AT&T on Fiber Optic Installation

3. Audience Comments / Supervisors Comments

4. Consent Agenda
   A. Approval of the Minutes of the October 8, 2026 Meeting – **Page 4**

   B. Approval of Check Run Summary and Invoices – **Page 14**

   C. Approval of Unaudited Financials – **Page 23**

5. Consideration of **Resolution #2027-01** Fiscal Year Budget Amendment – **Page 34**

6. Ratification of:
   A. Swimming Pool Remodel Agreement with Shamrock Pool Services, Inc. – **Page 38**

   B. Holiday Lighting Agreement with JM Holiday Lighting - this item will be provided under separate cover as soon as it becomes available

7. Discussion and Approval of CDD Permit Application – 6623 Bayfront Drive – **Page 43**

8. Discussion of:
   A. Removing Old Wires with AT&T

   B. Peninsula Park Tower – Rusting – **Page 53**

   C. Tech Report for Envera

   D. Envera Site Inspection | November 9, 2026 – **Page 60**

9. Staff Reports
   A. Attorney

   B. Engineer – Engineer's Report – **Page 63**

   C. Field Manager – Monthly Report – **Page 65**

D. CDD Manager – Reminder to Complete Annual Ethics Training by December 31, 2026

11. Old Business

12. New Business

13. 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

MINUTES OF THE OCTOBER 8, 2026
CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING

Thursday, October 8, 2026	Coral Bay Recreation Center
7:00 p.m.	3101 South Bay Drive, Margate, Florida

Call to Order

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

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

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Juilo Padilla, GMS; Andrew Gill, GMS; Cystal Clark, Envera; and several other Envera representatives; Robert McCormick, resident; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:01:20)

2. Presentations/Reports – Envera Presentation and Discussion

Mr. Hall (Tape Time: 0:02:07) moved to item No. 2 Envera presentation and discussion and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:02:12) stated they were a few representatives from Envera in attendance who wished to introduced themselves to the Board and the first person was Ms. Crystal Clark, general manager for Envera.

(At this time (Tape Time: 0:02:25) several representatives from Envera introduced themselves and gave a brief introduction as to who they were and how long they have been employed with Envera. Ms. Clark introduced herself and gave a little bit of background relating to her Envera employment. Mr. Mark Gonzales introduced himself as VP of service deliveries stating he was in charge of installation and services. Ms. Wendy Wilson introduced herself as director of customer services with Envera, she also gave a little bit of her professional background. Mr. Trovellia introduced himself as VP of account management and gave a little bit of background on himself. He also stated Mr. Ethan would have been in attendance but was not able to attend due to a previous obligation. Mr. Gonzales then gave a detailed explanation regarding incoming service requests and the process Envera goes through, how case numbers or ticket numbers are created and work orders are assigned relating to invoices)

(At this point (Tape Time 0:09:04) a discussion was held among Mr. Mizusawa and the Envera representatives relating the status of outstanding invoices and the use of common case numbers to identify gate damage repairs, and related charges) (Ms. Clark (Tape Time: 0:16:52) then gave a brief presentation relating to all the changes within the Envera organization) (At this point (Tape Time 0:22:15) further discussion was held among the Board members and the Envera representatives relating to having specific written procedures in place related to gate hit reporting and repairs)

Mr. Hall (Tape Time: 1:04:14) asked if there were any other presentations.

Mr. Padilla (Tape Time: 1:04:18) stated under the field report for item #1 behind tab A, there was some Amazon automated gate access request paperwork. He then gave a brief explanation and stated Mr. Dennis from Amazon was in attendance to give a brief presentation and answer any questions the Board might have.

(At this point (Tape Time: 1:04:25) Mr. Dennis gave a brief presentation and a Q&A session was held among the Board members, Mr. Dennis, Mr. Padilla, Mr. Gill and Ms. Smoker relating to this item)(Ms. Hagen suggested having Ms. Smoker review the contract for west gate access only since Amazon already has visitor gate access through both of the east gates and put this item on the agenda for the next Board meeting)

Mr. Hall (Tape Time: 1:18:37) asked if there were any other presentations. Mr. Padilla stated there were none.

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments. (Tape Time: 1:18:42)

A resident (Tape Time: 1:18:50) from Las Brisas asked about installing speed bumps around the neighborhood due to people speeding down the straightaway.

(At this point (Tape Time: 1:19:19) a discussion was held among the Board members, Mr. Geiger and the resident relating to his question)(Mr. Hall stated the City of Margate would only allow speed humps, like what we already have, not speed bumps)

The resident (Tape Time: 1:21:05) also made a comment about perhaps making the process easier to rent the clubhouse for birthdays, baby showers, etc.

(At this point (Tape Time: 1:21:45 a discussion was held among the Board members, Mr. Padilla and the resident relating to his comment)

A resident (Tape Time: 1:24:04) from Indian Key made a comment relating to parking in designated areas.

(At this point (Tape Time: 1:21:45) a discussion was held among the Board members, Mr. Padilla and the resident relating to her comment informing her she would need to go to her HOA to resolve the issue)

Mr. Hall then asked if there were any Supervisor's comments. (Tape Time: 1:27:53) (There were no other comments at this time)

4. Consent Agenda

A. Approval of the Minutes of the September 10, 2026 Meeting

B. Approval of Check Run Summary

C. Approval of Unaudited Financials

Mr. Hall (Tape Time: 1:27:58) stated unless there were any comments or questions, he would ask for a motion to approve the September 10, 2026 meeting minutes, the check run summary and the unaudited financials all in one motion.

Mr. Gill stated there was minor modification to the minutes relating to the holiday lighting discussion with JM Holiday Lighting, the motion box should have indicated 3 in favor, 1 opposed, and Mr. Mizusawa stepped out of the room and did not cast his vote, so the minutes should be approved as amended.

MOTION:	To approve the amended Minutes regarding the holiday lighting motion box of the September 10, 2026 Meeting, the Check Run Summary and the Unaudited Financials
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The September 10, 2026 amended Meeting Minutes regarding the holiday lighting motion box, the Check Run Summary and the Unaudited Financials were approved
Tape time:	1:28:03

5. Update on:

A. Envera Meeting Regarding the Disputed Invoices

1) Envera Systems Ownership & Leadership Changes

Mr. Hall (Tape Time: 1:28:53) moved to item No. 5A and stated this item was already addressed earlier in the meeting.

B. Tillman/T-Mobile Fiber Proposal

Mr. Hall (Tape Time: 1:29:10) moved to item No. 5B Tillman/T-Mobile fiber proposal and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:29:10) stated he tried obtaining additional information from Tillman on exactly what they were doing and where they would be installing fiber optic cable and he was informed that they don't do their normal engineering design until after the contract was signed indicating they would have access to the property. Mr. Gill then made a few additional comments stating he had spoken to Mr. Geiger and Mr. Mizusawa on the matter and also that the contract received from Tillman/T-Mobile was not in proper District format and would need to be reviewed by Ms. Smoker.

(At this point (Tape Time: 1:29:56) a discussion was held among the Board members, Mr. Gill, Mr. Padilla, Mr. Geiger and Ms. Smoker relating Tillman/T-Mobile. (The Board requested Mr. Gill to confirm with AT&T if they did their own fiber installation would they remove old wiring and confirm that AT&T would attend the next Board meeting)(The Board requested an informational letter be placed on the District's website to keep the residents informed regarding the potential fiber optic cable project with Tillman/T-Mobile and/or AT&T, and also send the information to all the HOA Boards for distribution to their communities)

6. Discussion of:

A. Fiber Optic Company Upgrades, Approval and Agreements

Mr. Hall (Tape Time: 2:03:34) moved to item No. 6A, fiber optic company upgrades, approvals and agreements and stated this item was just addressed.

B. Resident Response Regarding Sidewalk Parking

Mr. Hall (Tape Time: 2:03:36) moved to item No. 6B gave a brief update and stated the issue they had with the resident's police vehicle blocking the sidewalk had been resolved and if anyone wanted to read the resolution it was included in the agenda. He also stated that the resident was now parking on the street since the CDD allows marked police vehicles to do that.

(At this point (Tape Time: 2:04:01) a discussion was held among the Board members relating to this item)

C. Update on Major Projects

Mr. Hall (Tape Time: 2:04:57) moved to item No. 6C, update on major projects and asked Mr. Gill if he had any update.

Mr. Gill (Tape Time: 2:04:59) stated they do have some updates.

Mr. Geiger (Tape Time: 2:05:13) gave a few brief updates on the major projects stating the tennis courts were approved by City of Margate, however, the permit would not be issued until the preconstruction meeting took place. He also made some additional comments and stated he would try to get them started by November at the latest.

Mr. Geiger (Tape Time: 2:06:35) also gave a brief update on closing out of the headwall repair project in Indian Key and asked the Board for a decision on whether to

have the contractor repair the relatively minor asphalt damage before the project was closed out.

(At this point (Tape Time: 2:08:21) a discussion was held among the Board members and Mr. Geiger relating to this item)(The Board requested Mr. Geiger to have the asphalt repaired)

MOTION:	To approve and let Landshore subcontract and make the necessary asphalt repairs at Indian Key
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	3 in favor, 2 opposed (T. Spavento & G. Mizusawa)
RESULT:	Authorizing to let Landshore subcontract and make the necessary asphalt repairs at Indian Key was approved
Tape time: 2:09:05	

7. Staff Reports

Mr. Hall (Tape Time: 2:16:22) moved to item No. 7A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 2:16:37) stated she had nothing to report other than to remind the Board to make sure to complete their 4 hours of ethics training by December 31, 2026.

B. Engineer – Engineer's Report

Mr. Geiger (Tape Time: 2:17:30) stated he had nothing additional to report at this time.

C. Field Manager – Monthly Report

Mr. Hall (Tape Time: 2:17:38) moved to item 7C, field manager and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time: 2:17:46) gave a brief update on several pending and in-progress items listed on his field manager's report relating to lakes and canals, landscaping, irrigation and mulch specifications and community items.

(At this point (Tape Time: 2:20:26) a discussion was held among the Board members, Mr. Padilla and Ms. Smoker relating to a few of the items on the field manager's report and any updates referenced on the report)(The Board agreed to the revised landscape and irrigation specifications as presented for the current year with 40 visits per year and quarterly removal of invasive plants, vines, etc. in the 2 preserve areas)

Mr. Padilla (Tape Time: 2:25:56) also gave a brief summary relating to the pool proposals for Fay's Cove pool resurfacing stating he had obtained three proposals which were included in the agenda under Tab C, one from Shamrock Pools, one from Deco Pools and one from Florida Best Pools. He then gave a brief overview of each proposal with the scope of work.

(At this point (Tape Time: 2:26:24) a discussion was held among the Board members and Mr. Padilla relating to the 3 proposals)

MOTION:	To approve Shamrock Pool's proposal option B, obtained for the Fay's Cove pool resurfacing project
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Accepting the proposal from Shamrock Pools, option B, including the coping for the Fay's Cove resurfacing project not to exceed $87,400 was approved
Tape time: 2:33:15	

Mr. Padilla (Tape Time: 2:35:47) continued with his field report giving an update on the lakes and canals, and also a brief update on the lightning strike that damaged some Envera equipment.

Mr. Mizusawa (Tape Time: 2:36:26) also made a few additional comments relating to the lightning strike matter.

Mr. Padilla stated he received a proposal from Envera to repair the DVR equipment that was damaged in the amount of $8,867.

(At this point (Tape Time: 2:37:52) a discussion was held among the Board members and Mr. Padilla relating to this item)(Mr. Hall (Tape Time: 2:38:11) asked if a lightning strike would be covered under the insurance policy)(Mr. Gill (Tape Time: 2:39:01) indicated he would need a motion from the Board to pay the invoice form Envera for the equipment repair and then he would reach out to Egis Insurance for reimbursement if possible)

MOTION:	To pay the invoice provided by Envera to repair the DVR equipment damaged by the lightning strike not to exceed $8,867
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing staff to pay the invoice provided by Envera to repair the DVR equipment damaged by the lightning strike not to exceed $8,867 was approved
Tape time: 2:39:27	

Mr. Padilla (Tape Time: 2:41:27) continued with his field report and gave a few additional updates relating to community items at this time.

D. CDD Manager

1) Final – Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Gill (Tape Time: 2:45:42) presented the FY2025-2026 Performance Measures and Standards Results document, as required by Florida Statute 189.069, gave a brief overview of this item, and then asked for a motion to approve.

MOTION:	Final approval of the FY2025-FY2026 Report Performance Measures and Standards Results document, as required by Florida Statute 189.069
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Final approval of the FY2025-FY2026 Report Performance Measures and Standards Results document, as required by Florida Statute 189.069 was approved
Tape time: 2:46:18	

2) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Gill (Tape Time: 2:46:20) presented the FY2026-2027 Performance Measures and Standards Evaluation Criteria document, as required by Florida Statute 189.069, gave a brief overview of this item, and then asked for a motion to approve.

MOTION:	To approve the FY2026-FY2027 Performance Measures and Standards Evaluation Criteria, as required by Florida Statute 189.069
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Accepting the FY2026-FY2027 Performance Measures and Standards Evaluation Criteria, as required by Florida Statute 189.069 was approved

Tape time: 2:46:39

8. Old Business

Mr. Hall asked (Tape Time: 2:46:53) if there was any old business to discuss.

(There was no old business)

9. New Business

Mr. Hall asked (Tape Time: 2:46:54) if there was any new business to discuss.

(There was no new business)

10. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:50 p.m.
Tape time: 2:49:31	

Secretary/Assistant Secretary

Chairman/Vice Chairman

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

Date	Check Numbers		Amount
	Checks		
10/13/26	20922	$	23,824.66
10/20/26	20923-20938		65,884.71
11/12/26	20939-20951		86,875.80
	TOTAL	**$**	**176,585.17**

Date	Check Numbers		Amount
	ACH		
10/01/26	800097	$	4,262.47
10/31/26	800098-800104	$	1,284.17
	TOTAL	**$**	**5,546.64**

*** CHECK NOS. 020922-020951 CORAL BAY CDD-GENERAL FUND
BANK C GENERAL FUND - WELLS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/26	00017	7/14/22	00049993	202510	320-53800-46508			*	215.00		
			RESET BARRIER ARM 07/22								
		10/17/22	00054922	202510	320-53800-46508			*	190.00		
			REPLACED DAMAGED EQUIPMNT								
		11/02/22	00055728	202510	320-53800-46508			*	215.00		
			COMCAST SET UP 10/25								
		11/03/22	00055899	202510	320-53800-46508			*	207.00		
			BARRIER ARM KNOCKED DOWN								
		11/04/22	00055966	202510	320-53800-46508			*	50.00		
			REPLACED DEFECTIVE EQUIPM								
		11/16/22	00056475	202510	320-53800-46508			*	473.00		
			REPLACED DAMAGED EQUIPMNT								
		12/22/22	00056864	202510	320-53800-46508			*	4,620.00		
			TROUBLE SHOOT EQUIPMENT								
		2/10/23	00060065	202510	320-53800-46508			*	60.00		
			RESET BARRIER ARM 10/25								
		2/28/23	00060759	202510	320-53800-46508			*	235.00		
			REST BARRIER ARM 02/23								
		3/09/23	00061138	202510	320-53800-46508			*	185.00		
			POWER CYCLE EQUIPMENT								
		3/13/23	00061286	202510	320-53800-46508			*	245.00		
			ADJUST EQUIPMEN 03/23								
		3/20/23	00061586	202510	320-53800-46508			*	245.00		
			REST BARRIER ARM 03/23								
		3/30/23	00062030	202510	320-53800-46508			*	185.00		
			RESET BARRIER ARM 03/23								
		4/13/23	00062395	202510	320-53800-46508			*	555.00		
			ADJUSTED EQUIPMENT 04/23								
		4/19/23	00062833	202510	320-53800-46508			*	245.00		
			ADJUST EQUIPMENT 04/23								
		4/21/23	00062927	202510	320-53800-46508			*	185.00		
			RESET BARRIER ARM 04/23								
		4/28/23	00063140	202510	320-53800-46508			*	245.00		
			CLEANED EQUIPMENT 04/23								
		5/10/23	00063688	202510	320-53800-46508			*	245.00		
			RESET BARRIER 05/23								
		5/10/23	00063734	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/23								
		5/25/23	00064442	202510	320-53800-46508			*	293.24		
			RESET BARRIER ARM 05/23								
		5/30/23	00064547	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/23								
		6/28/23	00065962	202510	320-53800-46508			*	555.00		
			ADJUST EQUIPMENT 06/23								
		7/19/23	00065458	202510	320-53800-46508			*	335.00		
			DOOR HANDLE LOCK 07/23								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/02/23	00070610	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 10/23								
		10/11/23	00071076	202510	320-53800-46508			*	245.00		
			POWER CYCLED EQUIPMENT								
		10/28/23	00071888	202510	320-53800-46508			*	450.00		
			ADJUSTED EQUIPMENT 10/23								
		10/31/23	INV00000	202510	320-53800-46509			*	4,725.00		
			MINI WINDSHIELD STICKER								
		1/30/24	00076167	202510	320-53800-46508			*	245.00		
			CHECKED IN ONSITE PERSONN								
		4/26/24	00079987	202510	320-53800-46508			*	454.14		
			REPLACED DAMAGED EQUIPMEN								
		5/01/24	00080160	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/24								
		5/02/24	00080211	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/24								
		5/09/24	00080499	202510	320-53800-46508			*	185.00		
			ADJUSTED EQUIMENT 05/24								
		5/16/24	00080846	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/24								
		5/20/24	00080973	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/24								
		5/24/24	00081240	202510	320-53800-46508			*	245.00		
			PERFORMED SYSTEM TEST								
		5/28/24	00081315	202510	320-53800-46508			*	245.00		
			RESET BARRIER ARM 05/24								
		8/06/24	00084734	202510	320-53800-46508			*	358.00		
			REPAIRED WIRING 08/24								
		8/09/24	00084937	202510	320-53800-46508			*	245.00		
			RESET GATE STRIKE SENSOR								
		9/09/24	00086103	202510	320-53800-46508			*	245.00		
			POWER CYCLED EQUIPEMENT								
		9/23/24	00086652	202510	320-53800-46508			*	603.28		
			RESET BARRIER ARM 09/24								
		10/21/24	00087467	202510	320-53800-46508			*	185.00		
			RESET BARRIER ARM 10/24								
		10/28/24	00087726	202510	320-53800-46508			*	245.00		
			POWER CYCLED EQUIPMENT								
		11/01/24	00087972	202510	320-53800-46508			*	2,545.00		
			DROP OFF GATE ARM 11/24								
		12/11/24	00089516	202510	320-53800-46508			*	185.00		
			RESET BARRIER ARM 12/24								
		12/24/24	00089993	202510	320-53800-46508			*	245.00		
			INSTALL BARRIER ARM 12/24								
		1/03/25	00090237	202510	320-53800-46508			*	431.00		
			POWER CYCLED EQUIPMENT								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/05/25	00092156	202510	320-53800-46508		*	245.00		
			RESET BARRIER ARM 02/25							
						ENVERA SYSTEMS			23,824.66	020922
10/20/26	00009	9/30/26	200911	202609	310-51300-31500		*	6,380.00		
			SVCS 09/26							
						BILLING COCHRAN PA			6,380.00	020923
10/20/26	00012	10/02/26	2610702	202609	320-53800-34502		*	1,830.00		
			SECURITY SVCS 09/26							
						CITY OF MARGATE-POLICE DEPARTMENT			1,830.00	020924
10/20/26	00197	10/05/26	10417	202609	320-53800-46507		*	1,682.77		
			SVCS 09/26							
		10/05/26	10420	202609	320-53800-46507		*	1,227.20		
			REPAIRS GFCI OUTLETS 9/26							
		10/05/26	10417	202609	320-53800-46507		V	1,682.77-		
			SVCS 09/26							
		10/05/26	10420	202609	320-53800-46507		V	1,227.20-		
			REPAIRS GFCI OUTLETS 9/26							
						EAGLE GROUP, INC			.00	020925
10/20/26	00032	9/30/26	4308	202610	320-53800-46418		*	2,887.50		
			SVCS 10/26							
						EAST RIVER POOLS AND SPAS, INC.			2,887.50	020926
10/20/26	00053	9/29/26	97288497	202608	310-51300-42000		*	19.05		
			SVCS 08/26							
						FEDEX			19.05	020927
10/20/26	00260	10/01/26	94131	202610	310-51300-54000		*	175.00		
			ANNUAL FEE 10/26							
						FLORIDA COMMERCE			175.00	020928
10/20/26	00001	10/01/26	426	202610	310-51300-34000		*	7,075.50		
			MGMT FEE 10/26							
		10/01/26	426	202610	310-51300-35100		*	83.33		
			COMPUTER TIME 10/26							
		10/01/26	426	202610	310-51300-35101		*	208.33		
			WEBSITE ADMIN 10/26							
		10/01/26	426	202610	310-51300-42000		*	13.06		
			POSTAGE&DELIVERY 10/26							
		10/01/26	426	202610	310-51300-42500		*	198.70		
			COPIES 10/26							
		10/01/26	427	202610	320-53800-34000		*	4,919.92		
			FIELD SVCS 10/26							
						GOVERNMENTAL MANAGEMENT SERVICES			12,498.84	020929

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/20/26	00250	9/30/26	5741 SVCS 09/26	202609	320-53800-46410			*	5,000.00		
		10/12/26	5747 SVCS 10/26	202610	320-53800-46410			*	2,400.00		
							JUST CALL JAMES, INC.			7,400.00	020930
10/20/26	00195	10/09/26	ARIV1079 SVCS 08/28-09/24/26	202609	310-51300-31100			*	548.75		
		10/09/26	ARIV1079 SVCS 08/28-09/24/26	202609	320-53800-46609			*	971.25		
		10/09/26	ARIV1079 SVCS 08/28-09/24/26	202609	320-53800-46513			*	462.50		
		10/09/26	ARIV1079 SVCS 08/28-09/24/26	202609	310-51300-31100			*	46.25		
		10/09/26	ARIV1079 SVCS 08/28-09/24/26	202609	310-51300-31100			*	231.25		
		10/09/26	ARIV1079 SVCS 08/28-09/24/26	202609	320-53800-46419			*	1,387.50		
							KCI TECHNOLOGIES, INC.			3,647.50	020931
10/20/26	00259	9/25/26	4443 IRRIGATION SVCS 09/26	202609	320-53800-46404			*	290.00		
		10/01/26	4558 LANDSCAPE MAINT 10/26	202610	320-53800-46202			*	9,629.82		
		10/01/26	4559 IRRIGATION MAINT 10/26	202610	320-53800-46203			*	3,278.28		
		10/13/26	4914 IRRIGATION REPAIR 10/26	202610	320-53800-46404			*	3,060.00		
							SHINTO LANDSCAPING LLC			16,258.10	020932
10/20/26	00271	10/15/26	2502 MAINT 10/26	202610	320-53800-46407			*	2,660.98		
		10/15/26	2502 MAINT 10/26	202610	320-53800-46417			*	80.68		
							SOUTHEAST LAND AND WATER MANAGEMENT			2,741.66	020933
10/20/26	00198	9/14/26	09142026 TRAPPED RACCOON 10/26	202610	320-53800-46401			*	100.00		
		9/30/26	09302026 PEST CONTROL 09/26	202609	320-53800-46401			*	1,833.76		
							SOUTHERN PLANT AND PEST SERVICES			1,933.76	020934
10/20/26	00206	10/20/26	2026-401 REPLACED 1INCH ADAPTOR	202609	320-53800-46404			*	545.00		
							1A BACKFLOW & SERVICES LLC			545.00	020935

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00251	10/02/26	111	202610	320	53800-46400				*	3,500.00		
			JANITORIAL SVCS 10/26										
		10/02/26	1361	202610	320	53800-46201				*	3,158.33		
			PORTER SVCS 10/26										
		10/02/26	111	202610	320	53800-46400				V	3,500.00-		
			JANITORIAL SVCS 10/26										
		10/02/26	1361	202610	320	53800-46201				V	3,158.33-		
			PORTER SVCS 10/26										
									911 COMMERCIAL CLEANING CORP			.00	020936
10/20/26	00197	10/05/26	10417	202609	320	53800-46507				*	1,682.77		
			SVCS 09/26										
		10/05/26	10420	202610	320	53800-46507				*	1,227.20		
			REPAIRS GFCI OUTLETS										
									EAGLE GROUP, INC			2,909.97	020937
10/20/26	00251	10/02/26	111	202609	320	53800-46400				*	3,500.00		
			JANITORIAL SVCS 09/26										
		10/02/26	1361	202609	320	53800-46201				*	3,158.33		
			PORTER SVCS 09/26										
									911 COMMERCIAL CLEANING CORP			6,658.33	020938
11/12/26	00242	10/22/26	26225927	202610	320	53800-46508				*	237.50		
			BARRIER ARM LOOSE 10/26										
									ASAP GATE PLUS LLC			237.50	020939
11/12/26	00013	10/21/26	230058-0	202609	320	53800-43100				*	696.53		
			SVCS 09/26										
		10/21/26	230060-0	202609	320	53800-43100				*	121.04		
			SVCS 09/26										
		10/21/26	230064-0	202609	320	53800-43100				*	285.47		
			SVCS 09/26										
		10/21/26	239260-0	202609	320	53800-43100				*	20.59		
			SVCS 09/26										
									CITY OF MARGATE-UTILITIES			1,123.63	020940
11/12/26	00197	10/19/26	10426	202610	320	53800-46507				*	1,332.54		
			REPLACED LAMPS 10/26										
									EAGLE GROUP, INC			1,332.54	020941
11/12/26	00032	10/31/26	4310	202611	320	53800-46418				*	2,887.50		
			SVCS 11/26										
		10/31/26	4311	202610	320	53800-46408				*	1,135.00		
			REPLACED PUMP/HANGER										
									EAST RIVER POOLS AND SPAS, INC.			4,022.50	020942

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/12/26	00017	10/01/26	773891	202611	320	53800-34500				*	6,279.28		
			MONITORING 11/26										
		10/01/26	773892	202611	320	53800-34500				*	2,976.75		
			MONITORING 11/26										
									ENVERA SYSTEMS			9,256.03	020943
11/12/26	00053	10/13/26	97296994	202609	310	51300-42000				*	3.82		
			SVCS 09/08/26										
		10/27/26	95195814	202610	310	51300-42000				*	49.47		
			DELIVERY THRU 10/21/26										
									FEDEX			53.29	020944
11/12/26	00020	10/22/26	102026	202610	320	53800-43000				*	9,135.16		
			SVCS 10/26										
									FPL			9,135.16	020945
11/12/26	00250	10/31/26	5769	202610	320	53800-46410				*	4,725.00		
			SVCS 10/26										
		11/02/26	5771	202611	320	53800-46410				*	25,000.00		
			ANNUAL HARDWOOD PRUNING										
		11/02/26	5772	202611	320	53800-46409				*	2,000.00		
			SVCS 11/26										
									JUST CALL JAMES, INC.			31,725.00	020946
11/12/26	00185	11/01/26	1361777	202611	320	53800-34501				*	105.00		
			ALARM MONITORING 11/26										
									SECURITY & FIRE SYSTEMS, INC.			105.00	020947
11/12/26	00259	11/01/26	5097	202611	320	53800-46202				*	9,629.82		
			MAINT 11/26										
		11/01/26	5098	202611	320	53800-46203				*	3,278.28		
			MAINT 11/26										
									SHINTO LANDSCAPING LLC			12,908.10	020948
11/12/26	00198	10/21/26	10212026	202610	320	53800-46401				*	100.00		
			TRAPPED 1 RACCOON 10/26										
		10/29/26	10292026	202610	320	53800-46401				*	1,833.76		
			PEST CONTROL 10/26										
									SOUTHERN PLANT AND PEST SERVICES			1,933.76	020949
11/12/26	00259	10/31/26	5386	202610	320	53800-46404				*	2,650.00		
			MAIN LINE REPAIR 10/26										
									SHINTO LANDSCAPING LLC			2,650.00	020950
11/12/26	00001	11/01/26	428	202611	320	53800-34000				*	4,919.92		
			FIELD SVCS 11/26										

*** CHECK NOS. 020922-020951 CORAL BAY CDD-GENERAL FUND
BANK C GENERAL FUND - WELLS

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/01/26	429	202611	310	51300-34000				*	7,075.50		
			MGMT FEE 11/26										
		11/01/26	429	202611	310	51300-35100				*	83.33		
			COMPUTER TIME 11/26										
		11/01/26	429	202611	310	51300-35101				*	208.33		
			WEBSITE ADMIN 11/26										
		11/01/26	429	202611	310	51300-42000				*	22.91		
			POSTAGE 11/26										
		11/01/26	429	202611	310	51300-42500				*	83.30		
			COPIES 11/26										
									GOVERNMENTAL MANAGEMENT SERVICES			12,393.29	020951

TOTAL FOR BANK C 176,585.17

TOTAL FOR REGISTER 176,585.17

*** CHECK NOS. 800097-800104 CORAL BAY CDD-GENERAL FUND
BANK Z CORAL BAY AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/01/26	00269	9/25/26	43950762	202610	310	51700	71000			*	4,164.58		
			CANON AUTO PAY 10.1.26										
		9/25/26	43950762	202610	310	51700	72000			*	97.89		
			CANON AUTO PAY 10.1.26										
									CANON FINANCIAL SERVICES INC			4,262.47	800097
10/31/26	00234	9/09/26	102026	202610	320	53800	41000			*	164.86		
			SVCS 10/26										
									COMCAST - AUTO PAY			164.86	800098
10/31/26	00034	9/11/26	102026	202610	320	53800	41000			*	162.90		
			SVCS 10/26										
									COMCAST - AUTO PAY			162.90	800099
10/31/26	00173	10/02/26	102026	202610	320	53800	41000			*	167.90		
			SVCS 10/26										
									COMCAST - AUTO PAY			167.90	800100
10/31/26	00174	10/03/26	102026	202610	320	53800	41000			*	292.85		
			SVCS 10/26										
									COMCAST - AUTO PAY			292.85	800101
10/31/26	00175	9/22/26	102026	202610	320	53800	41000			*	162.90		
			SVCS 10/26										
									COMCAST - AUTO PAY			162.90	800102
10/31/26	00176	9/22/26	102026	202610	320	53800	41000			*	167.90		
			SVCS 10/26										
									COMCAST - AUTO PAY			167.90	800103
10/31/26	00233	9/08/26	102026	202610	320	53800	41000			*	164.86		
			SVCS 10/26										
									COMCAST - AUTO PAY			164.86	800104

TOTAL FOR BANK Z 5,546.64

TOTAL FOR REGISTER 5,546.64

Coral Bay

Community Development District

Unaudited Financial Reporting

October 31, 2026

Table of Contents

1	Balance Sheet
2-4	General Fund
5	Schedule of Approved Major Projects
6	General Fund Forecast Comments
7	Long Term Debt Report
8-9	Month to Month

Coral Bay
Community Development District
Balance Sheet
October 31, 2026

	General Fund	Totals Governmental Funds
Assets:		
Cash:		
Operating Account	$ 33,427	$ 33,427
Regions Account	857	857
Investments:		
State Board of Administration	186,714	186,714
BankUnited Money Market	143,614	143,614
Electric Deposits	218	218
Total Assets	**$ 364,830**	**$ 364,830**
Liabilities:		
Accounts Payable	$ 22,326	$ 22,326
Deposits	460	460
Total Liabilities	**$ 22,786**	**$ 22,786**
Fund Balance:		
Nonspendable:		
Deposits	$ 218	$ 218
Assigned for:		
Security Services	36,780	36,780
Capital Reserves	20,500	20,500
Unassigned	284,546	284,546
Total Fund Balances	**$ 342,044**	**$ 342,044**
Total Liabilities & Fund Balance	**$ 364,830**	**$ 364,830**

Coral Bay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended October 31, 2026

	Adopted Budget Fiscal Year 2027	Prorated Budget 10/31/26	Actuals Through 10/31/26	Actual Variance	Projected Next 11 Months	Projected Through 9/30/27	Projected Variance
Revenues:							
Special Assessments - On Roll	$ 1,618,089	$ -	$ -	$ -	$ 1,618,089	$ 1,618,089	$ -
Interest Income	20,000	1,667	1,255	(412)	18,745	20,000	-
Toscana Contributions	2,500	208	-	(208)	2,500	2,500	-
Transponders/Stickers	4,000	333	-	(333)	4,000	4,000	-
Total Revenues	**$ 1,644,589**	**$ 2,208**	**$ 1,255**	**($954)**	**$ 1,643,334**	**$ 1,644,589**	**$ -**
Expenditures:							
General and Administrative:							
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -	$ 11,000	$ 12,000	$ -
FICA Expense	918	77	77	-	842	918	-
Engineering	40,000	3,333	-	3,333	40,000	40,000	-
Attorney	55,000	4,583	-	4,583	55,000	55,000	-
Commissions/Tax Collector	18,849	1,571	-	1,571	18,849	18,849	-
Annual Audit	3,600	300	-	300	3,600	3,600	-
Management Fees	84,906	7,076	7,076	-	77,831	84,906	-
Information Technology	1,000	83	83	0	917	1,000	-
Website Administration	2,500	208	208	0	2,292	2,500	-
Postage and Delivery	2,000	167	63	104	1,937	2,000	-
Insurance	91,823	91,823	74,591	17,232	-	74,591	17,232
Printing and Binding	1,500	125	199	(74)	1,301	1,500	-
Legal Advertising and Other	4,000	333	181	152	3,819	4,000	-
Office Supplies	250	21	-	21	250	250	-
Dues, Licenses	175	175	175	-	-	175	-
Principal and Interest Payments on Regions Bank Loan	76,444	6,370	42	6,329	76,402	76,444	-
Total General and Administrative	**$ 394,965**	**$ 117,245**	**$ 83,694**	**$ 33,552**	**$ 294,040**	**$ 377,733**	**$ 17,232**

Coral Bay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended October 31, 2026

	Adopted Budget Fiscal Year 2027	Prorated Budget 10/31/26	Actuals Through 10/31/26	Actual Variance	Projected Next 11 Months	Projected Through 9/30/27	Projected Variance
Operations and Maintenance							
Field Management Fees	$ 59,039	$ 4,920	$ 4,920	$ 0	$ 54,119	$ 59,039	$ -
Contractual-Security	111,072	9,256	9,256	-	101,816	111,072	-
Contractual-Security Equipment	29,837	4,262	4,262	-	25,575	29,837	-
Security Patrols	37,332	3,111	-	3,111	37,332	37,332	-
Parking Enforcement	8,400	700	-	700	8,400	8,400	-
Fire and Security System Monitoring	500	42	-	42	500	500	-
Internet	13,000	1,083	1,284	(201)	11,716	13,000	-
Water and Sewer	23,000	1,917	-	1,917	23,000	23,000	-
Electric	113,590	9,466	9,135	331	104,455	113,590	-
Pest Control	22,605	1,884	2,034	(150)	20,571	22,605	-
Community Maintenance	179,374	14,948	12,908	2,040	166,466	179,374	-
Porter Services	39,416	3,285	-	3,285	39,416	39,416	-
Other Maintenance	12,000	1,000	-	1,000	12,000	12,000	-
Irrigation Pumps Maintenance and Repair	40,000	3,333	5,710	(2,377)	34,290	40,000	-
Wall Maintenance and Repair	3,000	250	-	250	3,000	3,000	-
Park and Pool Maintenance/Repair	45,000	3,750	1,135	2,615	43,865	45,000	-
Pool Maintenance - Contract	37,422	3,119	2,888	231	34,535	37,422	-
Janitorial	43,680	3,640	-	3,640	43,680	43,680	-
Iguana Removal	5,880	490	-	490	5,880	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	50,000	4,167	7,125	(2,958)	42,875	50,000	-
Mulch	10,000	833	-	833	10,000	10,000	-
Landscape Replacement/Removals	45,000	3,750	-	3,750	45,000	45,000	-
Lake Maintenance/Repair	31,900	2,658	2,661	(3)	29,239	31,900	-
Fountain Maintenance/Repair	1,000	83	81	3	919	1,000	-
Drainage Maintenance	26,000	2,167	-	2,167	26,000	26,000	-
Road Maintenance/Repair	20,000	1,667	-	1,667	20,000	20,000	-
Sidewalk Maintenance/Repair	20,000	1,667	-	1,667	20,000	20,000	-
Sign Maintenance/Repair	10,000	833	-	833	10,000	10,000	-
Pressure Cleaning	41,000	3,417	-	3,417	41,000	41,000	-
Electrical Repair and Replacement	30,000	2,500	2,560	(60)	27,440	30,000	-
Holiday Decorations	35,409	2,951	-	2,951	35,409	35,409	-
Gate Repairs and Replacements:	16,000	1,333	238	1,096	15,763	16,000	-

Coral Bay

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended October 31, 2026

	Adopted Budget Fiscal Year 2027	Prorated Budget 10/31/26	Actuals Through 10/31/26	Actual Variance	Projected Next 11 Months	Projected Through 9/30/27	Projected Variance
Operations and Maintenance (Continued)							
Major Projects:	416,280	34,690	-	34,690	416,280	416,280	-
Total Operations and Maintenance	**$ 1,576,737**	**$ 133,171**	**$ 66,196**	**$ 66,975**	**$ 1,510,541**	**$ 1,576,737**	**$ -**
Total Operations and Maintenance	**$ 1,576,737**	**$ 133,171**	**$ 66,196**	**$ 66,975**	**$ 1,510,541**	**$ 1,576,737**	**$ -**
Total Expenditures	**$ 1,971,702**	**$ 250,416**	**$ 149,890**	**$ 100,526**	**$ 1,804,580**	**$ 1,954,470**	**$ 17,232**
Excess (Deficiency) of Revenues over Expenditures	**$ (327,113)**	**$ (248,208)**	**$ (148,635)**	**$ (101,480)**	**$ (161,246)**	**$ (309,881)**	**$ (17,232)**
Other Financing Sources/(Uses):							
Note Proceeds	$ 391,280	32,607	$ -	$ 32,607	$ 391,280	$ 391,280	$ -
Total Other Financing Sources/(Uses)	**$ 391,280**	**$ 32,607**	**$ -**	**$ 32,607**	**$ 391,280**	**$ 391,280**	**$ -**
Net Change in Fund Balance	**$ 64,167**	**$ (215,601)**	**$ (148,635)**	**$ (68,873)**	**$ 230,034**	**$ 81,399**	**$ (17,232)**
Fund Balance - Beginning	**$ 426,850**		**$ 490,679**			**$ 490,679**	
Fund Balance - Ending	**$ 491,017**		**$ 342,044**			**$ 572,079**	

Coral Bay

Community Development District

Schedule of Approved Major Projects

Projects	Location	Total Spent FY 2025-2026	Actuals Through 10/31/26	Projected Through 9/30/27	Total Projected Cost
Expenditures:					
Non-Landscaping Projects					
Entrance Monuments Re-Painting	All Coral Bay Entrances and Subdivisions	$ -	$ -	$ -	$ 34,000
Basketball Court Lights ($5,500 per pole - 4 in total expected)	North Bay Park	-	-	-	22,000
LED-based Message Signage	Coral Bay Entrances (Max 3)	-	-	-	30,000
Fence Replacement for Tennis/Pickleball Court	North Bay Park	-	-	-	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing	North Bay Park	72,184	-	197,157	269,341
Dock Extensions/Railings	Clubhouse and Peninsula Park	124,150	-	53,117	177,267
Roof Replacement	Clubhouse Park Building	-	-	-	49,000
Roof Replacement	Fay's Cove Park Building	-			14,000
Pool Resurfacing/Pool Deck	Fay's Cove Park	5,500	-	86,000	91,500
New Pool Shading	All Pool Areas	-	-	-	50,000
Perimeter Wall Drainage Cutout Cover Panels	Entire District Perminter Wall	-	-	-	50,000
Headwall Erosion Project	Indian Key	33,329	-	2,811	36,140
Landscaping Projects					
Hedge Removal and Replacement	Southwind Lane (Fay's Cove and Port Antigua)	-	-	-	65,000
Projects reported under "Major Projects" Line Item		**$ 235,163**	**$ -**	**$ 339,085**	**$ 913,248**

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended October 31, 2026

REVENUES	PROJECTION METHOD	COMMENTS
Maintenance Assessments - Levy	Budget to Actual	Collections begin in November
Interest Income	Current Interest Earnings	Based on current interest rates
Toscana Contributions	Anticipated	Portion of Lake/Fountain Maintenance billed to Toscana.

ADMINISTRATIVE:

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for October hasn't been received.
Engineering Fees	Budget to Actual	Invoice for October 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). Invoices for October haven't been received.
Parking Enforcement	Budget to Actual	Parking Patrol $700 per month. Invoice for October hasn'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 October 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 $9,629.82/Flower Installation $24,476.94 Annually
		Shinto-Irrigation System Maintenance-Monthly Contract Amount $3,278.28
Porter Services	Actual Contract	911 Commercial Cleaning Corp.-Monthly Contract Amount $3,158.33. Invoice for October hasn't been received.
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Actual Contract	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake & Fountain Maintenance/Repair	Straight Line Budget	Annual Contract Amount with Southeast Land and Water Management $2,741.66 monthly.
Park & Pool Maintenance/Repair	Straight Line Budget	This line includes repairs, supplies, and maintenance.
Pool Maintenance - Contract	Straight Line Budget	East River Pools-monthly pool cleaning cost $2,887.50.
Janitorial Services	Actual Contract	911 Janitorial-Monthly Contract Amount $3,500. Invoice for October hasn't been received.
Iguana Removal	Actual Contract	Redline Iguana Removal-Monthly Contract Amount $490. Invoice for October hasn't been received.
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

Long Term Debt Report

Regions Bank - Line of Credit Loan 2026	
Interest Rate:	5.75%
Maturity Date:	6/25/2031
Line of Credit Loan Outstanding	**$400,000**

Coral Bay

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	1,255	-	-	-	-	-	-	-	-	-	-	-	1,255
Toscana Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Transponders/Stickers	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 1,255**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,255**
Expenditures:													
General and Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
FICA Expense	77	-	-	-	-	-	-	-	-	-	-	-	77
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Commissions/Tax Collector	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	7,076	-	-	-	-	-	-	-	-	-	-	-	7,076
Information Technology	83	-	-	-	-	-	-	-	-	-	-	-	83
Website Administration	208	-	-	-	-	-	-	-	-	-	-	-	208
Postage and Delivery	63	-	-	-	-	-	-	-	-	-	-	-	63
Insurance	74,591	-	-	-	-	-	-	-	-	-	-	-	74,591
Printing and Binding	199	-	-	-	-	-	-	-	-	-	-	-	199
Legal Advertising and Other	181	-	-	-	-	-	-	-	-	-	-	-	181
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Principal and Interest Payments on Regions Bank Loan	42	-	-	-	-	-	-	-	-	-	-	-	42
Total General and Administrative	**$ 83,694**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 83,694**
Operations and Maintenance													
Field Management Fees	$ 4,920	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,920
Contractual-Security	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Contractual-Security Equipment	4,262	-	-	-	-	-	-	-	-	-	-	-	4,262
Security Patrols	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire and Security System Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Internet	1,284	-	-	-	-	-	-	-	-	-	-	-	1,284
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	9,135	-	-	-	-	-	-	-	-	-	-	-	9,135
Pest Control	2,034	-	-	-	-	-	-	-	-	-	-	-	2,034
Community Maintenance	12,908	-	-	-	-	-	-	-	-	-	-	-	12,908
Porter Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Pumps Maintenance and Repair	5,710	-	-	-	-	-	-	-	-	-	-	-	5,710
Wall Maintenance and Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Park and Pool Maintenance/Repair	1,135	-	-	-	-	-	-	-	-	-	-	-	1,135
Pool Maintenance - Contract	2,888	-	-	-	-	-	-	-	-	-	-	-	2,888
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-

Coral Bay

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Iguana Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Pruning/Trimming/Tree Removals	7,125	-	-	-	-	-	-	-	-	-	-	-	7,125
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement/Removals	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance/Repair	2,661	-	-	-	-	-	-	-	-	-	-	-	2,661
Fountain Maintenance/Repair	81	-	-	-	-	-	-	-	-	-	-	-	81
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Repair and Replacement	2,560	-	-	-	-	-	-	-	-	-	-	-	2,560
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Repairs and Replacements	238	-	-	-	-	-	-	-	-	-	-	-	238
Major Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 66,195**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 66,196**
Total Operations & Maintenance	**$ 66,195**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 66,196**
Total Expenditures	**$ 149,889**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 149,890**
Excess (Deficiency) of Revenues over Exp	$ (148,634)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (148,635)
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (148,634)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (148,635)**

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Coral Bay Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the fiscal year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 12th day of November, 2026 and will be reflected in the monthly and fiscal year 9/30/26 financial statements and audit report of the District.

Coral Bay Community Development District

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

Coral Bay

Community Development District

Amended Budget - General Fund

Fiscal Year 2026

Coral Bay

Community Development District

Amended Budget - General Fund

Resolution 2027-01

Description	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2026
REVENUES:				
Special Assessments - On Roll	$ 1,618,089	$ 1,625,825	$ 7,736	$ 1,625,825
Interest Income	15,000	31,725	16,725	31,725
Toscana Contributions	2,500	2,857	357	2,857
Insurance Proceeds	-	18,300	18,300	18,300
Miscellaneous Income	-	900	900	900
Transponders/Stickers	4,000	7,805	3,805	7,805
Unassigned Fund Balance	-	-	153,775	153,775
TOTAL REVENUES	**$1,639,589**	**$ 1,687,413**	**$ 201,598**	**$ 1,841,188**
EXPENDITURES:				
General and Administrative:				
Supervisor Fees	$ 12,000	$ 11,800	$ -	$ 12,000
FICA Expense	918	903	-	918
Engineering	45,000	25,306	-	45,000
Attorney	50,000	59,269	-	50,000
Commissions/Tax Collector	18,849	18,234	-	18,849
Annual Audit	3,500	3,500	-	3,500
Trustee Fees	3,500	-	-	3,500
Management Fees	80,100	80,100	-	80,100
Information Technology	1,000	1,000	-	1,000
Website Administration	2,500	2,500	-	2,500
Postage and Delivery	2,500	1,664	-	2,500
Insurance	89,331	83,475	-	89,331
Printing and Binding	1,500	880	-	1,500
Legal Advertising and Other	4,000	2,599	-	4,000
Office Supplies	300	183	-	300
Dues, Licenses	175	175	-	175
Closing Costs	-	17,720	17,720	17,720
Interest on Regions Bank Loan	-	118	-	-
TOTAL GENERAL AND ADMINISTRATIVE:	**$ 315,173**	**$ 309,426**	**$ 17,720**	**$ 332,893**

Coral Bay

Community Development District

Amended Budget - General Fund

Resolution 2027-01

Description	Adopted Budget Fiscal Year 2026	Actuals Through 9/30/26	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2026
Operations and Maintenance				
Field Management Fees	$ 55,697	$ 55,697	$ (0)	$ 55,697
Contractual-Security	111,072	111,072	-	111,072
Contractual-Security Equipment	51,150	51,150	-	51,150
Security Patrols	37,000	34,601	-	37,000
Parking Enforcement	8,400	1,400	-	8,400
Fire and Security System Monitoring	500	586	-	500
Internet	12,000	12,779	-	12,000
Water and Sewer	18,000	21,458	-	18,000
Electric	107,625	110,771	-	107,625
Pest Control	22,725	22,505	-	22,725
Community Maintenance	175,857	175,857	-	175,857
Porter Services	39,416	37,900	-	39,416
Other Maintenance	12,000	11,363	-	12,000
Irrigation Pumps Maintenance and Repair	35,000	44,666	9,666	44,666
Wall Maintenance and Repair	3,000	17,379	14,379	17,379
Park & Pool Maintenance/Repair	50,000	27,141	-	50,000
Pool Maintenance - Contract	31,500	32,338	-	31,500
Janitorial	43,042	42,000	-	43,042
Iguana Removal	5,880	5,390	-	5,880
Landscape Repairs and Improvements:			-	-
Pruning/Trimming/Tree Removals	40,000	55,270	15,270	55,270
Mulch	5,000	23,243	18,243	23,243
Landscape Replacement/Removals	45,000	26,289	-	45,000
Storm/Emergency Cleanup	-	4,450	-	-
Lake Maintenance/Repair	35,268	33,953	-	35,268
Fountain Maintenance/Repair	1,000	1,000	-	1,000
Drainage Maintenance	26,000	4,250	-	26,000
Road Maintenance/Repair	20,000	23,163	-	20,000
Sidewalk Maintenance/Repair	20,000	22,000	-	20,000
Sign Maintenance/Repair	10,000	278	-	10,000
Pressure Cleaning	41,000	32,417	-	41,000
Electrical Repair and Replacement	26,000	45,025	19,025	45,025
Holiday Decorations	32,615	16,095	-	32,615
Gate Repairs & Replacements	16,000	44,346	28,346	44,346
Major Projects	180,000	265,619	85,619	265,619
TOTAL OPERATIONS AND MAINTENANCE	**$1,317,747**	**$ 1,413,449**	**$ 190,547**	**$ 1,508,294**
TOTAL EXPENDITURES	**$1,632,920**	**$ 1,722,874**	**$ 208,267**	**$ 1,841,188**
EXCESS REVENUES (EXPENDITURES)	**$ 6,669**	**$ (35,462)**	**$ (6,668)**	**$ 0**

Shamrock Pool Services, Inc.
"Specializing in Commercial Service, Repair, and Remodeling"

SWIMMING POOL REMODEL AGREEMENT

This agreement is made and entered into this 13th day of October, 2026, between **Shamrock Pool Services, Inc.** and **Coral Bay Community Development District**, as agent of the property described below.

Pool Address: 6532 Buena Vista Dr, Margate, FL 33063
Phone Number: 786-352-1110
Email Address: JPadilla@GMSSF.com

SWIMMING POOL RE-FINISH AGREEMENT

1. Advise the local Board of Health in writing of the type of repairs being performed and the date of commencement.
2. Drain pool using Shamrock Pool Services, Inc. equipment.
3. Prepare old finish to receive new exposed aggregate.
4. Remove all layers of existing aggregate and expose underlying substrate.
5. Acid wash old finish to roughen surface and to remove scale and bacteria to ensure proper adhesion.
6. Install Multi-Coat Scratch Coat for superior bonding.
7. Install non-skid mud cap tiles on entrance steps of pool.
8. Install "No Diving" and depth marker tiles in accordance with Health Department standards.
9. Re-finish pool using standard Diamond Brite Cool Blue exposed aggregate. [1]
10. Re-finish pool rollout gutter using standard Diamond Brite Cool Blue exposed aggregate. [1]
11. Hand trowel new exposed aggregate to a smooth, true finish.
12. Acid wash new finish to expose aggregate using HCL Advantage.
13. Refill pool using a pre-filtered watering system to remove discoloration-causing minerals.
14. Bleach coping to remove algae and bacteria.
15. Replace broken gutter grates, return fittings, ladder bumpers, and VGB-approved main drain grates/cover(s).
16. Clean filters and baskets.
17. Balance and stabilize new water. [2]
18. Return pool to normal operation.
19. Advise the local Board of Health in writing of the completion of the repairs and its adherence to the applicable codes. Certify and submit contractor's affidavit as outlined in Florida Department of Health 64-E public pool code.

Contract Price:	$43,500.00 [4]
Permit Fees:	$1,500.00 [4]
Option Price:	$4,500.00 [4]

Commercial White Plaster Option
Customer Approval (Initials): _____

[1] Shamrock Pool Services, Inc. cannot be held liable for color fastness in color-based exposed aggregate finishes.
[2] Start-up procedures include five site visits where the swimming pool finish will be cared for in compliance with NPC standards.

SWIMMING POOL TILE AGREEMENT

1. Remove tiles from splash wall to ensure code compliance.
2. Prepare dam wall to receive new tile.
3. Install one row of standard NPT Cobalt 6” X 6” tile on splash wall.
4. Install one row of standard NPT Cobalt 2” X 6” non-skid mud cap tile on dam wall.
5. Grout all tile lines with acid resistant grout.

Contract Price: $15,000.00 [4]

ADDITIONAL SCOPES OF WORK

BEAM WALL REPAIR AGREEMENT

1. Identify and remove damaged concrete from beam. [3]
2. Clean up remaining structurally sound beam and prepare for re-pour.
3. Apply bonding agent to remaining beam for superior adhesion.
4. Drill holes on an offset every eight (8) inches along damaged beam.
5. Using epoxy, set 3/8 rebar pins vertically.
6. Wind 3/8 rebar, horizontally through the offset pins and tie with wire.
7. Form outside wall level for the setting of coping.
8. Pour formed area with Hi-Early 5000 P.S.I. cement.
9. Allowing 24 hours for curing, remove form boards.
10. Install 6’’x 6’’ tile to repaired beam.
11. Re-install coping on pool beam.
12. Grout tile and coping.

Contract Price: $2,400.00 [4]

Customer Approval (Initials): _____

SWIMMING POOL COPING AGREEMENT

1. Remove old coping and dispose of properly.
2. Clean pool beam of mortar.
3. Prepare pool beam to receive new 4” X 9” cement bullnose bricks.
4. Install 4” X 9” cement bullnose bricks.
5. Grout bricks with cement grout. §

Contract Price: $10,000.00 [4]

Customer Approval (Initials): _____

FEE SCHEDULE

Deposit acceptance and contract execution: 30%
Draining of swimming pool: 30%
Completion of plaster bonding agent: 30%
Balance due upon completion of work, closure of permits and passage of associated inspections: 10%

[3] Agreement is predicated upon 24 linear feet of beamwall repair. If additional repair is needed, a change order for the additional costs will be provided prior to completion of further repairs.
[4] Price is based on cash or check payment. Credit card payments may incur additional fees.

TERMS AND PROVISIONS

There is a five-year manufacturer warranty on exposed aggregate finishes. (There is a ten-year manufacturer warranty available on certain exposed aggregate finish products. Please ask for details.) There is a standard twenty- four month workmanship warranty against lifting and checking from natural causes. This warranty on lifting and checking from natural causes may be extended to 36 months with uninterrupted weekly maintenance provided by Shamrock Pool Services, Inc. The permit fee cost is conditional upon the number of permits required.

If required, a 2" gas dewatering pump will be provided to mitigate hydrostatic water pressure on the swimming pool structure. In the event this device is unable to properly and safely dewater the vessel, a change order will be issued to provide the necessary equipment to properly dewater the vessel for the duration of the project.

This agreement is entered into through Customer's duly authorized officers of agents and on behalf of Shamrock Pool Services, Inc. through its owner or authorized agents of the owner with full knowledge of the contents hereof and acquiescence thereto. This agreement is subject to all terms and conditions hereof. Customer agrees to provide reasonable access to the pool location to the employees, representatives, sub-contractors, and agents of Shamrock Pool Services, Inc., so that Shamrock Pool Services, Inc. may fulfill its obligations under this agreement as efficiently as possible. Customer shall keep its employees, agents, family, guests, and pets away from the pool location during the course of Shamrock Pool Services, Inc., performance under this agreement.

Shamrock Pool Services, Inc. shall not be liable for any failure to perform due to strikes, acts of God, government actions, or conditions beyond its control, including unavailability of supplies or labor at prices that are substantially similar to prices at the time of the execution of this agreement. In the event that materials or labor called for under this agreement are not substantially the same price as at the time of this agreement, Shamrock Pool Services, Inc. shall have the right to amend or terminate this agreement with written approval from both parties.

Should the Customer fail to pay any monies due hereunder within five (5) days from the due dates, all monies that are payable to Shamrock Pool Services, Inc. under this agreement shall immediately become due and payable without the need for further demand and this agreement can be terminated by Shamrock Pool Services, Inc. without prior notice.

Should Shamrock Pool Services, Inc. retain the services of an attorney and/or institute legal proceedings to collect monies that are due under this agreement or to enforce any provisions hereof, the prevailing party agrees to be held liable for any cost of said lawsuit and reasonable attorney fees. Title to all items that are supplied hereunder by Shamrock Pool Services, Inc. shall remain property of Shamrock Pool Services, Inc. until paid for in full by the Customer.

Shamrock Pool Services, Inc. makes no representations, warranties, promises, oral or written, expressed or implied, with respect to this agreement, except as expressly provided herein. Shamrock Pool Services, Inc. makes no representations or warranties on equipment sold or installed other than that offered by the manufacturer of said equipment. Manufacturer warranty does not include any labor charges by Shamrock Pool Services, Inc. This agreement can be modified in writing only, to be signed by all the parties hereto.

The Customer shall be responsible for damage, loss, or destruction, from any source whatsoever, to all material, equipment, appliances, or goods, after they have been delivered to the pool location. Shamrock Pool Services, Inc. shall not be liable for any damage, loss or destruction to the pool location or premises of pool location, by any person or cause whatsoever except when caused by the employees of Shamrock Pool Services, Inc. Shamrock Pool Services, Inc. shall not be liable for any type of damage, loss or destruction caused by the pool waste or drain outlet line. Shamrock Pool Services, Inc. shall not be liable for any damage to the pool structure or piping due to underground water pressure, in the event the pool must be drained for cleaning, testing, or repairing, except where dewatering is provided by Shamrock Pool Services, Inc. Shamrock Pool Services, Inc. shall not be held liable for any damage or staining to the deck area or surface caused by commonly used chemicals in the course of routine maintenance or repairs. The nature of most sanitizers is corrosive, and pool surfaces should be designed to withstand these properties.

The anticipated duration of this scope of work is 30 days from commencement of work. Variations in scope of work, or conditions beyond its control, such as strikes, acts of God, or government actions are not considered within this timeline.

Any changes requested by the Customer will require a new contract.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850-487-1395), 2601 Blair Stone Road, Tallahassee, FL 32399-2215.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Shamrock Pool Services, Inc. is authorized to perform the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn within 30 days.

Shamrock Pool Services, Inc.

_____

Authorized Signature *Date*

Customer Acceptance of Proposal

_____

Authorized Signature *Date*

1401 South State Road 7, Suite B-6 • North Lauderdale, Florida 33068
Phone 954-972-9648 • Fax 954-972-9436
State License CPC1459481 • 04-08LP Gas Specialty Installer C • Insured

From: George.A.Mizusawa@gmail.com <george.a.mizusawa@gmail.com>
Sent: Monday, October 19, 2026 12:39 PM
To: Andrew Gill <agill@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: AGENDA Item: District Final Approval of District Permit Application

Hello Andrew,

On March 13, 2025, the CDD Board approved the attached Easement Affidavit Form, which the City of Margate required to issue a building permit for my wood deck. The City subsequently issued Permit No. 24-937. The deck was completed, passed final inspection, and the City formally closed the permit on September 25, 2025.

On May 16, 2026, I submitted a completed District Permit Application as required by the Encroachment Agreement process. The application and submission email are attached. The deck is located entirely within my property in The Cape HOA and occupies a limited portion of the easement area on my property.

I am requesting the Board's final approval of this application. Please process the application as required and place it on the agenda for the upcoming November 12 board meeting for review and approval.

Thank you.

Regards,

George A Mizusawa
6623 Bayfront Dr.
Margate, FL 33063

George.A.Mizusawa@gmail.com

From: george.a.mizusawa@gmail.com
Sent: Tuesday, May 19, 2026 6:06 PM
To: 'Andrew Gill'
Cc: 'Regine Lucas'; 'Julio Padilla'
Subject: RE: Final Notice of Violation - Easement
Attachments: Lake Maintenance Easement Encroachment - Final Notice - May 14, 2026.pdf; 01 Submission of CBCDD Permit Application to GMS - June 22, 2025.pdf; CBCDD PERMIT APPLICATION - George Mizusawa June 22, 2025 (SECURE).pdf; CBCDD PERMIT APPLICATION - George Mizusawa - May 19, 2026 SECURED.pdf

Hello Andrew,

Yesterday, I received the attached "Final Notice" regarding the Lake Maintenance Easement. I believe this notice may have been sent in error, as I previously submitted the CDD Permit Application to you on June 22, 2025, six days after your June 16, 2025 email below. For reference, I have attached my June 22, 2025 email and the application that was submitted at that time. The application confirmed the correct property address, **6623 Bayfront Drive**, as requested.

After receiving the application, you indicated that it would not be presented to the CDD Board for review or approval at that time due to the ongoing matters concerning the easement. Based on that response, I understood that the application would remain pending until those easement-related matters were resolved. **I can only assume that, due to the extended time required to resolve the easement-related matters, my application may have inadvertently been overlooked**.

Because the prior application was submitted using the 2025 version of the form, and because I do not recall if any changes have since been made to the application requirements, I have attached a **newly completed CDD Permit Application dated May 19, 2026**, using the most recently downloaded version of the permit application form.

Additionally, the June 2025 application was submitted before completion of the deck project. Since then, the **deck has been completed, passed final inspection, and City of Margate Building Permit No. 24-937 was formally closed on September 25, 2025**.

Please confirm receipt and if any further information is required.

Regards,

George A Mizusawa
6623 Bayfront Dr.
Margate, FL 33063
(954) 821-6842

From: Andrew Gill <agill@gmssf.com>
Sent: Monday, June 16, 2025 4:54 PM
To: george.mizusawa.cdd@gmail.com
Cc: Regine Lucas <RLucas@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: Re: Final Notice of Violation - Easement

Thanks, George, and it was good speaking with you earlier. Please confirm that this is your exact address (6623 Bayfront Drive) and I'll have Regine annotate that you have an approved permit (#24-937) for your structure.

For structures that are already built with the CDD easement, as you know, the CDD Board is working through streamlining the process. Currently, the process includes the following:

1. **Completion and Approval of attached Coral Bay - CDD Permit Application - SEE ATTACHED**

2. **Obtaining a Margate Permit for the Structure - COMPLETED**
    a. **Permit #24-937 (Confirmed with Margate)**

3. **Entering into an Encroachment Agreement - PENDING**
    a. This is contingent upon CDD permit application approval, and receiving a Margate Permit.

Once you've completed the Permit Application, please send it to me via email for my review and I'll have it presented to the Board. Call me if you have any questions.

Thanks,

Andrew

From: george.mizusawa.cdd@gmail.com <george.mizusawa.cdd@gmail.com>
Sent: Saturday, June 14, 2025 11:50 AM
To: Andrew Gill <agill@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: Final Notice of Violation - Easement

Hello Andrew,

I received the "Final" notice for the easement violation. I had not responded previously to any of the prior violation letters as I had already started (early 2024) to obtain a building permit. This required CDD approval of the "Easement Affidavit", which was granted just this past March.

After having received the CDD's approval, I was able to finalize the building permit application and had just received the approved permit (#24-937) to commence work on June 3rd. The deck will be upgraded to 2024 building code and satisfy all required inspections by the City of Margate.

Considering the efforts that I have taken since last year, and the fact that building permit has been obtained, I believe this satisfies the CDD expectation that action is to be taken by the homeowner, and as such, that I no longer will be on the list of homeowners that have not, and thusly will not receive any further notices nor action by the CDD.

Please confirm this.

Regards,

George Mizusawa

Supervisor

The Coral Bay CDD

(954) 821-6842

CORAL BAY
A WATERFRONT COMMUNITY

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:

Name of Property Owner: George Mizusawa

Street Address of Property: 6623 Bayfront Dr., Margate, FL 33063

Mailing Address of Owner: 6623 Bayfront Dr., Margate, FL 33063

Telephone Number(s): 954-821-6842

Date Application Submitted: May 19, 2026

District Use Only

Date Application Received:	_____	By:	_____
Engineering Approval/Denial:	_____	By:	_____
Board Approval:	_____		
Permit Issuance Date:	_____	By:	_____

CORAL BAY
A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

_____	Dock	_____	Fencing	N/A	Other (Describe):
_____	Landscape	_____	Anchorage	Project does not make use of	
_____	Structures	_____	Erosion Control	any Coral Bay CDD property and/or facilities.	
_____	Irrigation				

B. Project Description:

The applicant installed a wood deck at the rear of the residence. The structure was constructed entirely within the boundaries of the homeowner's property and does not encroach upon any property owned, controlled, or maintained by the Coral Bay Community Development District ("CDD").

The Coral Bay CDD previously acknowledged the project through execution of the required Easement Affidavit on March 13, 2025, in support of the applicant's building permit application. Following that approval, the City of Margate issued Building Permit No. 24-937 authorizing construction of the wood deck.

The project was completed in accordance with applicable permitting and building requirements, including the Florida Building Code. The work passed final inspection, and the City of Margate formally closed the building permit on September 25, 2025.

Because the project was permitted, inspected, and closed under the authority of the City of Margate, was constructed entirely on private property, and does not impact CDD-owned or CDD-maintained property, the applicant respectfully requests that the Coral Bay CDD waive any CDD-imposed application fees associated with this project.

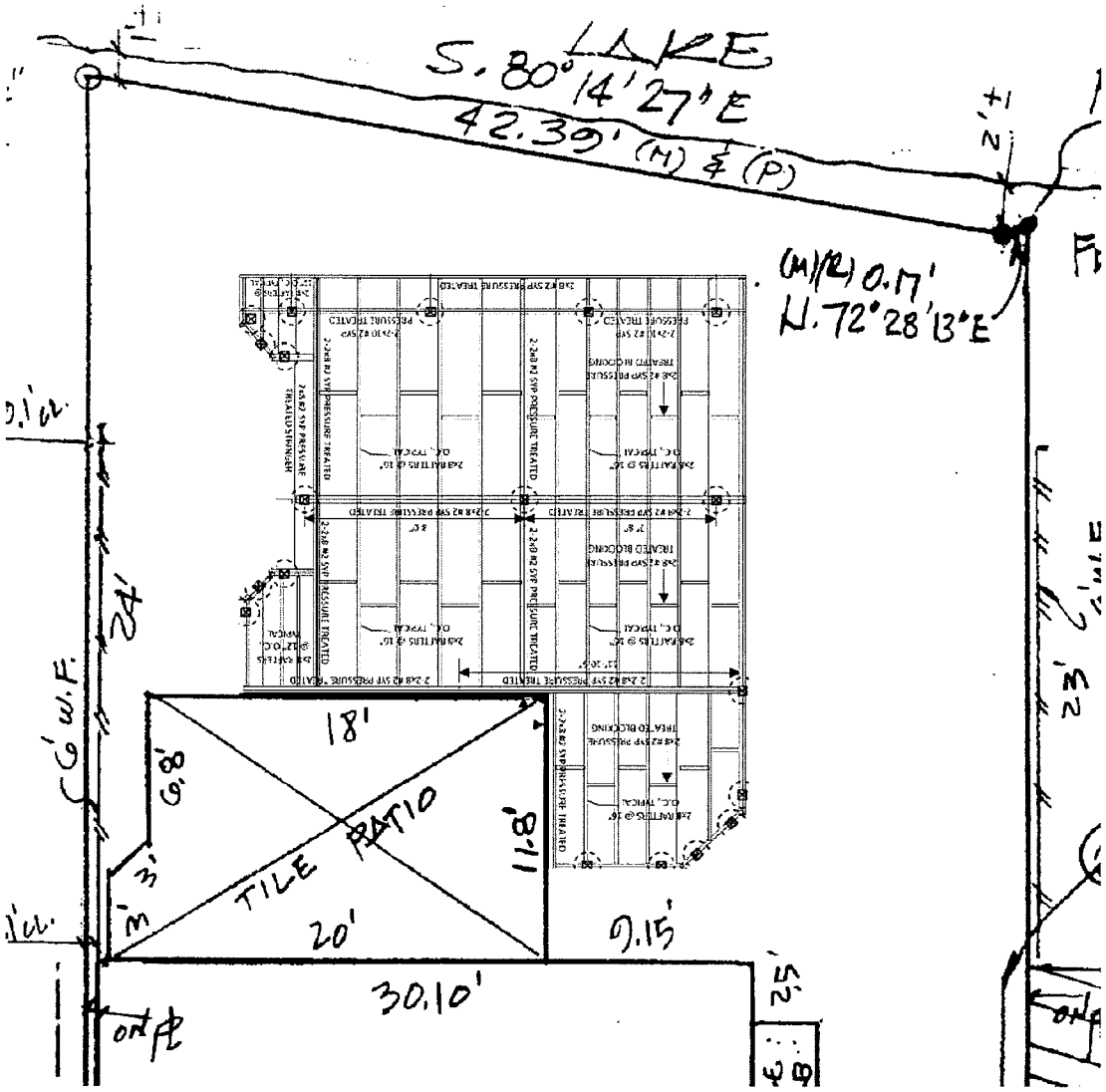
C. District Property or Easement Affected:

X	20' Lakeshore Easement	_____	Roadway
_____	Lake	_____	Swale
_____	Fence	_____	Other: _____

CORAL BAY
A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

D. Project Location Sketch:



CORAL BAY
A WATERFRONT COMMUNITY

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.

George A Myrisawa

May 19, 2026

Signature of Property Owner / Applicant — Date

Signature of Co-Property Owner / Applicant — Date

EASEMENT AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at
6623 Bayfront Drive, Margate, FL 33063

and I proposed to apply for a building permit to construct a Wooden Deck

in the ☐ Utility Easement ☐ Drainage Easement ☒ Canal Maintenance Easement at my property shown on the attached survey. I understand that the City of Margate has no liability for issuing a building permit for this construction to take place, and that the utility provider or easement holder will not be responsible in any way for repairs to, or replacement of, any portion of it and that any removal and replacement of this construction necessary for the use of this easement will be done at the property owner's expense. Further understanding that the owner will assume full responsibility for any damage incurred to the utility provider's or easement holder's facilities during the construction.

George Mizusawa

Print owner's or authorized signatory name

Signature of owner or authorized signatory

STATE OF FLORIDA COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 6 day of March, 2024 (year), by GEORGE MIZUSAWA (print name of person making statement).

Julio Martin Padilla

(Signature of Notary Public - State of Florida)

JULIO MARTIN PADILLA
Notary Public - State of Florida
Commission # HH 267677
My Comm. Expires May 24, 2026
Bonded through National Notary Assn.

(Print, Type, or Stamp Commissioned Name of Notary Public)

☑ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____

Drainage, Canal or Lake Maintenance Easements:

We agree that the proposed construction may take place within the easement subject to these conditions: SEE ADDENDUM

Name of Easement Holder: CORAL BAY COMMUNITY DEVELOPMENT DIST. Date: 3/13/25

Representative: ANDREW J GIL Title: DISTRICT MGR

Addendum to City of Margate Easement Affidavit

All improvements, construction, reconstruction, maintenance and work (the "Work") shall be subject to the rules and regulations of any federal, state, and local laws, rules, and regulations that may be otherwise applicable, including, but not limited to, any and all permits issued to the District by the South Florida Water Management District, the provisions of the Code of Ordinances of the City of Margate, the provisions of the "Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District," as revised, and the provisions of the "Permit Criteria Manual for Projects within the Coral Bay Community Development District."

From: George.Mizusawa.CDD@gmail.com <george.mizusawa.cdd@gmail.com>
Sent: Thursday, October 8, 2026 1:14 PM
To: Andrew Gill <agill@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: Peninsula Park Tower – Rusting and November Board Agenda

Hello Andrew,

Following the lightning strike I witnessed at Peninsula Park, I inspected the tower and surrounding infrastructure. Fortunately, I found no apparent damage to the building, tower, or associated equipment, including the Envera systems and pool pumps.

During the inspection, however, I observed rust developing at several locations on the tower. The CDD approved ANSCO to perform tower repairs in 2022, and I believe that work was completed the same year.

Although I am uncertain of the warranty provisions in the ANSCO contract, the rusting appears premature and may warrant corrective action by ANSCO at no additional cost to the CDD.

Please include the attached photographs and the original ANSCO repair contract (believed to be from 2022) in the agenda package for the November 2026 Board meeting. I would also like the Board to review the contract's warranty provisions and determine whether ANSCO should be required to address the rusting under its original contractual obligations.

Thank you.

Regards,

George Mizusawa
Supervisor
The Coral Bay CDD













From: George.Mizusawa.CDD@gmail.com <george.mizusawa.cdd@gmail.com>
Sent: Wednesday, November 4, 2026 7:10 PM
To: 'Tripp Elliott' <tripp.elliott@enverasystems.com>; 'Crystal Clark' <cclark@enverasystems.com>; 'Mark Penzato' <mpenzato@enverasystems.com>; 'Nathan Charette' <ncharette@enverasystems.com>; 'Ethan Parker' <ethan@enverasystems.com>
Cc: Andrew Gill <agill@gmssf.com>; Julio Padilla <jpadilla@gmssf.com>
Subject: Coral Bay CDD – Envera Site Inspection | November 9, 2026

Dear Envera Team,

Attached is a memorandum outlining the District's expectations for the November 9, 2026 site inspection, to be conducted by Ethan Parker and supporting Envera technical personnel, with Julio Padilla (GMS) and George Mizusawa (CBCDD Board Supervisor) participating.

The inspection is intended to familiarize Ethan with the District's eight-site deployment, assess the installation condition and operational status of the existing gate access control and camera surveillance systems, and identify deficiencies requiring corrective action.

The written assessment and corrective-action plan are due to GMS no later than November 25, 2026, in preparation for the December 10, 2026 CBCDD Board meeting. Envera is expected to present its findings and recommendations at that meeting, with an appropriate management representative attending in person to address the outstanding contractual inspection and maintenance obligations.

Please confirm receipt and coordinate any access, technical support, or preparation requirements with GMS in advance of the inspection.

Thank you,

Coral Bay Community Development District

Coral Bay CDD

ENVERA SYSTEMS SITE INSPECTION

To: Envera Systems
From: Coral Bay Community Development District (CBCDD)
Cc: Julio Padilla, GMS Representative
Inspection Date: Monday, November 9, 2026

Purpose and Scope

The purpose of this site visit is to familiarize Ethan Parker, Envera's Account Manager assigned to CBCDD, with the District's gate access control and camera surveillance systems across eight locations; assess their installation, condition, and operational performance; and identify deficiencies requiring corrective action.

Ethan will conduct the inspection alongside Julio Padilla (GMS) and George Mizusawa (CBCDD Board Supervisor). The expected outcomes are a documented system assessment, a prioritized corrective-action plan, and a presentation to the CBCDD Board of Supervisors.

Contractual Inspection and Maintenance Obligations

Section 6 of the Addendum to Envera Services Agreement No. 00002819, executed March 31, 2023, replaces Section 5.3 and expressly requires at least two proactive technician site visits annually to inspect equipment, perform preventive maintenance, identify and address deficiencies, and provide written inspection reports.

To date, Envera has neither performed these required proactive inspections nor provided the corresponding reports. This represents a significant outstanding contractual performance concern.

Envera management is expected to address this noncompliance at the December 10, 2026 Board meeting, including an explanation for the missed inspections, any resulting maintenance deficiencies, and a corrective plan for restoring and maintaining contractual compliance.

Preparation and Inspection Objectives

Prior to the visit, Ethan is expected to have reviewed the executed Agreement and Addendum, equipment inventory, installation records, service and repair history, outstanding work orders, and known operational deficiencies. Envera shall coordinate qualified technical field support necessary to conduct the assessment.

The inspection shall:

1. **Verify System Installations:** Review installed equipment, configurations, and infrastructure against the contractual scope and equipment inventory.
2. **Assess Operational Performance:** Evaluate gate access operations, camera surveillance, communications infrastructure, system reliability, and known service issues.
3. **Identify Deficiencies:** Document equipment, installation, maintenance, and operational issues requiring corrective action or further investigation.
4. **Evaluate Maintenance Compliance:** Identify outstanding preventive maintenance activities and potential consequences of the missed contractual inspections.
5. **Develop Corrective Actions:** Establish recommended remedies, priorities, responsible parties, contractual coverage, and proposed completion schedules.

Written Report and Corrective Actions

Envera is required to submit its consolidated written inspection report and corrective-action plan to GMS no later than Wednesday, November 25, 2026, allowing Board members at least two weeks to review the findings before the December 10 meeting.

The report shall address all eight locations, including those without identified deficiencies, and document:

- **System Condition:** Installation status, operational functionality, and supporting photographs where appropriate.
- **Identified Deficiencies:** Location, affected equipment, description, operational impact, and any required further investigation.
- **Corrective Actions:** Recommended remedies, priorities, responsible parties, work-order references, and proposed start and completion dates.
- **Contractual Coverage:** Whether corrective work falls under the existing Agreement and Addendum or requires a separate proposal and District approval, including justification for additional charges.
- **Completion Verification:** Methods for confirming corrective work and restored system functionality.
- **Maintenance Compliance:** Envera management's explanation for the missed inspections and reports, outstanding preventive maintenance activities, and proposed measures and schedule for restoring ongoing contractual compliance.

Any incomplete assessments shall identify required follow-up actions and completion dates. Proposed system upgrades or enhancements shall be distinguished from work required to address existing deficiencies or contractual obligations.

Board Presentation and Ongoing Accountability

Envera shall present its inspection findings and corrective-action plan at the December 10, 2026 CBCDD Board meeting, coordinated through GMS.

An appropriate Envera management representative is expected to attend in person to address the outstanding contractual inspection and reporting obligations, explain the history of noncompliance, respond to Board questions, and present commitments for corrective action and future compliance.

The presentation shall include the status of identified deficiencies, corrective actions completed or underway, outstanding issues, contractual responsibilities, and anticipated completion dates.

Envera shall designate a primary contact to coordinate corrective work and provide progress updates to GMS. Completed actions shall be documented with confirmation of restored operation. Envera shall also establish and maintain the required proactive inspection schedule and provide corresponding reports following each visit.

Inspection Locations

All locations are in Margate, FL 33063.

Site	Address	Systems
South Bay Dr. Gate	3141 Sunset Circle	Gate Access + Camera Surveillance
North Bay Dr. Gate	6301 N Bay Dr	Gate Access + Camera Surveillance
West 30th St. Gate	6800 NW 30th St	Gate Access + Camera Surveillance
Clubhouse Park	3101 South Bay Dr	Camera Surveillance
Fay's Cove Park	6532 Buena Vista Dr	Camera Surveillance
North Bay Dr. Park	6801 North Bay Dr	Camera Surveillance
South Bay Dr. Park ("Tot Lot")	6800 NW 30th St	Camera Surveillance
Peninsula Park	3135 Cape Circle	Camera Surveillance

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

Engineer's Report

Prepared by Jonathan Geiger P.E., ENV SP on November 4th, 2026
For the Coral Bay Community Development District Board Meeting
November 12th, 2026

Projects in Construction

CDD Docks Handrailing:

- Prior RFQ prepared by Board Member in-review by District Staff

Projects in Post Construction

Indian Key Dead-End Headwall Erosion Repair at Outfall on Canal:

- Construction Proposal: Concrete Block Mat for $28,110 (Approved)
  - 65% Progress payment of $18,271.50 has been approved and sent to GMS for processing and payment
  - **$2,811.00 balance due after permit close-out with the City of Margate**
- Permit has been issued: 26-200050 (Invoice for $1,546.05)
- Construction work has been completed per the approved and permitted plans
  - Awaiting final permit close-out with the City of Margate (as-builts have been approved)
  - **An acceptance letter from the District is needed for permit close out with the City**
    - **To be provided once asphalt repair is completed**
  - Landshore to furnish all close-out documents to KCI and Coral Bay (as-builts, density testing, close-out paperwork and documentation)
- **Landshore has submitted the required documents for the Asphalt repair to Margate for review and approval. Awaiting issuance of permit modification approval.**
  - **Landshore to provide schedule for asphalt repair once permit modification is approved**

Projects in Design or Permitting

Tennis Court Resurfacing:

- Board has selected the Contractor proposal that Includes tennis court asphalt repairs, milling & resurfacing, sports court for dual tennis/pickle ball courts, fencing, and additional the additional geotechnical services:
  - Tennis Court Restoration (No Fiber membrane) with full-deep restoration & Geotech monitoring - $197,157
- Project agreement has executed
- Permit has been approved by the City of Margate: 26-00200156

- Permit will be issued after a preconstruction meeting is held with Contactor, City, KCI, and GMS
- Preconstruction meeting requires the following to be submitted:
    1. Project Schedule (3D)
    2. Notification to Residents (3D & GMS)
    3. NOC (3D – Singed copy provide by GMS)
    4. Precon Photos/Videos (3D)
    5. Locate tickets (3D)
- **Additional permit comments issued for required fencing details and calculations**
    1. **Fencing subcontractor to provide fence drawings, specs, and calculations for submittal to Margate.**

- **Coordination with contractor to start work and schedule for substantial completion to be achieved by 11/25/26 and final completion achieved by 12/11/26**
    - **May need to be adjusted based on additional comments received from Margate for fencing details**

District Residential Permit Reviews

None at this time.

Other Considerations

District Wide PM&S Restriping: Inspections and plan production underway

- Currently collecting quantities throughout District to obtain proposals from Striping & Asphalt Companies
- Redoing ALL striping – existing will need to be sand blasted or ground down to replace so new thermoplastic does not crack after application due to existing striping
- RPMs to be replaced in kind and added to WV locations per Margate standards
- Will also price out Tot Lot, N Bay Park, and Clubhouse parking lot
- May not need to be permitted as it is not new work
- Estimated at $100,000 w/Engineering Costs as of September 2026

Roadway Remedial Repairs: Coordinating with GMS/inspections underway

- KCI to inventory District roadway for repairs as we did in 2021 – focus on catch basins and curb/gutter as well as asphalt areas that need to be repaired
- Quantities to be provided to contractor for rough cost pricing for Bond
- Plans will need to be developed for bidding and permit purposes

District Headwall Inspections: Scheduled to be inspected before end of the year

- KCI asked by GMS to inspect all headwalls for erosion and other repair needs

Old Business:

None at this time.

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion /Status	Comments	Cost
	AMAZON GATE ACCESS REQUEST						
1	*INFORMATION*	-	-	-	-	An agenda Item	N/A
	Engineer Items						
1	Indian Key Culvert Repair	Jun-26	May-26	-	IN-PROGRESS	Update in Engineer's Report Section of Agenda	$28,110
2	NB-Park Tennis/Pickle Ball Courts Project	Jul-26	Jul-26	-	IN-PROGRESS	Update in Engineer's Report Section of Agenda	$197,157
3	Peninsula Park and Clubhouse Dock Railings	Jul-26	-	-	PENDING	Update in Engineer's Report Section of Agenda	N/A
4	District Wide PM&S Restriping	Jul-26	-	-	PENDING	Update in Engineer's Report Section of Agenda	N/A
5	Roadway Remedial Repairs	Jul-26	-	-	PENDING	Update in Engineer's Report Section of Agenda	N/A
6	District Headwall Inspections	Jul-26	-	-	PENDING	Update in Engineer's Report Section of Agenda	N/A
	LAKE AND CANALS						
1	*Southeast Land & Water Management (SE L&WM)*	*Monthly*	*Contracted*	*Monthly*	*ON-GOING*	**See Tab A** Southeast Land &Water Management Reports	Contracted
2	*NBD Exit and SBD Exit Fountain Replacements*	*Oct-26*	*Oct-26*	-	-	Motors need replacing	N/A
3	Broward County South Canal Maintenance - Responsible Party	Aug-26	-	-	-	No updates available.	N/A
	LANDSCAPING						
1	Hoover Pump Maintenance and Software Access Annual Renewal	Nov-26	-	-	PENDING	**See Tab B** Renewal	$2,390
2	Irrigation Adjustment	Nov-26	-	-	IN-PROGRESS	Coverage for Overwatering & Holiday Lights	N/A
3	Landscape Monthly Maintenance Proposals	Oct-26	-	-	PENDING	Obtaining Proposals	N/A
4	Irrigation Monthly Maintenance Proposals	Oct-26	-	-	PENDING	Obtaining Proposals	N/A
5	Annuals / Flowers Rotations Proposals	Oct-26	-	-	PENDING	Obtaining Proposals	N/A
6	Mulch Annual Rotations Proposal	Oct-26	-	-	PENDING	Obtaining Proposals	N/A
7	Winter Flower/Annuals Rotation	Nov-26	Nov-26	Nov-26	PENDING	Cutter's Edge to schedule installation.	Contracted
8	Winter Mulch Installation	Nov-26	Nov-26	-	PENDING	Pending Cutter's Edge proposal.	N/A
9	Jasmin Installation to Cover Arch at CH Entrance	Aug-26	-	-	PENDING	Pending revised proposal	N/A
10	Las Brisas Road Triangle Landscape	Feb-26	Jun-26	-	PENDING	Pending Cutler's Edge	$3,083

11	District Hardwood Tree Trimming	Oct-26	Oct-26	-	IN-PROGRESS	Trimming will be completed before the end of the month.	Contracted

COMMUNITY ITEMS							
>	*Envera Gate Report*	*Mar-24*	*N/A*	*Monthly*	*ON-GOING*	*Envera has not provided Reports*	*N/A*
>	*Envera New Resident Forms*	*May-24*	*N/A*	*Monthly*	*ON-GOING*	*Monthly*	*N/A*
>	*Redline Iguana Removals*	*Nov-24*	*Nov-24*	*Monthly*	*ON-GOING*	*Bi-Monthly*	*N/A*
1	East River Pool 8% Annual Increase Request Effective December 2026	Oct-26	-	-	PENDING	**See Tab C** Board Consideration	N/A
2	Annual Pressure Cleaning	Oct-26	Oct-26	Oct-26	IN-PROGRESS	To be Completed by 11/6 - Weather Permitting	Contracted
3	SBD Entrance Deco Coach Light Vehicle Damage	Mar-26	Mar-26	-	PENDING	Update to be provided at the Board meeting.	N/A
4	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	No updates available.	N/A
5	Peninsula Park Damaged Light Pole Reimbursement	Feb-26	Jul-26	-	IN-PROGRESS	Update to be provided at the Board meeting.	$3,530
6	Found Bicycles Procedure	Dec-25	-	-	PENDING	**MPD** Not Stolen - 3 / Not - 1 Working with a local bike shop to take them.	N/A
7	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Phase 1 - Inspection of Trellis - (Completed) Phase 2 - Trellises Repairs Specifications (Completed) **Phase 3 - Inspect Columns** Removal agreement to be executed.	TBD
8	JM Holiday Lighting	May-26	May-26	-	IN-PROGRESS	Update to be provided at the Board meeting.	N/A

90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS

1	Elections Clubhouse Process & Procedures	Nov-26	Nov-26	Nov-26	COMPLETED		N/A
2	Missing Post and Banner on NBD Exit	Oct-26	Oct-26	Nov-26	COMPLETED		N/A
3	Reserves - Tot Lot/30th St. Quarterly Maintenance	Oct-26	Oct-26	Oct-26	COMPLETED	Not Contracted	$2,000
4	Additional Trimmings	Oct-26	Oct-26	Oct-26	COMPLETED	Not Contracted	$4,725
5	District Hardwood Tree Trimming	Oct-26	Oct-26	Oct-26	COMPLETED	Contracted	$25,000
6	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	**Tabled** Pending consideration of landscape company replacement. *Count of Removals* Arborist Terry Glyn Identified 22 *Proposal for Removals* Cutler's Edge/Shinto - $15,990.00 / JCJ $17,820.00 *Palm Replacement*	N/A
7	Porter Proposals	Jun-26	Jun-26	Sep-26	COMPLETED	-	N/A
8	Janitorial Proposals	Jun-26	Jun-26	Sep-26	COMPLETED	-	N/A
9	Peninsula Park Backflow Repair	Aug-26	Aug-26	Sep-26	COMPLETED	-	$545
10	District Palm Trimming (Second)	Aug-26	Aug-26	Sep-26	COMPLETED	-	Contracted
11	(250) Transponder Order	Aug-26	Aug-26	Aug-26	COMPLETED	-	$7,890
12	South Bay Entrance Gate Reader Part Replacement	Aug-26	Aug-26	Aug-26	COMPLETED	-	$1,243
13	30th Street Gate Replacement Parts	Aug-26	Aug-26	Aug-26	COMPLETED	-	$1,712
14	Removal and Stump Grind of (3) Dead Washingtonian Lightning Strikes	Aug-26	Aug-26	Aug-26	COMPLETED	-	$2,400
15	Annual City of Margate Fire Inspection	Aug-26	Aug-26	Aug-26	COMPLETED	-	$96
16	Entrances Missing and Replacement of Delineators	Jun-26	Jun-26	Aug-26	COMPLETED	-	$1,500
17	Sub-Division Pillars Touch-up Painting	Jul-26	Jul-26	Aug-26	COMPLETED	-	$3,250
18	Repair SBD Road Pavers Near Exit	May-26	May-26	Aug-26	COMPLETED	-	N/A
19	Clubhouse steps and white borders repainting.	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
20	Additional Facilities Pressure Cleaning	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
21	Addi'll Perimeter Road Sidewalk Pressure Cleaning	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
22	Gate Barrier Arm Replacement	Aug-26	Aug-26	Aug-26	COMPLETED	-	$5,880
23	Annuals Flowers (Pentas) 3rd/Last FY Rotation	Jun-26	Jun-26	Aug-26	COMPLETED	-	Contracted
24	BCSOE August 18 Elections	Jul-26	Jul-26	Aug-26	COMPLETED	-	N/A

southeast
LAND AND WATER MANAGEMENT

Waterway Inspection Report

General Information:

Date	10-13-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	82	Wind Speed	5-12	Wind Direction	N/A

SITE/ LAKE #	INSPEC-TION	TREAT-MENT	SKIFF	SIDE-BY-SIDE	BACK-PACK	ALGAE	GRASSES	SUB-MERGED	FLOATING	WATER LEVEL
All	✓	✓	✓		✓	✓		✓	✓	High

Wildlife Observations:

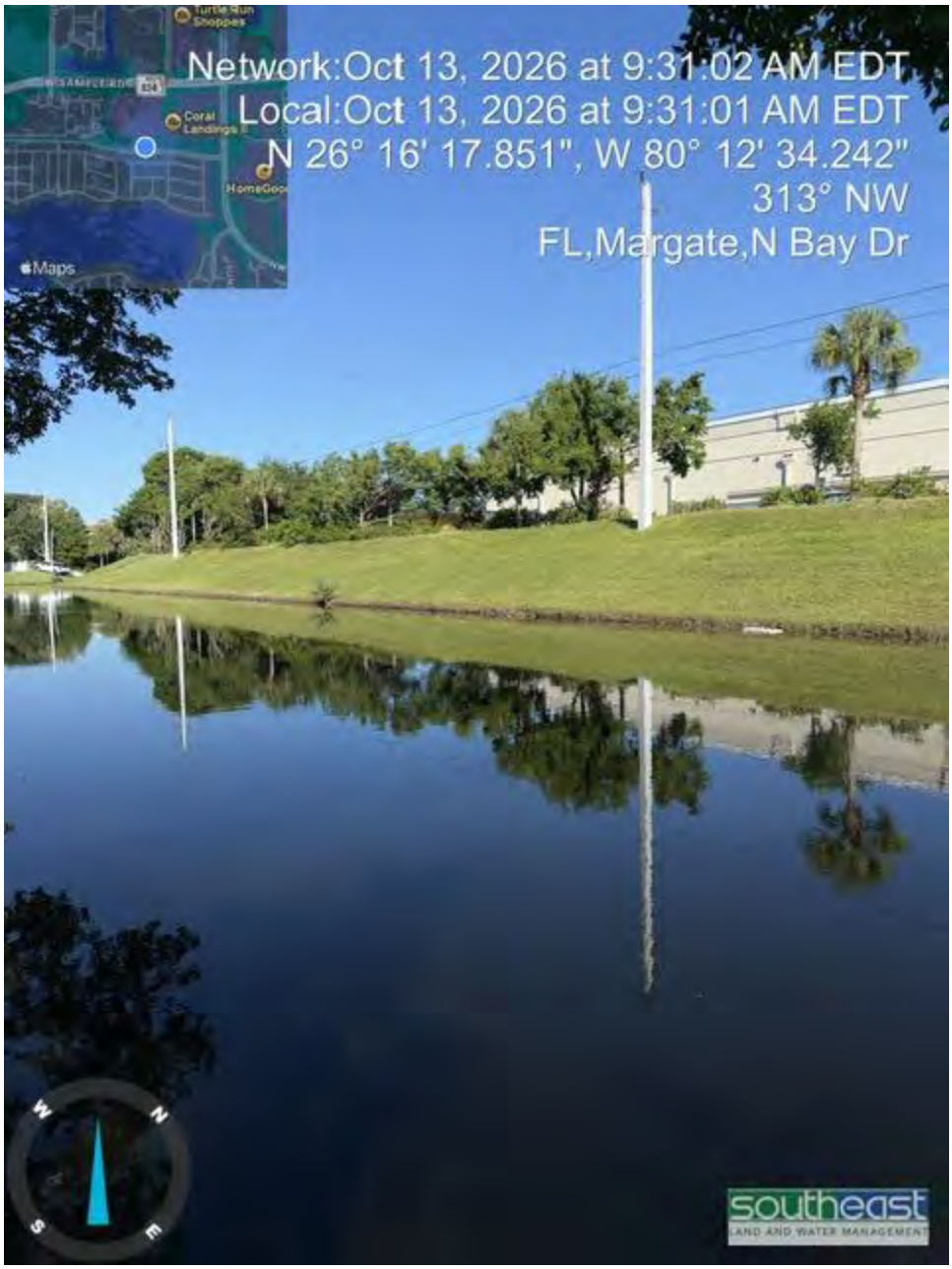
Birds, Ducks, Fish

Comments:

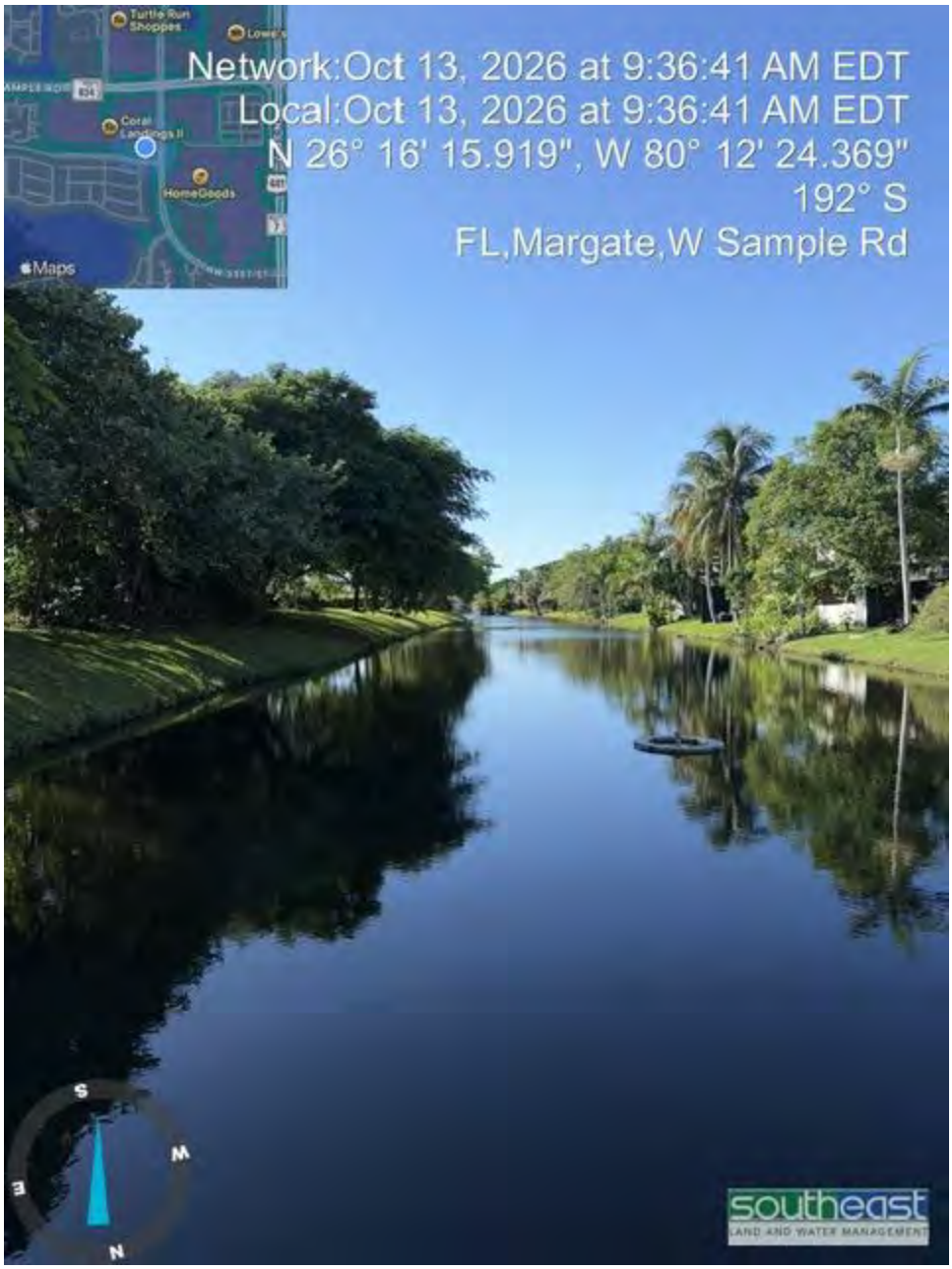
Today we treated for surface/bottom algae. We also picked up debris off shorelines. Water levels are high at this time.

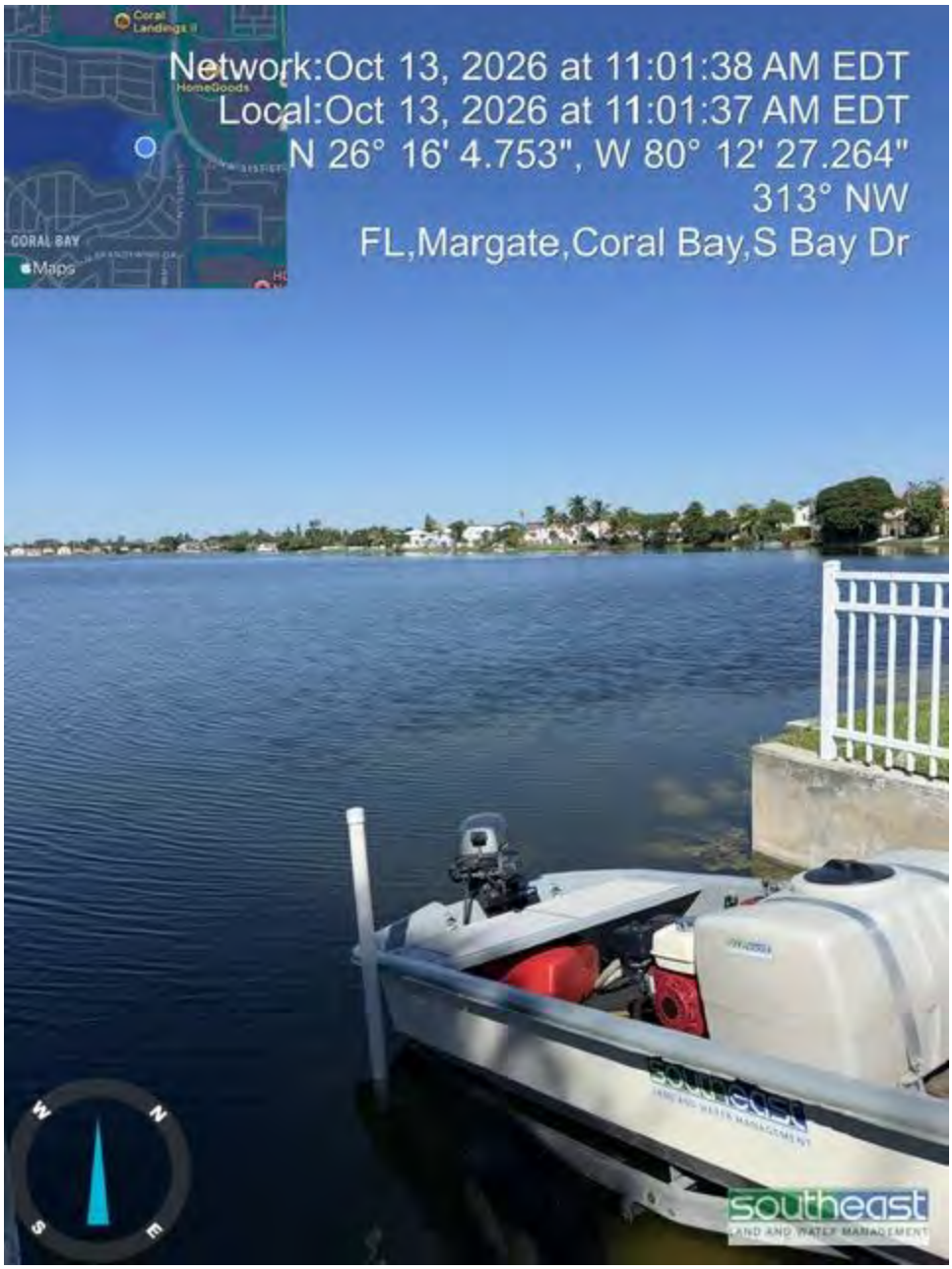

Network:Oct 13, 2026 at 9:25:07 AM EDT
Local:Oct 13, 2026 at 9:25:07 AM EDT
N 26° 16' 19.875", W 80° 12' 39.879"
89° E
FL,Coral Springs,W Sample Rd
Maps
N
E
S
W
southeast

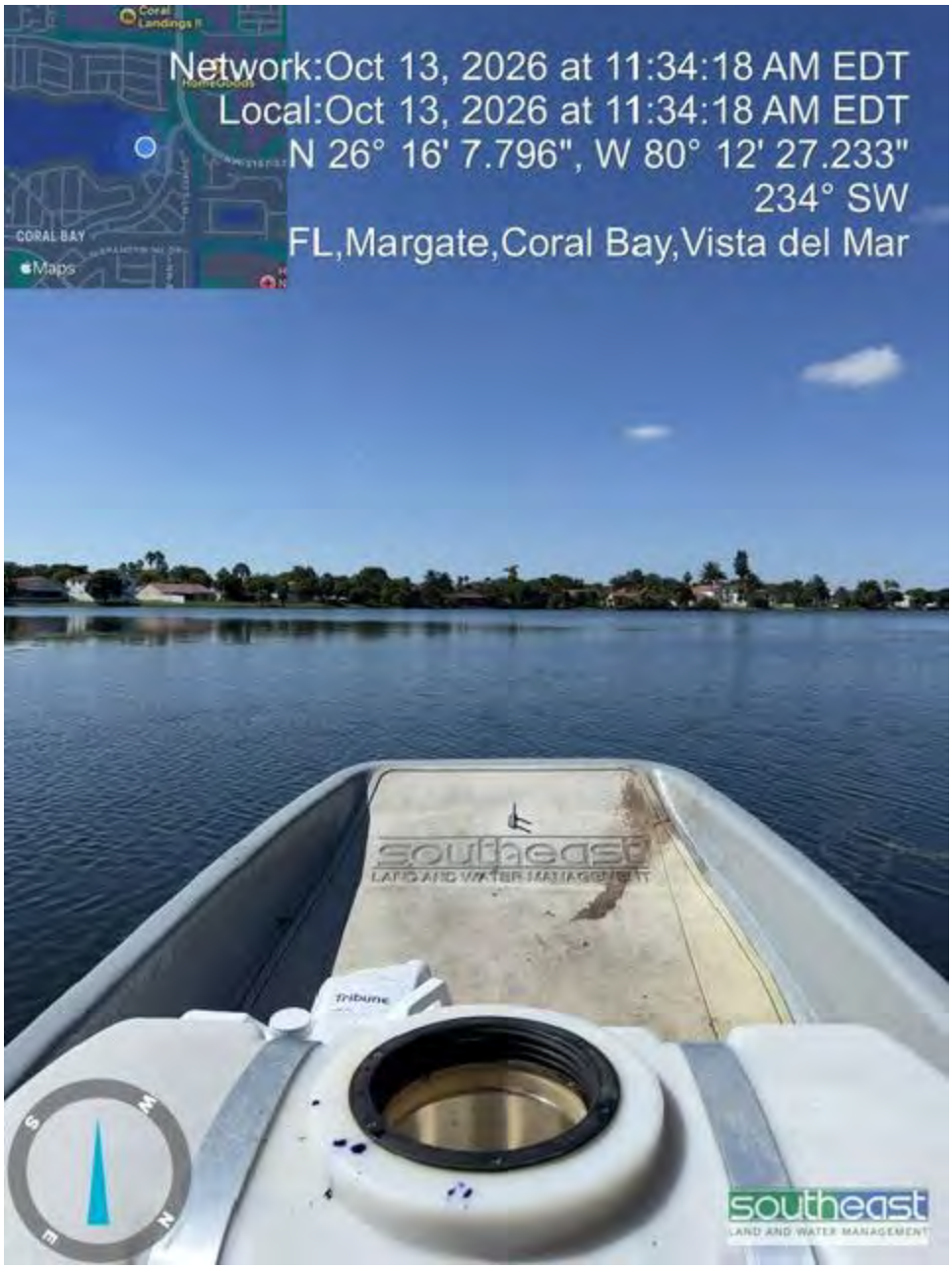

Network time is not synchronized
Local:Oct 13, 2026 at 9:17:36 AM EDT
N 26° 16' 18.831", W 80° 12' 39.795"
36° NE
FL,Margate,W Sample Rd
N
E
W
S
STIHL
southeast
LAND AND WATER MANAGEMENT


Network:Oct 13, 2026 at 9:31:02 AM EDT
Local:Oct 13, 2026 at 9:31:01 AM EDT
N 26° 16' 17.851", W 80° 12' 34.242"
313° NW
FL,Margate,N Bay Dr
Maps
Coral Landings
W
N
S
E
southeast
LAND AND WATER MANAGEMENT

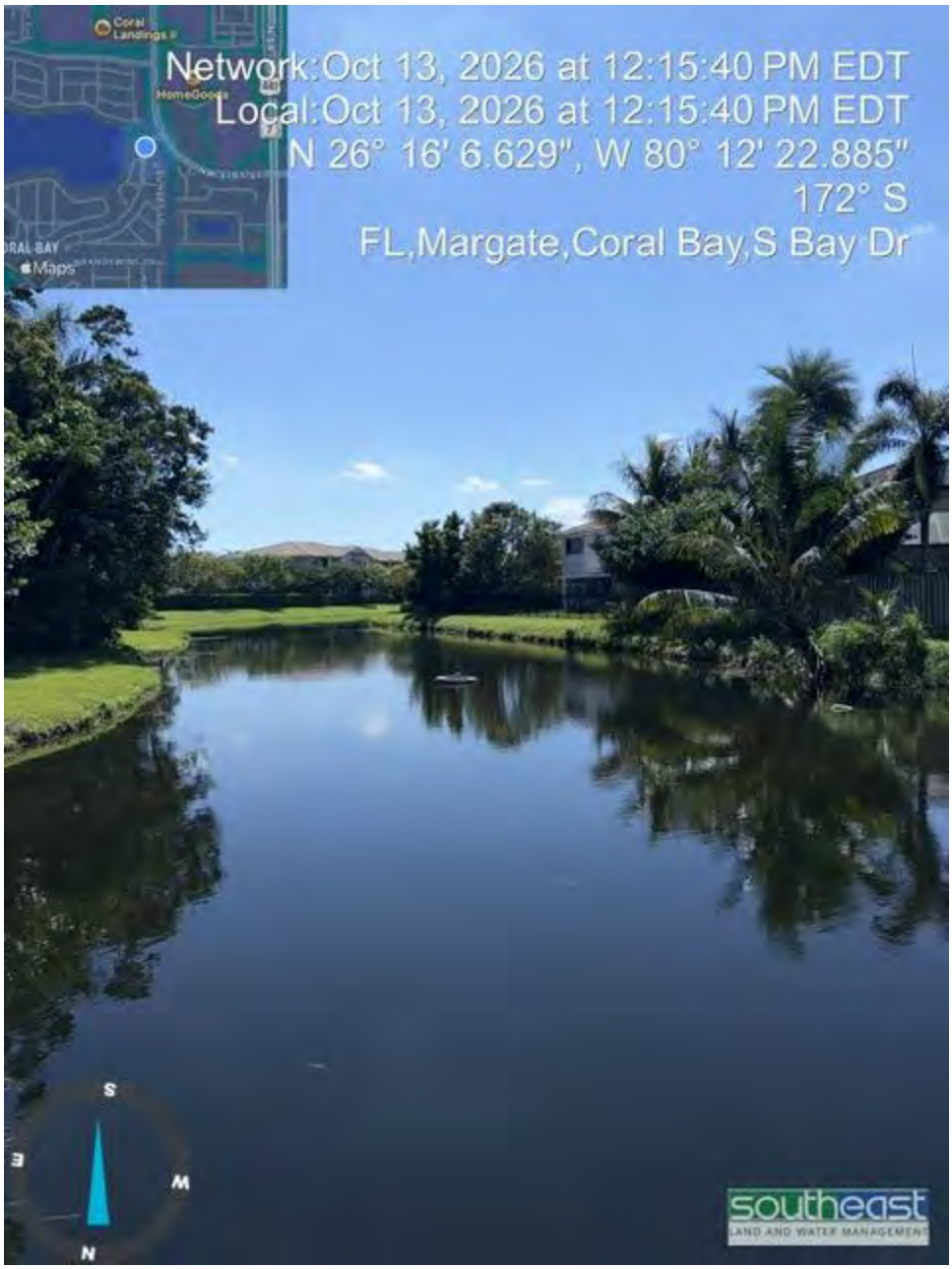

Turtle Run Shoppes
HomeGoods
Maps
Network:Oct 13, 2026 at 9:35:11 AM EDT
Local:Oct 13, 2026 at 9:35:11 AM EDT
N 26° 16' 17.686", W 80° 12' 25.401"
75° E
FL,Coral Springs,W Sample Rd
E
N
S
W
southeast
LAND AND WATER MANAGEMENT

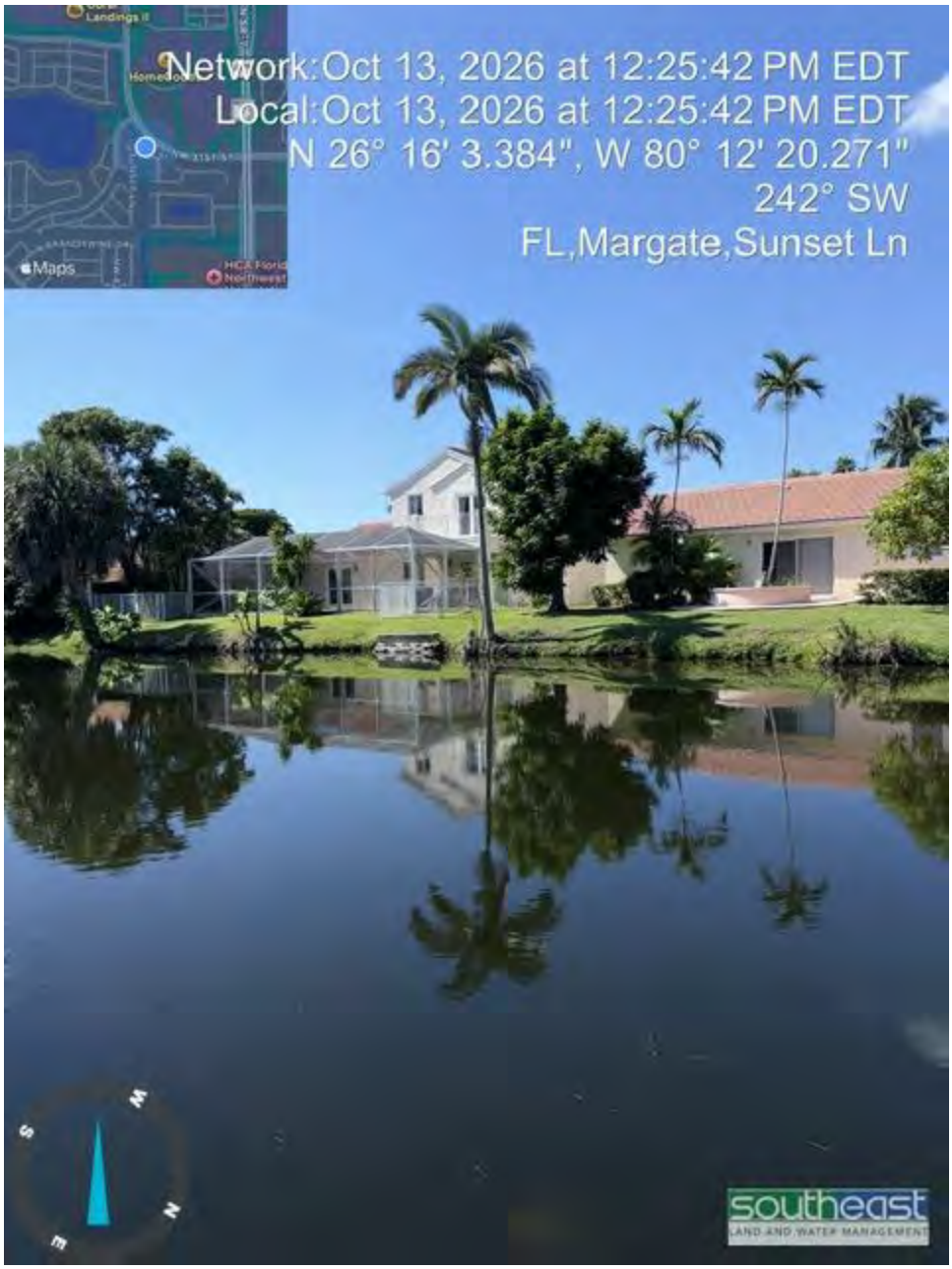

Turtle Run Shoppes
Coral Landings II
HomeGoods
Maps
Network:Oct 13, 2026 at 9:36:41 AM EDT
Local:Oct 13, 2026 at 9:36:41 AM EDT
N 26° 16' 15.919", W 80° 12' 24.369"
192° S
FL,Margate,W Sample Rd
S
W
E
N
southeast
LAND AND WATER MANAGEMENT

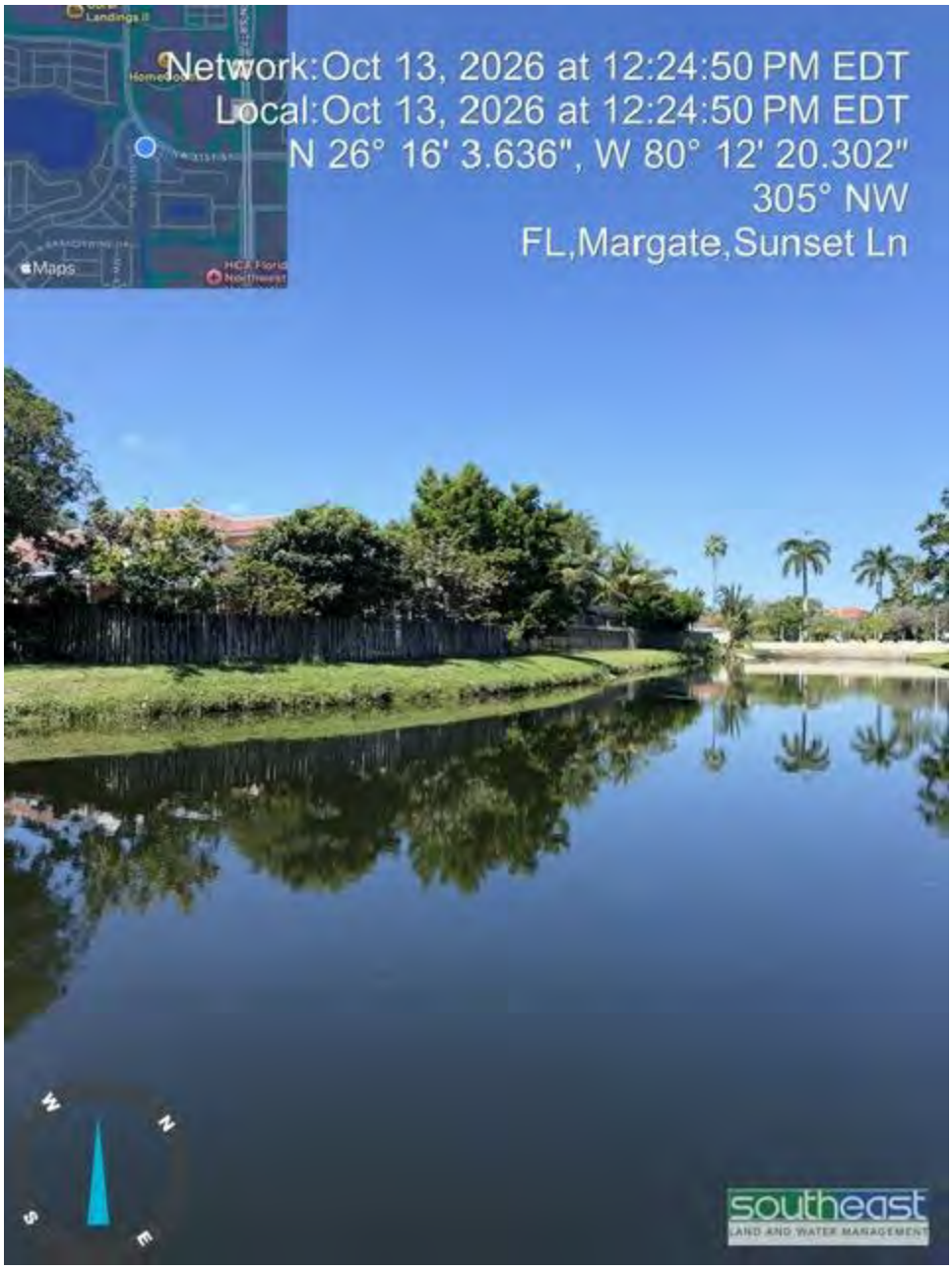

Coral Landings
HomeGoods
CORAL BAY
Maps
Network:Oct 13, 2026 at 11:01:38 AM EDT
Local:Oct 13, 2026 at 11:01:37 AM EDT
N 26° 16' 4.753", W 80° 12' 27.264"
313° NW
FL,Margate,Coral Bay,S Bay Dr
W
N
S
E
southeast
LAND AND WATER MANAGEMENT


Network:Oct 13, 2026 at 11:34:18 AM EDT
Local:Oct 13, 2026 at 11:34:18 AM EDT
N 26° 16' 7.796", W 80° 12' 27.233"
234° SW
FL,Margate,Coral Bay,Vista del Mar
CORAL BAY
Maps
southeast
LAND AND WATER MANAGEMENT
Tribune
W
N
E
S
southeast
LAND AND WATER MANAGEMENT

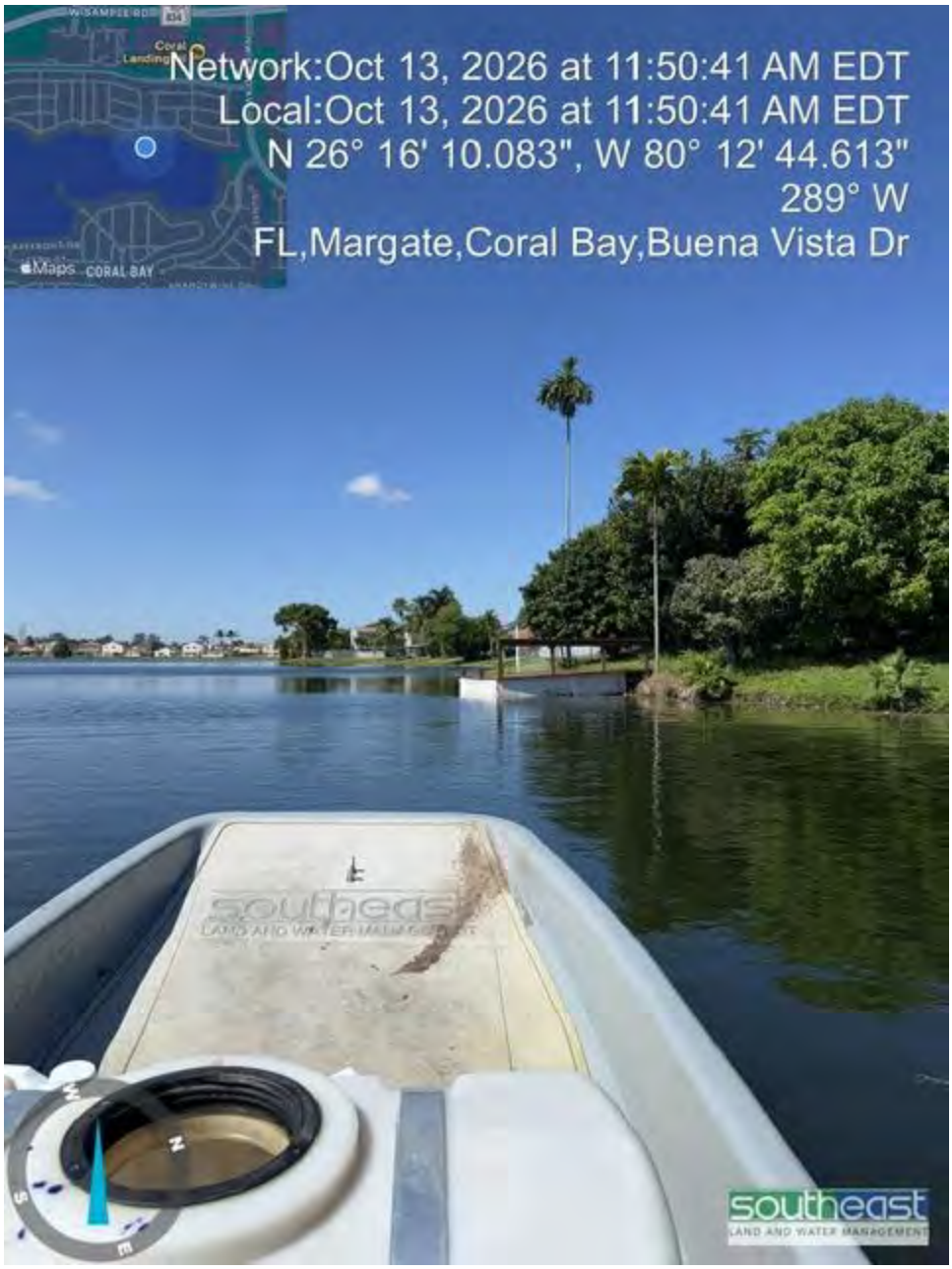

Network:Oct 13, 2026 at 11:53:57 AM EDT
Local:Oct 13, 2026 at 11:53:57 AM EDT
N 26° 16' 5.628", W 80° 12' 49.445"
202° S
FL,Margate,Coral Bay
Coral Landings II
CORAL BAY
Maps
southeast
LAND AND WATER MANAGEMENT
S
W
E
N
southeast
LAND AND WATER MANAGEMENT

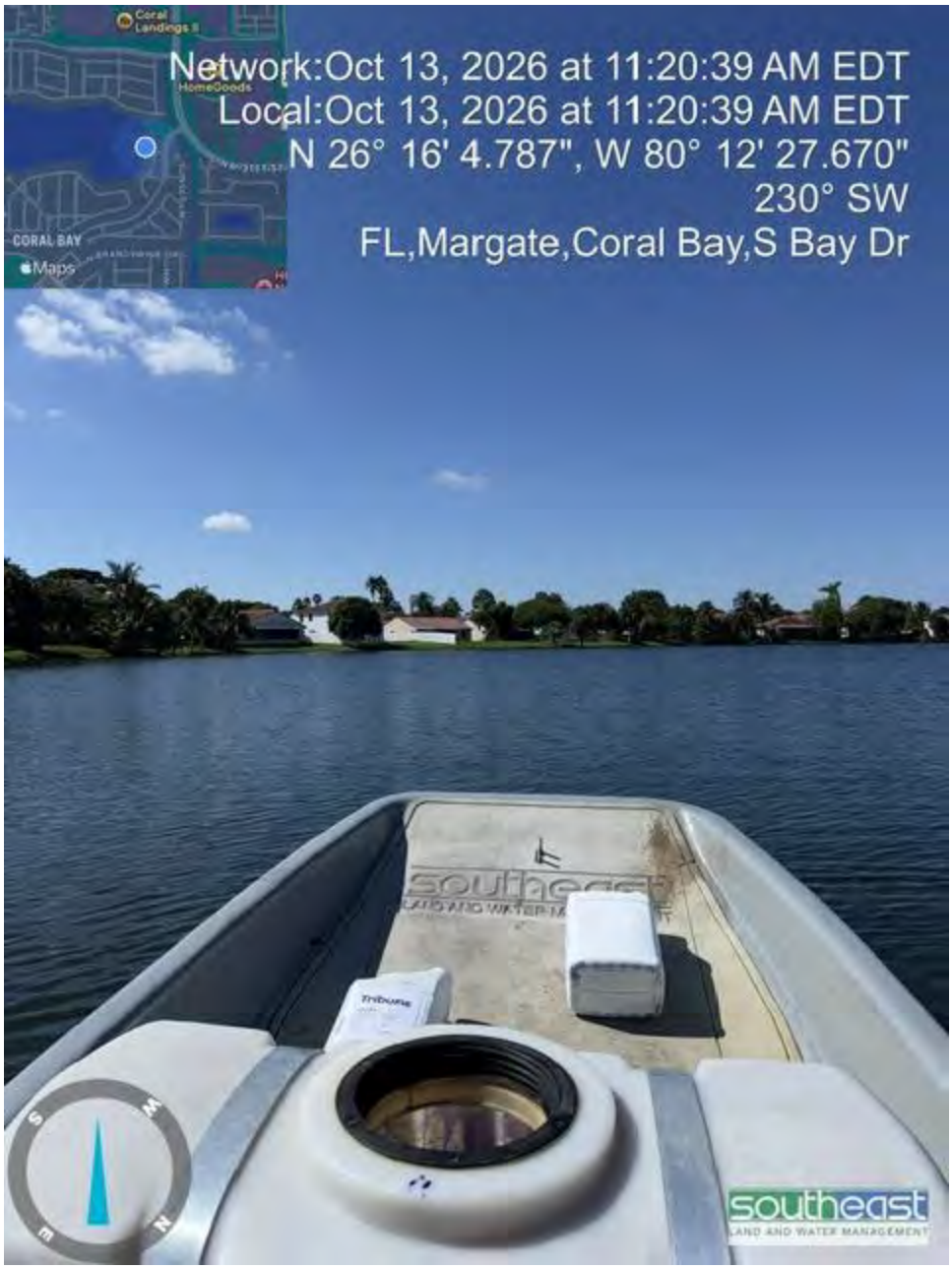

Coral Landings II
HomeGoods
Maps
Network:Oct 13, 2026 at 12:15:40 PM EDT
Local:Oct 13, 2026 at 12:15:40 PM EDT
N 26° 16' 6.629", W 80° 12' 22.885"
172° S
FL,Margate,Coral Bay,S Bay Dr
S
E
M
N
southeast
LAND AND WATER MANAGEMENT


Network:Oct 13, 2026 at 12:25:42 PM EDT
Local:Oct 13, 2026 at 12:25:42 PM EDT
N 26° 16' 3.384", W 80° 12' 20.271"
242° SW
FL,Margate,Sunset Ln
Maps
southeast
LAND AND WATER MANAGEMENT


Network:Oct 13, 2026 at 12:24:50 PM EDT
Local:Oct 13, 2026 at 12:24:50 PM EDT
N 26° 16' 3.636", W 80° 12' 20.302"
305° NW
FL,Margate,Sunset Ln
Maps
W
N
S
E
southeast
LAND AND WATER MANAGEMENT


Network:Oct 13, 2026 at 12:00:34 PM EDT
Local:Oct 13, 2026 at 12:00:34 PM EDT
N 26° 16' 2.972", W 80° 12' 35.865"
317° NW
FL,Margate,Coral Bay,Ocean Dr
CORAL BAY
Maps
southeast
LAND AND WATER MANAGEMENT


Network:Oct 13, 2026 at 11:50:41 AM EDT
Local:Oct 13, 2026 at 11:50:41 AM EDT
N 26° 16' 10.083", W 80° 12' 44.613"
289° W
FL,Margate,Coral Bay,Buena Vista Dr
Maps
CORAL BAY
southeast
LAND AND WATER MANAGEMENT


Coral Landings II
HomeGoods
CORAL BAY
Maps
Network:Oct 13, 2026 at 11:20:39 AM EDT
Local:Oct 13, 2026 at 11:20:39 AM EDT
N 26° 16' 4.787", W 80° 12' 27.670"
230° SW
FL,Margate,Coral Bay,S Bay Dr
Tribune
southeast
LAND AND WATER MANAGEMENT

southeast
LAND AND WATER MANAGEMENT

Waterway Inspection Report

General Information:

Date	10-30-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	93	Wind Speed	10-15	Wind Direction	N/A

SITE/ LAKE #	INSPEC-TION	TREAT-MENT	SKIFF	SIDE-BY-SIDE	BACK-PACK	ALGAE	GRASSES	SUB-MERGED	FLOATING	WATER LEVEL
Lake	✓	✓	✓			✓			✓	Norm
Can1	✓	✓	✓				✓	✓		All
Can2	✓	✓	✓				✓	✓		

Wildlife Observations:

Birds, Fish

Comments:

Today we treated for surface/submerged algae. We also picked up debris from canal & treated for shoreline grasses. Water levels are normal in all.


Network:Oct 30, 2026 at 12:07:18 PM EDT
Local:Oct 30, 2026 at 12:07:18 PM EDT
N 26° 16' 3.822", W 80° 12' 20.774"
205° SW
FL,Margate,Sunset Cir
Maps
southeast
LAND AND WATER MANAGEMENT


Network:Oct 30, 2026 at 11:06:26 AM EDT
Local:Oct 30, 2026 at 11:06:25 AM EDT
N 26° 16' 10.096", W 80° 12' 33.742"
239° SW
FL,Margate,Coral Bay,Buena Vista Dr
Coral Landing II
HomeGoods
CORAL BAY
Maps
southeast
southeast
LAND AND WATER MANAGEMENT


Coral Landings
HomeGoods
CORAL BAY
Maps
Network:Oct 30, 2026 at 10:43:41 AM EDT
Local:Oct 30, 2026 at 10:43:41 AM EDT
N 26° 16' 4.929", W 80° 12' 27.261"
294° NW
FL,Margate,Coral Bay,S Bay Dr
CONTINENTAL
W
N
S
E
southeast
LAND AND WATER MANAGEMENT

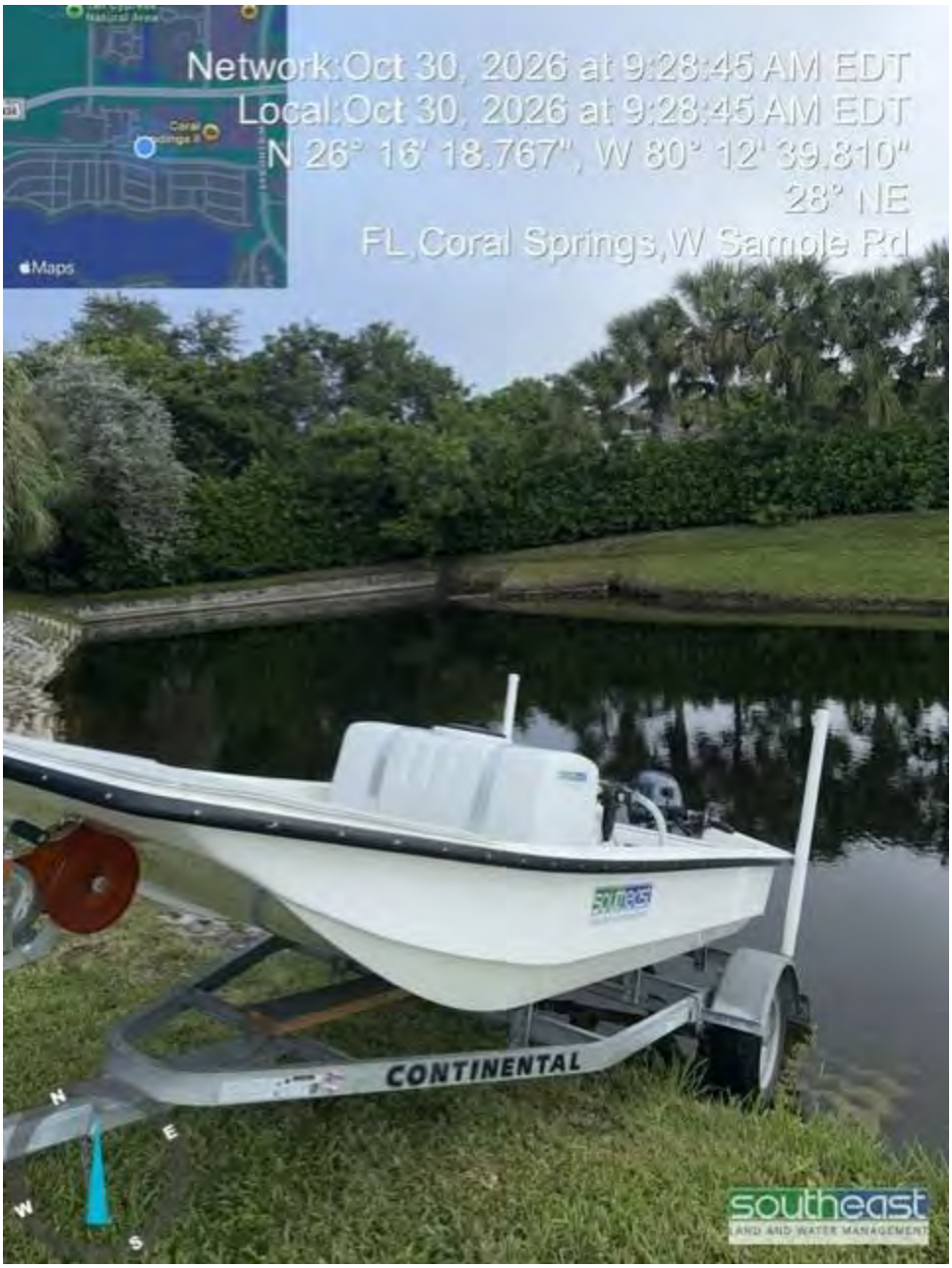

Coral Landings II
HomeGood
Maps
Network:Oct 30, 2026 at 10:41:36 AM EDT
Local:Oct 30, 2026 at 10:41:36 AM EDT
N 26° 16' 6.344", W 80° 12' 22.928"
146° SE
FL,Margate,Coral Bay,S Bay Dr
E
S
N
W
southeast
LAND AND WATER MANAGEMENT


Network:Oct 30, 2026 at 10:40:06 AM EDT
Local:Oct 30, 2026 at 10:40:06 AM EDT
N 26° 16' 7.040", W 80° 12' 25.093"
325° NW
FL,Margate,Coral Bay,S Bay Dr
Coral Landings II
CORAL BAY
Maps
W
N
S
E
southeast
LAND AND WATER MANAGEMENT


Turtle Run Shoppes
Lowe's
Coral Landings II
HomeGoods
Maps
Network:Oct 30, 2026 at 9:58:01 AM EDT
Local:Oct 30, 2026 at 9:58:01 AM EDT
N 26° 16' 17.704", W 80° 12' 29.157"
323° NW
FL,Margate,N Bay Dr
N
W
E
S
southeast
LAND AND WATER MANAGEMENT

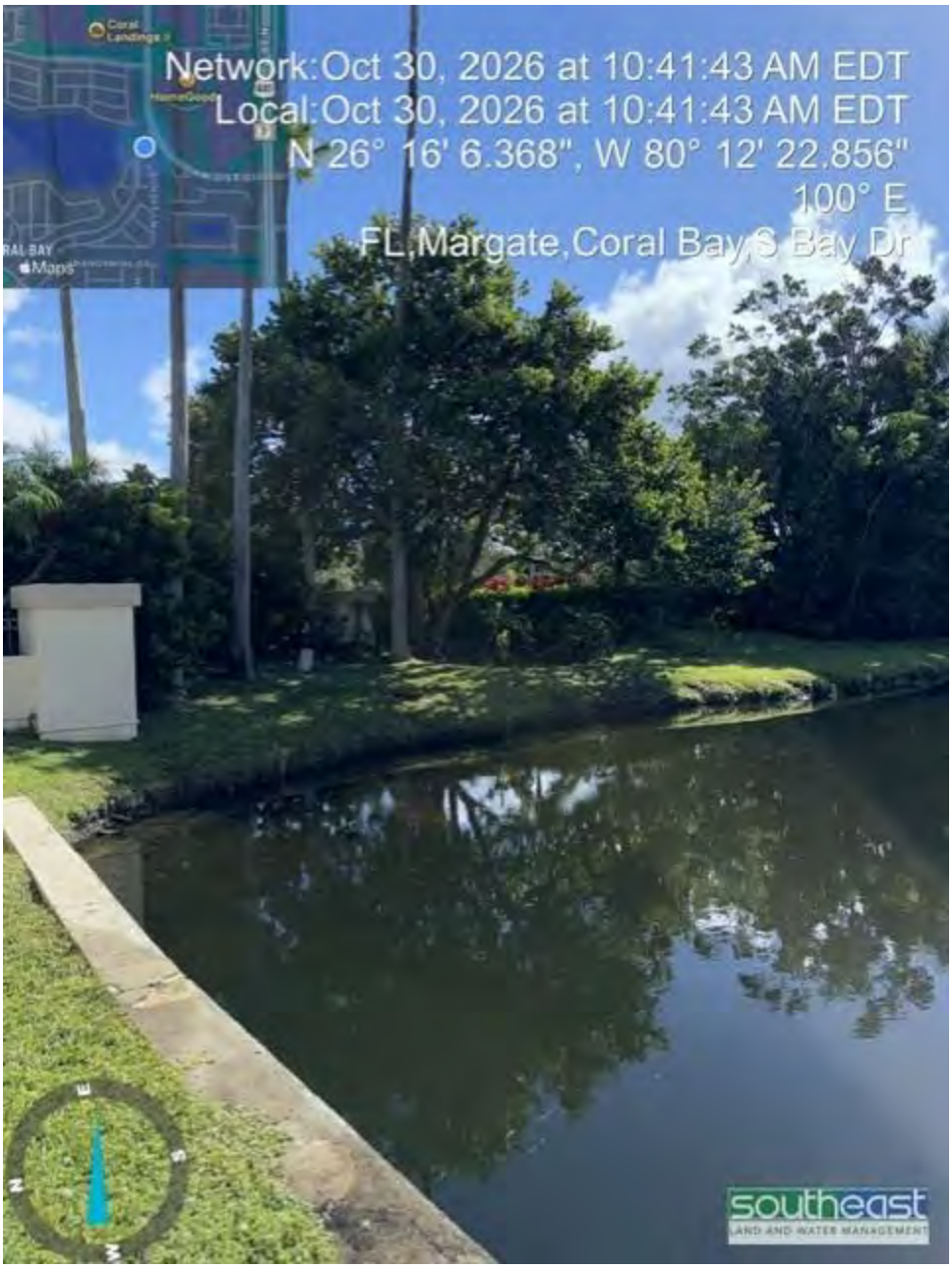

Turtle Run Shoppes
Lowe's
Coral Landings II
HomeGoods
Maps
Network:Oct 30, 2026 at 9:59:46 AM EDT
Local:Oct 30, 2026 at 9:59:47 AM EDT
N 26° 16' 17.736", W 80° 12' 25.403"
59° NE
FL,Margate,N Bay Dr
N
E
S
W
southeast
LAND AND WATER MANAGEMENT


Network Oct 30, 2026 at 9:46:52 AM EDT
Local Oct 30, 2026 at 9:46:52 AM EDT
N 26° 16' 18.052", W 80° 12' 38.197"
289° W
FL Coral Springs W Sample Rd
Maps
southeast

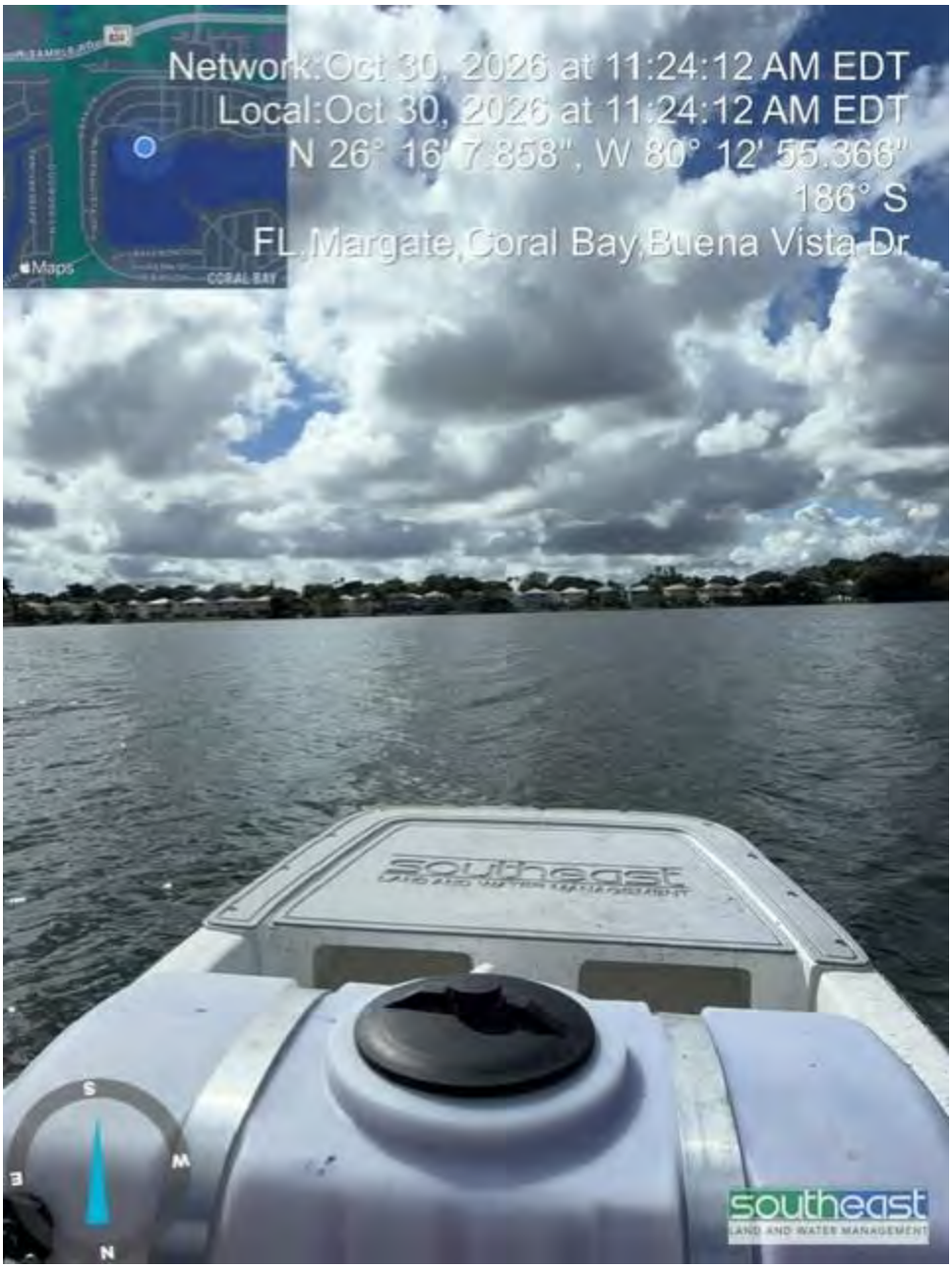

Network:Oct 30, 2026 at 9:28:45 AM EDT
Local:Oct 30, 2026 at 9:28:45 AM EDT
N 26° 16' 18.767", W 80° 12' 39.810"
28° NE
FL,Coral Springs,W Sample Rd
Maps
CONTINENTAL
N
E
W
S
southeast
LAND AND WATER MANAGEMENT


Network:Oct 30, 2026 at 10:01:03 AM EDT
Local:Oct 30, 2026 at 10:01:03 AM EDT
N 26° 16' 15.579", W 80° 12' 24.824"
161° S
FL,Margate,Coral Bay,Orinoco Ln
Lowe's
Coral Landings II
HomeGoods
Maps
S
E
W
N
southeast
LAND AND WATER MANAGEMENT


Network: Oct 30, 2026 at 10:08:06 AM EDT
Local: Oct 30, 2026 at 10:08:06 AM EDT
N 26° 16' 18.710", W 80° 12' 39.868"
308° NW
FL,Margate,Amberjack Terr
Maps
southeast
LAND AND WATER MANAGEMENT


Network:Oct 30, 2026 at 10:41:43 AM EDT
Local:Oct 30, 2026 at 10:41:43 AM EDT
N 26° 16' 6.368", W 80° 12' 22.856"
100° E
FL,Margate,Coral Bay,S Bay Dr
Maps
southeast
LAND AND WATER MANAGEMENT


Coral Landings
HomeGoods
CORAL BAY
Maps
Network:Oct 30, 2026 at 10:52:55 AM EDT
Local:Oct 30, 2026 at 10:52:55 AM EDT
N 26° 16' 4.293", W 80° 12' 29.414"
275° W
FL,Margate,Coral Bay,S Bay Dr
southeast
W
N
E
S
southeast
LAND AND WATER MANAGEMENT


Network:Oct 30, 2026 at 11:24:12 AM EDT
Local:Oct 30, 2026 at 11:24:12 AM EDT
N 26° 16' 7.858", W 80° 12' 55.366"
186° S
FL,Margate,Coral Bay,Buena Vista Dr
Maps
CORAL BAY
S
E
M
N
southeast
LAND AND WATER MANAGEMENT


Broward Meat and Fish
HCA Florida Northwest Hospital
Maps
Network:Oct 30, 2026 at 12:03:46 PM EDT
Local:Oct 30, 2026 at 12:03:46 PM EDT
N 26° 15' 54.502", W 80° 12' 20.622"
352° N
FL,Margate,Coral Bay,W Sable Cir
N
W
E
S
southeast
LAND AND WATER MANAGEMENT

Date: 10/2/2026 **Phone:** 786-352-1110

To: Coral Bay CDD
Julio Padilla

Subject: Hoover Maintenance Agreement, MA#8513

Contract Term: 12 months 1/1/2027 - 12/31/2027

Site IDs: #8431

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) -Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) -Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty

Date: 10/2/2026 **Phone:** 786-352-1110

To: Coral Bay CDD
Julio Padilla

Subject: Hoover Maintenance Agreement, MA#8513

Contract Term: 12 months 1/1/2027 - 12/31/2027

Site IDs: #8431

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
8431	Coral Bay Replacement	HCF-25PDV-208/3-MR3L-Z

Total Annual Price	$2,390.00

Save Time and Costs of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

☐ YES, I authorize Hoover to complete non-maintenance related repairs up to $750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding $750.00, approval will be obtained immediately or in advance.*

☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:
Hoover Pumping Systems



Ramona Mingo 10/2/2026

Accepted by:
Coral Bay CDD

_____
Signature/Date

_____
Name Printed

_____
P.O. Number (if required)

East River Pools and Spas, inc.
1909 E River Drive
Margate, FL 33063

Estimate

Date 3/26/2026
Estimate # 24

Name / Address

Coral Bay C. D. D. c/o GMS-SF, LLC
5385 North Nob Hill Road
Sunrise, FL 33351

P.O. #
Terms Due on receipt

Due Date 3/26/2026
Other

Description	Qty	Rate	Total
To Coral Bay Board Members: I would like to say hello and thank you for the 20+ years of patronage. I value you as a customer and serving you is my number one commitment. My goals is keeping your pools sparkling blue, clean, and healthy. With costs of doing business increasing. Ex. Cleaning supplies, chemicals, labor, insurance, licenses, and other pool related items. Even with all these increases, I have tried to keep the cost of service at its current rate. Effective December 2026, you will notice an increase of 8 percent. I must raise my rates to assist East River Pools and Spas in providing you with the highest quality of service needed to maintain and protect your amenities. Thank You and Sincerely, Troy Frase		3,118.50	3,118.50

Subtotal	$3,118.50
Sales Tax (0.0%)	$0.00
Total	$3,118.50

East River Pools and Spas, inc.
Troyfrase@gmail.com
(954)650-5484
(954)917-4173