

MINUTES OF THE MARCH 13, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, March 13, 2025 7:00 p.m.	Coral Bay Recreation Center 3101 South Bay Drive, Margate, Florida
---------------------------------------	---

Call to Order

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

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

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; and several residents in attendance in any format.

(PLEASE NOTE: Due to audio recording difficulties, these minutes were summarized to the best of our ability)

1. Roll Call and Pledge of Allegiance

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

2. Presentations/Reports

(No presentations were scheduled for this meeting)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:09) *(There were no comments at this time)*

March 13, 2025**Coral Bay CDD**

Mr. Mizusawa (Tape Time: 0:01:35) made a few comments relating to the Envera outages, the emails that were sent out explaining the issue, and the actions Envera had taken to remedy the situation with the gates. Mr. Mizusawa also asked staff to contact Envera to obtain specific details as to what happens and any potential vulnerabilities that exist if the District decides to end their service.

Mr. Gill (Tape Time: 0:04:51) stated when they get to item 5C on the agenda he would give further explanation on this item because Envera wanted to set up a conference call or a meeting outside of the CDD Board meeting to discuss this.

(At this point (Tape Time: 0:05:09) a discussion was held among the Board members relating to this item)

4. Item(s) for Board Consideration

(There were no items at this time)

5. Discussion of:

A. Major Projects List

Mr. Hall (Tape Time: 0:06:02) moved to item No. 5A, the major project list. He stated that the Board had previously talked about doing a group of large projects now, and paying for them with a loan or bond that would be paid back over time, while the Board had reviewed a list of outstanding potential projects, both large and small, a few months ago, the Board had not agreed on a final list of the major projects. He added that the Board needed to finalize and agree on that project list so that staff could obtain prices to know what the total amount of money would be to move forward with some or all of those projects. He also stated he had provided his final list to management, and that at the last Board meeting, he had asked Board members to provide staff with any other projects that should be added to the list, but no feedback was ever received. Mr. Hall then asked if there were any other items the Supervisors would like to add to the project list.

(At this point (Tape Time: 0:06:49) a discussion was held among the Board members and staff relating to the Major Projects List)(Mr. Gallucci commented that he believed that the number one issue was parking)(The Board requested Ms. Smoker to research parking options for the District)(The Board requested management to circulate the completed Major Projects List again for their review)

March 13, 2025

Coral Bay CDD

B. 3308 and 3316 Orinoco Lane

Mr. Hall (Tape Time: 0:35:27) moved to item No. 5B, 3308 and 3316 Orinoco Lane and asked Mr. Gill to present the item.

Mr. Gill (Tape Time: 0:35:38) stated this item was in reference to two properties located on the canal that have structures built on the shoreline of the canal. He also stated management was in the process of sending out letters to residents living along the lake banks regarding a resolution of structures that they had in the easement, and had also been directed to reach out to the residents at 3308 and 3316 Orinoco Lane living along the canal regarding their structures. It was noted that these two properties were different in that their shoreline construction was not in an easement, but was rather on CDD property. Mr. Gill stated he had spoken to the residents of these two properties, and both of them were in attendance to speak to the Board on this issue.

The resident at 3308 Orinoco Lane (Tape Time: 0:36:24) made a few statements to the Board at this time relating to the seawall structure that was built on CDD property at the canal, the reason why it was built, and the options he had. He also provided pictures of his property to the Board and commented that if he did something that was out of line relating to the paperwork, he would like to get that straightened out.

The resident at 3316 Orinoco Lane also made a few statements to the Board relating to his structure that was built on CDD property at the canal as well.

(At this point (Tape Time: 0:37:19) a discussion was held among the Board members, District staff, and the residents relating to this item) (The Board requested the homeowners to provide the requirements from the City of Margate relating to a city variance, permitting, a survey, etc. for seawalls)

C. Envera Gate Arm Resetting Committee

Mr. Hall (Tape Time: 1:48:42) moved to item No. 5C, Envera gate arm resetting committee and stated this item was still in the process of being set up, and he was waiting to hear back from Envera.

6. Staff Reports

Mr. Hall (Tape Time: 1:48:52) then moved on to staff reports and asked Ms. Smoker for her report.

March 13, 2025

Coral Bay CDD

A. Attorney

Ms. Smoker (Tape Time: 1:49:00) stated she has already addressed her matters with management prior to this meeting. She also stated that she has a conflict with another meeting next month, and that Michael Pawelczyk from her office will be attending the next Coral Bay Board meeting.

B. Engineer – Update on Dock Projects and Sidewalk Repairs/Replacement

Mr. Hall (Tape Time: 1:51:05) moved on to the engineer and asked Mr. Geiger for his update on the dock projects and sidewalk repairs.

Mr. Geiger (Tape Time: 1:51:07) stated that regarding the dock project, he had spoken to Mr. Padilla after the last meeting and he didn't believe they submitted the permit yet to The City of Margate because they also need to go through Broward County as well. Mr. Geiger added that he would keep following up with GMS and keep an eye on everything, but as of right now things are at a standstill. Mr. Geiger stated that Mr. Padilla had told him that the delay had a lot to do with the new seawall and dock rules that Broward County is imposing.

(At this point (Tape Time: 1:51:44) a discussion was held among the Board members, Mr. Geiger and staff relating to this item)

Mr. Geiger (Tape Time: 1:59:38) stated the sidewalk repairs and replacement listed on the agenda was not an item that was supposed to be on the agenda.

C. Treasurer

- 1) **Approval of Check Run Summary and Invoices**
- 2) **Acceptance of Unaudited Financials**
(A copy of the unaudited financials was enclosed)

Mr. Hall asked for any questions, or a motion to approve the financials. (Tape Time: 1:59:49)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	Tony Spavento

March 13, 2025

Coral Bay CDD

VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved

Tape time: 1:59:53

D. Field Manager - Monthly Report

Mr. Hall asked for an update on the field manager's monthly report. (Tape Time: 2:02:00)

Mr. Padilla (Tape Time: 2:02:10) gave a brief update on several pending and in-progress items listed on his field manager's report relating to lakes and canals, landscaping and community items.

(At this point (Tape Time: 2:05:16 a discussion was held among the Board members and Mr. Padilla relating to a few of the items on the field manager's report and any updates referenced on the report)

Mr. Padilla (Tape Time: 2:11:04) also gave an update on the Dennis Baldis monument and plaque project stating the vendor was requesting payment in full of the full \$2,675, prior to delivery of the bench and missing trash receptacle covers.

(The Board (Tape Time: 2:13:14) had no objection and authorized staff to make the \$2,675 payment in advance of the delivery)

E. CDD Manager

- 1) **Approval of the Minutes of the January 9, 2025 Meeting**
- 2) **Update on:**
 - a. **Lake Maintenance Easement Letters and Responses**
 - b. **6506 Buena Vista Drive – Lake Maintenance Easement Letter Response**

Mr. Hall asked (Tape Time: 2:14:52) for a motion to approve the minutes.

MOTION:	Approve the Minutes of the January 9, 2025 Meeting as presented
MOVER:	Tina Hagen

March 13, 2025

Coral Bay CDD

SECONDER: George Mizusawa
VOTE: All in favor
RESULT: The January 9, 2025 meeting minutes were approved
Tape time: 2:14:55

Mr. Gill (Tape Time: 2:15:18) gave a brief update on items A &B listed above relating to lake maintenance encroachment easement letters and responses regarding plantings and structures in the easements, and also an update on 6505 Buena Vista Drive lake maintenance easement letter response. Mr. Mizusawa indicated he had a conflict and would abstain from voting due to this item pertaining to his property.

(At this point (Tape Time: 2:17:45) a discussion was held among the Board members, Mr. Gill, Ms. Smoker, and staff relating to easement letters and their status. Ms. Smoker advised that the District must follow its amended and restated rules governing the use of recreational and other District facilities of the Coral Bay CDD, as well as other federal, state or local laws, rules and regulations)(The Board agreed that homeowners be required to obtain HOA and CDD permit approval for structures located within the lake maintenance easement area and where necessary, the Board would approve easement affidavits as required by City of Margate)(Mr. Mizusawa indicated he had a conflict and would abstain from voting as this item was pertaining to his property)

MOTION: Approving Mr. Mizusawa’s CDD permit application, with the provided HOA’s approved application, the \$500 non-refundable fee, and completed application package to install a deck to the water’s edge on District property as previously submitted with a survey, sketch and permit drawings, plans and specs
MOVER: Tina Hagen
SECONDER: Tony Spavento
VOTE: 4 in favor, 1 abstaining (G. Mizusawa)
RESULT: Mr. Mizusawa’s CDD permit application, with the provided HOA’s approved application, the \$500 non-refundable fee, and completed application package to install a deck to the

March 13, 2025

Coral Bay CDD

water's edge on District property as previously submitted with a survey, sketch and permit drawings, plans and specs was approved

Tape time: 3:09:49

7. Old Business

Mr. Hall asked (Tape Time: 3:09:56) if there was any old business to discuss.

There was no old business.

8. New Business

Mr. Hall asked (Tape Time: 3:09:57) if there was any new business to discuss.

There was no new business.

9. Adjournment

MOTION: Adjourn the Meeting
 MOVER: Tony Spavento
 SECONDER: Tina Hagen
 VOTE: All in favor
 RESULT: Meeting adjourned at 10:15 p.m.

Tape time: 3:11:43

Signed by:

Andrew Gill

996FCF5DA76943E...

Secretary/Assistant Secretary x

DocuSigned by:

John Hall

B68CC9D6CB67AB2...

x Chairman/Vice Chairman