

**MINUTES OF THE MAY 8, 2025  
CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING**

Thursday, May 8, 2025 7:00 p.m.	Coral Bay Recreation Center 3101 South Bay Drive, Margate, Florida
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**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; Bill Pena, ABM; 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: 0:03:25)
- 2. Presentations/Reports – Sidewalk Repairs update by Matthew Heitner, Senior Director of Business Development at ABM**  
(At this time Mr. Bill Pena (Tape Time: 0:04:30) branch manager for AMB introduced himself and stated he would be giving the presentation for Matthew Heitner.

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*He then gave a brief update on the sidewalk repairs stating they were having issues with some replacement of sidewalks which would take some additional work, and he was requesting an adjustment from \$14,950 to \$38,415 due to ABM's error in the bidding to complete the job. Mr. Pena then presented a few options to the Board)*

Mr. Padilla made a few comments (Tape Time: 0:07:54) relating to the original agreement with ABM, the scope of work, and the time period to complete the job.

*(At this point (Tape Time: 0:09:54) a discussion was held among the Board members, staff, and Mr. Pena)(The Board declined the adjustment and asked ABM to return next month with additional information. The Board asked Mr. Padilla to reach out to the previous sidewalk vendors to obtain pricing for areas not completed by ABM for the next meeting)*

### **3. Audience Comments / Supervisors Comments**

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:34:44) *(There were no audience comments at this time)*

Ms. Hagen (Tape Time: 0:35:00) made a few comments stating she was now back on her HOA Board and the ARC presented a deck application for a resident who wanted to build a deck on the shoreline side of their backyard and asked what process the CDD had in place for this kind of request.

*(At this point (Tape Time: 0:37:35) a discussion was held among the Board members and staff relating to this item)*

### **4. Item(s) for Board Consideration**

#### **A. Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing**

Mr. Hall (Tape Time: 0:52:29) moved on to item 4A, resolution #2025-06 approving the proposed FY2026 budget and setting the public hearing.

Mr. Gill (Tape Time: 0:52:57) gave a brief explanation on this item stating they were 2 options for the Board's consideration for the proposed FY2026 budget.

Ms. Hagen then gave additional information regarding some of the reasons for the increase, including inflation, and discussed the possible funding methods for some of the larger projects to be done.

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*(At this point (Tape Time: 0:53:12) a discussion was held among the Board members and staff relating to the proposed budget for Option #2 with an increase in assessments)(The Board decided to proceed with Option #2 setting August 14th as the date to take public comment relating to the FY2026 Budget)*

**MOTION:** Approve Resolution #2025-06 Approving the proposed Fiscal Year 2026 Budget, and setting the Public Hearing

**MOVER:** Tina Hagen

**SECONDER:** George Mizusawa

**VOTE:** All in favor

**RESULT:** Resolution #2025-06 approving the proposed Fiscal Year 2026 Budget with Option #2, and setting the Public Hearing on August 14, 2025 at 7:00 p.m. at 3101 South Bay Drive, Margate, Florida

Tape time: 1:22:23

## **B. Holiday Lights for 2025 and Vendors for December 2025**

Mr. Hall (Tape Time: 1:25:09) moved to item 4B, holiday lights for 2025 and vendors for December, 2025.

Mr. Gill gave (Tape Time: 1:25:21) a brief summary stating he asked for proposals from vendors for holiday lighting and only received one from Light Er Up who recently changed their company name, and that was the only proposal he received.

*At this point (Tape Time: 1:25:46) a discussion was held among the Board members and Mr. Gill relating to this item. (The Board requested Mr. Gill to obtain additional proposals from Shinto, Noel and other vendors along with Light Er Up to bring back to the June Board meeting)*

## **5. Discussion of:**

### **A. Potential Areas for Additional CDD Parking**

Mr. Hall (Tape Time: 1:27:01) moved item 5A, discussion of potential areas for additional CDD parking stating at the last meeting. One Board member had suggested potentially building an extra lane at North Bay Park and turn that into additional parking; a

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few residents had suggested having South Wind Lane turned into a one-way street and having parking on the other side; and a HOA Board member of Las Brisas expressed interest for it to be in their community as well.

*(At this point (Tape Time: 1:28:20) a discussion was held among the Board members, staff, and the attending audience relating to this item) (Several audience members gave their input as well) (The majority of the Board members agreed this topic had been discussed several times and there wasn't a viable approach for providing adequate additional parking at a reasonable cost and/or without resulting in other problems)*

## **B. District Cost Increased Due to Inflation**

Mr. Hall (Tape Time: 2:06:15) moved to item No. 5B, District cost increased due to inflation.

Ms. Hagen (Tape Time 2:06:22) stated this item was discussed earlier with the proposed FY2026 budget discussion.

## **6. Update on:**

### **A. Responses to Letters Sent for Items Constructed Within Lake Maintenance Easements**

Mr. Hall (Tape Time: 2:06:29) moved on to item No. 6A, responses to letters sent for items constructed within lake maintenance easements and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 2:06:34) gave a brief update relating to this item stating he had sent letters out to 37 homeowners who had structures in the easements and had received 5 phone calls back from residents inquiring about their options to comply to move forward and he also received 3 written responses.

*(At this point (Tape Time: 2:07:16) a discussion was held among the Board members, staff, and the attending audience relating to this item)(The Board requested Mr. Gill to work with Mr. Spavento to draft a final certified letter to the remaining homeowners with structures and plantings in the lake maintenance easements requesting removal of those structures and/or some kind of response from them)*

### **B. Responses to Letters Sent for Vegetation and Plantings within Lake Maintenance Easements**

Mr. Hall (Tape Time: 3:10:45) moved on to item No. 6B responses to letters sent for vegetation plantings within lake maintenance easements and stated this item was

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addressed under 6A listed above and directed Mr. Gill to provide the letters sent to homeowners and their responses to be included in the June agenda.

*(At this point (Tape Time: 3:10:43) a discussion was held among the Board members and staff relating to this item)(The Board agreed to have Mr. Gill bring back any residents responses to the letter he sent out to the next Board meeting)*

## **7. Staff Reports**

Mr. Hall (Tape Time: 3:22:21) then moved on to staff reports and asked Ms. Smoker for her report.

### **A. Attorney**

Ms. Smoker (Tape Time: 3:22:34) just reminded the Board members that their Form 1s, financial disclosure forms are due by July 1st and also reminded the Board they were required to complete the 4-hours of annual ethics training due by December 31, 2025.

### **B. Engineer**

Mr. Hall (Tape Time: 3:23:44) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 2:23:45) gave a brief update on some of the potential engineering projects and stated for the clubhouse dock, the contractor was still dealing with Broward County on the permitting, so no permit had been submitted to City of Margate as of yet.

Mr. Padilla (Tape Time: 3:24:08) also made some additional comments stating there was a delay in the permitting process with Broward County when the contractor went through the permitting process, Broward County was classifying the project as commercial and not residential, which required more paperwork along with a change order going from 2" to 3" in the size of the lumber materials which would result in a price increase, and as soon as they get that straightened out he would bring it back to the Board for direction.

*(At this point (Tape Time: 3:24:42) a discussion was held among the Board members, Mr. Geiger and Mr. Padilla relating to this item)*

Mr. Geiger (Tape Time: 3:25:10) also gave a brief update on the request for pavement markings and striping in the community stating he was in the process of

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obtaining quantities and measurements for this project and would also obtain a price from an asphalt contractor for the job to see if the Board could afford to do the project now or defer it to next fiscal year.

*(At this point (Tape Time: 3:31:41) a discussion was held among the Board members and Mr. Gieger relating to some of the updates he had provided)*

## **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: 3:34:40)*

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved

Tape time: 3:34:43

## **D. Field Manager - Monthly Report**

Mr. Hall asked for an update on the field manager's monthly report. *(Tape Time: 3:36:00)*

Mr. Padilla *(Tape Time: 3:36:03)* stated most of items under the District Manager's section had been addressed. He also 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: 3:36:24 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)(The Board authorized staff to request product pricing be included from Supreme Vending on their estimate, and if not received in 1*

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*week, and if not lower than 911, to draft an agreement for vending machine service with 911)*

**MOTION:** Authorizing staff to request pricing be included on Supreme Vending's estimate for vending machine services and if not received in 2 weeks, and if not lower than 911's estimate, to draft an agreement for vending machine services with 911

**MOVER:** Tina Hagen

**SECONDER:** Tony Spavento

**VOTE:** All in favor

**RESULT:** Authorizing staff to request vending machine pricing from Supreme Vending and if not received in 2 weeks, and if not lower than 911's estimate, to draft an agreement for vending machine services with 911 was approved

Tape time: 3:57:11

## **E. CDD Manager**

### **1) Approval of the Minutes of the April 10, 2025 Meeting**

Mr. Hall asked (Tape Time: 4:02:20) for a motion to approve the minutes.

**MOTION:** Approve the Minutes of the April 10, 2025 Meeting.

**MOVER:** Tony Spavento

**SECONDER:** George Mizusawa

**VOTE:** All in favor

**RESULT:** The April 10, 2025 meeting minutes were approved

Tape time: 4:02:23

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**2) Number of Registered Voters in the District – 2,009**

Mr. Gill (Tape Time: 4:02:55) stated Florida Statutes require they announced the number of registered voters in the District on the record which is 2,009 registered voters.

**8. Old Business**

Mr. Hall asked (Tape Time: 4:03:01) if there was any old business to discuss.  
There was no old business.

**9. New Business**

Mr. Hall asked (Tape Time: 4:03:06) if there was any new business to discuss.  
There was no new business.

**10. Adjournment**

MOTION:	Adjourn the Meeting
MOVER:	George Mizusawa
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Meeting adjourned at 11:05 p.m.
Tape time: 4:05:53	

Signed by:  
  
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Secretary/Assistant Secretary x

DocuSigned by:  
  
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x Chairman/Vice Chairman