

# MINUTES OF THE FEBRUARY 12, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

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

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

## Call to Order

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

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

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

## 1. Roll Call and Pledge of Allegiance

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

## 2. Presentations/Reports

*(No presentations were scheduled for this meeting)*

## 3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:14) *(There were no audience or Supervisor's comments at this time)*

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## 4. Discussion of:

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

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

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

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

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

### B. Loan and Reserves

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

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

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

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

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

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## 5. Staff Reports

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**C. Treasurer**

**1) Approval of Check Run Summary and Invoices**

**2) Acceptance of Unaudited Financials**

(A copy of the unaudited financials was enclosed)

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

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| MOTION:            | Approve Check Run Summary and Invoices                       |
| MOVER:             | Tina Hagen   |
| SECONDER:          | Tony Spavento  |
| VOTE:              | All in favor   |
| RESULT:            | Check Run Summary and the unaudited financials were approved |
| Tape time: 1:54:59 |  |

**D. Field Manager – Monthly Report**

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

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

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

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

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

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

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

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

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

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

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

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

## 7. Old Business

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

(There was no old business)

## 8. New Business

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

## 9. Adjournment

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

Signed by:

*Andrew Gill*

906FCF5DA76943E

Secretary/Assistant Secretary

DocuSigned by:

*John Hall*

B68CC9D8CB674B2

Chairman/Vice Chairman

## Certificate Of Completion

Envelope Id: 4AD60D6D-C68C-437F-B2D1-9D35953BE5E5  
 Subject: Coral Bay: Complete with Docusign: 2-12-26 Minutes.pdf  
 Source Envelope:  
 Document Pages: 8  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Ellen Acosta  
 1001 Bradford Way  
 Kingston, TN 37763  
 eacosta@gmssf.com  
 IP Address: 162.199.192.217

## Record Tracking

Status: Original  
 3/13/2026 11:56:46 AM

Holder: Ellen Acosta  
 eacosta@gmssf.com

Location: DocuSign

## Signer Events

Andrew Gill  
 agill@gmssf.com  
 DISTRICT MANAGER  
 Security Level: Email, Account Authentication (None)

## Signature

Signed by:  
  
 996FCF5DA76943E...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 162.199.192.217

## Timestamp

Sent: 3/13/2026 11:57:36 AM  
 Viewed: 3/13/2026 12:00:21 PM  
 Signed: 3/13/2026 12:00:47 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

John Hall  
 jwhallchip@msn.com  
 Chairman, Board of Supervisors  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 B88CC9D6CB674B2...  
 Signature Adoption: Pre-selected Style  
 Using IP Address:  
 2601:589:4e00:33c0:5c8c:14b3:bf55:e2

Sent: 3/13/2026 11:57:35 AM  
 Viewed: 3/13/2026 7:32:57 PM  
 Signed: 3/13/2026 7:33:13 PM

**Electronic Record and Signature Disclosure:**  
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| In Person Signer Events      | Signature        | Timestamp             |
|------------------------------|------------------|-----------------------|
| Editor Delivery Events       | Status           | Timestamp             |
| Agent Delivery Events        | Status           | Timestamp             |
| Intermediary Delivery Events | Status           | Timestamp             |
| Certified Delivery Events    | Status           | Timestamp             |
| Carbon Copy Events           | Status           | Timestamp             |
| Witness Events               | Signature        | Timestamp             |
| Notary Events                | Signature        | Timestamp             |
| Envelope Summary Events      | Status           | Timestamps            |
| Envelope Sent                | Hashed/Encrypted | 3/13/2026 11:57:36 AM |
| Certified Delivered          | Security Checked | 3/13/2026 7:32:57 PM  |

| <b>Envelope Summary Events</b> | <b>Status</b>    | <b>Timestamps</b>    |
|--------------------------------|------------------|----------------------|
| Signing Complete               | Security Checked | 3/13/2026 7:33:13 PM |
| Completed                      | Security Checked | 3/13/2026 7:33:13 PM |

  

| <b>Payment Events</b> | <b>Status</b> | <b>Timestamps</b> |
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