



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Andrew J. Gill  
District Manager  
GMS-SF

# CORAL BAY COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

## **Exhibit A:** Goals, Objectives, and Annual Reporting Form



Andrew J. Gill  
District Manager  
GMS-SF

## **Coral Bay Community Development District**

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

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### **1. Community Communication and Engagement**

#### **Goal 1.1: Public Meetings Compliance**

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

##### *Meeting Dates:*

October 10, 2024 – Held

November 14, 2024 – Held

December 12, 2024 – Held

January 09, 2025 – Held

February 13, 2025 – Held

March 13, 2025 – Held

April 10, 2025 – Held

May 08, 2025 – Held

June 12, 2025 – Held

July 10, 2025 – Held

August 14, 2025 – Held

September 11, 2025 – Held

Result: Standard achieved.

#### **Goal 1.2: Notice of Meetings Compliance**

All meetings were properly noticed on the District's website and via local newspaper, in compliance with Florida Statutes.

**Result: Standard achieved.**

#### **Goal 1.3: Access to Records Compliance**

Monthly website reviews were performed, and minutes and public records remain current and available.

**Result: Standard achieved.**

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### **2. Infrastructure and Facilities Maintenance**

#### **Goal 2.1: Field/District Management Site Inspections**

Management conducted site inspections per the District Management Services Agreement.

**Result: Standard achieved.**

Andrew J. Gill

District Manager

GMS-SF

**Goal 2.2: District Engineer Inspections**

The District Engineer completed infrastructure inspections and, where applicable, provided a report and/or update of infrastructure status.

**Result: Standard achieved.**

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**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

**Result: Standard achieved.**

**Goal 3.2: Financial Reports**

The District website includes the latest annual audit, current budget, and financials as required.

**Result: Standard achieved.**

**Goal 3.3: Annual Financial Audit**

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

**Result: Standard achieved.**

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**Overall Determination**

The Coral Bay Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

DocuSigned by:  
Chair/Vice Chair: John Hall  
Print Name: John Hall  
Coral Bay Community Development District

Date: 2025-11-14

Signed by:  
District Manager: Andrew Gill  
Print Name: Andrew Gill  
Coral Bay Community Development District

Date: 2025-11-20

Andrew J. Gill  
District Manager  
GMS-SF

## Certificate Of Completion

Envelope Id: 7CC95C51-3DF0-4E9C-922F-88413336E09F

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eacosta@gmssf.com

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## Signer Events

Andrew Gill

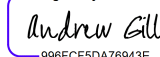
agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication  
(None)

## Signature

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Signature Adoption: Pre-selected Style

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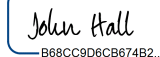
John Hall

jwhallchip@msn.com

Chairman, Board of Supervisors

Security Level: Email, Account Authentication  
(None)

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Signature Adoption: Pre-selected Style

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## Electronic Record and Signature Disclosure:

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John Hall

jwhallchip@msn.com

Chairman, Board of Supervisors

Security Level: Email, Account Authentication  
(None)

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Signature Adoption: Pre-selected Style

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## Electronic Record and Signature Disclosure:

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mjp@bclmr.com

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(None)

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## Electronic Record and Signature Disclosure:

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## In Person Signer Events

## Signature

## Timestamp

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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	11/14/2025 10:10:54 AM
Envelope Updated	Security Checked	11/18/2025 8:51:44 AM
Envelope Updated	Security Checked	11/18/2025 8:51:44 AM
Envelope Updated	Security Checked	11/18/2025 8:51:44 AM
Certified Delivered	Security Checked	11/14/2025 10:52:41 AM
Signing Complete	Security Checked	11/14/2025 10:52:56 AM
Completed	Security Checked	11/20/2025 3:16:34 PM
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