

# **Coral Bay**

## **Community Development District**

### **Agenda**

**Thursday**  
**September 11, 2025**  
**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**

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.)	

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments / Supervisors Comments
4. Item(s) for Board Consideration:
  - A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025
5. Approval of to Renew:
  - A. Small Project Agreement (Pressure Cleaning 2024) with 911 Commercial Cleaning, Corp.
  - B. Services Agreement (Tree Trimming and Palm Pruning) with Just Call James, Inc.
  - C. Services Agreement (Irrigation) with Shinto Landscaping, LLC
  - D. Service Agreement (Annuals) with Shinto Landscaping, LLC
  - E. Services Agreement (Landscaping & Disaster Response) with Shinto Landscaping, LLC
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Treasurer
    - 1) Approval of Check Run Summary and Invoices
    - 2) Acceptance of Unaudited Financials
  - D. Field Manager
    - 1) Monthly Report
    - 2) Inspection Report Services Proposal with 911 Commercial Cleaning
  - E. CDD Manager – Approval of the Minutes of the August 14, 2025 Meeting
7. Old Business
8. New Business

## 9. 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>***