

MINUTES OF THE JANUARY 8, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, January 8, 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; Terry Glynn, GMS; (by ZOOM), Darrin Mossing, GMS; (by ZOOM), Robert McCormick, resident; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:05)

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: 0:00:59) (There were no audience or Supervisor's comments at this time)

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Mr. Hall (Tape Time: 0:01:10) also asked Mr. Darrin Mossing from GMS via ZOOM to introduce himself to the Board.

(At this point (Tape Time: 0:01:21) Mr. Mossing, President of GMS, introduced himself to the Board via ZOOM and gave a little bit of historical background relating to the GMS organization)(The Board made a few comments to Mr. Mossing after his introduction)

4. Item(s) for Consideration

A. Envera Invoice for Gate Arm Resets

Mr. Hall (Tape Time: 0:06:28) moved to item No. 4A, Envera invoice for gate arm resets and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:06:32) stated this item needed to be tabled due to the fact that Envera was still working on reconciling the invoices relating to the gate hits. He also stated he had a long phone conversation with the Envera accountant after the December Board meeting and Envera informed him they were still working on reconciling those invoices but, he would keep the Board updated via email on any progress.

(At this point (Tape Time: 0:06:51) a discussion was held among the Board members, and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 00:07:21) requested Mr. Gill to invite the new Envera account supervisor to attend the February Board meeting in person or via ZOOM)(Mr. Gill (Tape Time: 0:07:39) stated the Envera supervisor works out of their Orlando office but he would try to get him to attend the next Board meeting by ZOOM if possible)

5. Discussion of:

A. Holiday Lighting Outages Review and Payment Status

B. Review of Major Projects Rankings and Funding Sources

Mr. Hall (Tape Time: 0:10:24) moved to item No. 5A, holiday lighting outages review and payment status and asked if the Supervisors had any comments or questions relating to this item. Mr. Hall stated he would make his comments last.

Ms. Hagen (Tape Time: 0:10:45) asked what the termination date was for the contract.

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Mr. Hall (Tape Time: 0:10:53) stated it was January 10th, and the balance outstanding on the contract with CV Pro Lighting is \$16,095, that is 50% of the full contract amount.

(At this point (Tape Time: 0:11:04) a discussion was held among the Board members, and Mr. Gill relating to this item)

Mr. Hall (Tape Time: 0:14:27) moved to item No. 5B, review of major projects rankings and funding sources and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 0:15:49) stated he now has all the rankings from the Board members (with a high to low rankings of 5 to 1), and just needed to calculate the average ratings for each of the projects on the list. He then asked whether there was a minimum score that the Board wanted to use to determine whether to proceed with any given project, for example a minimum of 3.

(At this point (Tape Time: 0:16:09) a discussion was held among the Board members, Mr. Gill, Mr. Padilla, and Mr. Geiger relating to the major projects rankings, the funding sources available, and also directing Mr. Gill to compile a final ranking list to be distributed to the Board members via email)

Ms. Hagen made some comments regarding having a meeting/workshop to be announced to owners to finalize the projects that were being approved, to determine the funding options for those projects, and to solicit any owner input.

6. Update on:

- A. Lake Maintenance Easement Footage Review**
- B. Sidewalk Repairs Pursuant to the District's Contract with ABM**

Mr. Hall (Tape Time: 1:10:24) moved to item No. 6A, lake maintenance easement footage review and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 1:10:34) stated he spoke with the vendor that was working on the drone easement footage and was informed by the vendor that he should have a final report by the beginning of next week. Mr. Gill stated he would send that report out to the Board via email as soon as he received it from the vendor so that the Board could review it and discuss it at the next Board meeting.

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Mr. Hall (Tape Time: 1:11:34) moved to item No. 6B, sidewalk repairs pursuant to the District's contract with ABM and asked Mr. Gill for an update on this item.

Mr. Gill (Tape Time: 1:11:46) stated ABM's subcontractor completed all the sidewalk repairs requested, however, there were still some areas that had not been completed.

Mr. Padilla (Tape Time: 1:11:58) stated it was 3 areas at one sidewalk and suggested maybe they could negotiate with ABM (the current contractor) regarding an estimated amount for 911 (a different contractor) to finish the work because if we wait for ABM to finish the project, it would take a much longer time.

(At this point (Tape Time: 1:12:22) a discussion was held among the Board members, Mr. Gill, Mr. Padilla relating to this item)(The Board agreed with Mr. Padilla's suggestion)

7. Staff Reports

Mr. Hall (Tape Time: 1:16:32) moved to item No. 7A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:16:39) stated she had nothing to report at this time.

B. Engineer

Mr. Hall (Tape Time: 1:16:44) moved on to item No. 7B, engineer, and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 1:16:47) gave a brief update on the docks stating they were still waiting on the signed and sealed drawings the city requested for the connector piece. He then stated he had no control over this item since it was the manufacturer of the component who was dragging their feet, not the contractor. Mr. Geiger also stated he recently checked the Margate permitting system but, the permit still hadn't been resubmitted and had informed Mr. Gill and Mr. Padilla of that issue.

(At this point (Tape Time: 1:17:40) a discussion was held among the Board members, Mr. Geiger and Mr. Padilla relating to this item)

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Mr. Geiger (Tape Time: 1:20:48) also gave a brief update on the precast wall panel repair that was hit by a car, stating the panel has been ordered and the contractor informed him he would start demolition on January 26th and the job should take about a week or two weeks maximum, weather permitting, to take the panel out, put the new panel in, fix the caps and the columns, and paint if necessary.

(At this point (Tape Time: 1:21:19) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to this item)

Mr. Geiger (Tape Time: 1:22:20) also gave an update on the headwall erosion repair stating the contract was finally signed and executed. He also stated the contractor was out onsite to do the survey work for the design and engineering on December 29th, and he would follow up with them this week. Mr. Geiger stated he believed they gave the contractor 90 days in the contract to turn around the engineering on the job based on their workload.

Mr. Geiger also made some additional comments relating to the circle replacement work at Islamorada Circle where the wall was hit, stating construction cost-wise with the contractor recommending two different kinds of pours for \$14,000, with permits and plans needed would be about \$21,000, but if they just did the construction by replacing the curbing that would be work not requiring a permit at \$14,000.

(At this point (Tape Time: 1:24:00) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating this item)

MOTION:	To proceed with the Islamorada Circle curbing construction work where the wall was damaged in the amount of \$14,000
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing to proceed with the Islamorada Circle curbing construction work where the wall was damaged in the amount of \$14,000 was approved

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Tape time: 1:31:35

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: 1:32:39) moved to item 7C, treasurer and asked for any questions, or a motion to approve the financials.

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: 1:32:42

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:33:36) moved to item 7D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 1:33:39) gave a brief update on several pending and in-progress items listed on his field manager’s report relating to District manager items, lakes and canals, landscaping and community items.

Ms. Smoker (Tape Time: 1:35:06) stated there was an item that probably should be ratified by the Board under the field manager’s report which was the second change order

Mr. Padilla (Tape Time: 1:37:22) stated the change order was for replacement of the grates for the updated requirement per city code. He also stated this was previously authorized by the Board and had already been completed for the amount of \$1,946, so this item just needed to be ratified.

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MOTION:	To ratify the second change order from Shamrock in the amount of \$1,496 for the required updated grates to be code compliant
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Ratifying the second change order from Shamrock for the required updated grates to be code compliant in the amount of \$1,946 was approved
Tape time: 1:38:24	

(At this point (Tape Time: 1:38:57) 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)

E. CDD Manager - Approval of the Minutes of the December 11, 2025 Meeting

Mr. Hall (Tape Time: 1:48:54) asked for a motion to approve the December 11, 2025 minutes.

MOTION:	Approve the Minutes of the December 11, 2025 Meeting
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The December 11, 2025 meeting minutes as amended were approved
Tape time: 1:48:55	

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7. Old Business

Mr. Hall asked (Tape Time: 1:49:21) if there was any old business to discuss.

(There was no old business)

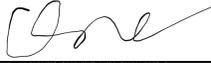
8. New Business

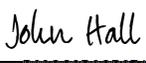
Mr. Hall asked (Tape Time: 1:50:05) if there was any new business to discuss.

(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 8:50 p.m.
Tape time: 1:50:35	

Signed by:

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 Secretary/Assistant Secretary

DocuSigned by:

B68CC9D6CB674B2...
 Chairman/Vice Chairman

Certificate Of Completion

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Document Pages: 8

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

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Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

2/17/2026 10:02:29 AM

eacosta@gmssf.com

Signer Events

Andrew Gill

agill@gmssf.com

DISTRICT MANAGER

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Signature

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Signature Adoption: Drawn on Device

Using IP Address:

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Timestamp

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Viewed: 2/17/2026 10:16:55 AM

Signed: 2/17/2026 10:17:35 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Envelope Summary Events

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Envelope Sent

Hashed/Encrypted

2/17/2026 10:04:39 AM

Certified Delivered

Security Checked

2/17/2026 12:16:28 PM

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps
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