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MINUTES OF THE SEPTEMBER 10, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, September 10, 2026	Coral Bay Recreation Center
7:00 p.m.	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.

Attendee Name	Title	Status
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; Juilo Padilla, GMS; Andrew Gill, 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: 0:00:30)

2. Presentations/Reports

Mr. Hall (Tape Time: 0:01:08) asked Mr. Padilla if there were any presentations at this time.

Mr. Padilla (Tape Time: 0:01:10) stated the first presentation was from Jennifer Jurado presenting from the Broward County Resilient Department.

A. Jennifer L. Jurado, PhD.

(At this time (Tape Time: 0:01:20) Ms. Jurado from the Broward County Resilient Department introduced herself and gave a brief Power Point presentation relating to climate issues on environmental water resource management, sea level rise, rainfall

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intensification, flood issues and damage losses relating to a grant cost-share program with the Broward County Board of Commissioners.

(A Q&A session (Tape Time 0:19:35) was held among the Board members and Ms. Jurado relating to her presentation)(The Board directed staff to relay Ms. Jurado's information to the District Engineer and request the Engineer to access the GIS information, review the presented items, and report back to the Board at the next meeting)

B. Peiman Mehri and manager from T-Mobile

Mr. Padilla (Tape Time: 0:24:57) stated the next presentation was from Peiman Mehri and the manager from T-Mobile relating to fiber internet services.

(At this time (Tape Time: 0:26:43) Mr. Mehri then introduced himself and his manager (Mike) from T-Mobile Fiber and gave a little bit of background information on T-Mobile Fiber internet services and a short Power Point presentation. He also stated the neighboring community, The Carolinas, had recently agreed to have T-Mobile Fiber installed within their community)

(A Q&A session (Tape Time 0:36:51) was held among the Board members, Mr. Mehri and Ms. Smoker relating to his presentation)(The Board agreed to proceed with the steps to review for fiber internet installation and access and enter into an agreement with Tilman-T-Mobile Fiber)

MOTION:	To authorize staff to move forward with the steps to review and assess the process and review the agreement with Tillman-T-Mobile Fiber
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Authorizing staff to move forward with the steps to review and assess the process and the review agreement with Tillman-T-Mobile Fiber was approved
Tape time: 1:25:24	

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3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments. (Tape Time: 1:29:19) (There were no audience comments at this time)

Mr. Hall then asked if there were any Supervisor's comments. (Tape Time: 1:29:25) (There were no other comments at this time)

4. Consent Agenda

A. Approval of the Minutes of the August 13, 2026 Meeting

B. Approval of Check Run Summary

C. Approval of Unaudited Financials

Mr. Hall (Tape Time: 1:29:52) stated unless there were any comments or questions, he would ask for a motion to approve the August 13, 2026 meeting minutes, the check run summary and the unaudited financials all in one motion.

MOTION:	Approve the Minutes of the August 13, 2026 Meeting, the Check Run Summary and the Unaudited Financials
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The August 13, 2026 Meeting Minutes, the Check Run Summary and the Unaudited Financials were approved
Tape time:	1:30:09

5. Update on Disputed Invoices with Envera

Mr. Hall (Tape Time: 1:30:37) moved to item No. 5 and asked Mr. Padilla to give an update on the disputed invoices with Envera.

Mr. Padilla (Tape Time: 1:30:44) stated Mr. Gill and Mr. Mizusawa have a meeting scheduled for September 24th with an Envera representative to discuss the disputed invoices.

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(At this point (Tape Time: 1:31:04) a discussion was held among the Board members, Mr. Mizusawa and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 1:31:20) requested an Envera representative to attend the next Board meeting to discuss issues with their services and answer any Board questions)

6. Discussion of:

A. Holiday Lights (Snowflakes)

Mr. Hall (Tape Time: 1:35:44) moved to item No. 6A, discussion of holiday lights, snowflakes and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time: 1:35:51) stated this item was introduced to the Board at the last meeting and in the agenda there were two proposals from JM Holiday Lighting, one for $18,132.50 without snowflakes, and one for $24,320.00 with snowflakes. Mr. Padilla put up on the screen some renderings of the holiday lighting that showed the snowflakes so everyone could see what it would look like.

(At this point (Tape Time: 1:36:27 a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to this item)

MOTION:	To accept the proposal from JM Holiday Lighting to include snowflake bursts in the amount of $26,000
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	4 in favor (Mr. Mizusawa had stepped out of room for a few minutes and did not cast a vote at this time)
RESULT:	Accepting the proposal from JM Holiday Lighting to include snowflake bursts in the amount of $26,000 was approved
Tape time: 1:41:44	

B. Parking Violations and ADA Compliance

Mr. Hall (Tape Time: 1:42:46) moved to item No. 6B, discussion of parking violations and ADA compliance and asked for an update.

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Mr. Gallucci (Tape Time: 1:42:57) gave a brief update and stated the community service officer informed him he went around the community recently giving out tickets to people who were parking over the sidewalks and it's usually the same people all the time.

(At this point (Tape Time: 1:43:17) a discussion was held among the Board members, Mr. Gallucci and Mr. Padilla relating to this item)

7. Staff Reports

Mr. Hall (Tape Time: 1:49:39) moved to item No. 7A, attorney, and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker (Tape Time: 1:49:44) stated she had nothing to report at this time unless the Board had any questions. (The Board had no questions)

B. Engineer – Engineer's Report

Mr. Hall (Tape Time: 1:50:06) stated the engineer was not in attendance but, he did put his report in the agenda and asked if there were any questions for the engineer.

Mr. Spavento (Tape Time: 1:50:12) stated he would like to see the engineer's report in the agenda every month.

Mr. Padilla (Tape Time: 1:50:53) gave a brief update for the engineer under projects in designs or permitting stating the permit documents had been sent over to the contractor, the contractor signed them and the CDD chairman had also signed them so they would continue with the permitting process. Mr. Padilla also gave a brief update on the Islamorada trellis replacement stating he was able to obtain a few proposals to give the Board an idea of the costs stating to remove the trellis from Del Mar Builders it was $13,500, from Anzco it was $12,500, from the new contractor SD General Construction, $18,500 and from 911 Commercial Handyman Services it would be $4,800.

At this point (Tape Time: 1:52:08) a discussion was held among the Board members and Mr. Padilla relating to this item)

MOTION:	To approve a proposal for removing of the Islamorada trellis and ensure they weatherproof the stucco for inspection
MOVER:	Tony Spavento

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SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Accepting the proposal from 911 Commercial Handyman Services to remove the Islamorada trellis and ensure they weatherproof the stucco for inspection in the amount of $4,800 was approved
Tape time: 1:55:31	

Mr. Padilla (Tape Time: 1:57:18) also gave a brief update on the Indian Key headwall repairs and stated the City of Margate had contacted the engineer to do a final inspection walk through of the road, getting the Board's final approval and acceptance of the project before closing out the permit due to concerns of minor roadway damage. Mr. Padilla suggested the Board appoint someone to be at the final inspection with him and the City of Margate on Monday, September 14th at 10:30 a.m.

At this point (Tape Time: 1:57:56) a discussion was held among the Board members and Mr. Padilla relating to this item)(The Board had no objection with Mr. Spavento inspecting the road concerns caused by Landshore contractor headwall restoration with the City of Margate inspector on Monday, Sept. 14th at 10:30 a.m.)

C. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:59:44) moved to item 7C, field manager and asked Mr. Padilla to present this item.

Ms. Hagen (Tape Time: 1:59:51) asked about the pool furniture video incident at Fay's Cove pool.

(At this point (Tape Time: 2:00:35) a discussion was held among the Board members relating to this item)(Mr. Padilla (Tape Time: 2:01:33) gave a brief update on this item stating this incident happened just before the time Envera started monitoring the pool area)(Mr. Hall (Tape Time: 2:04:01) requested Mr. Padilla to send the video to each of the Board members and also post it on the website if possible)

Mr. Padilla (Tape Time: 2:07:38) 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.

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(At this point (Tape Time: 2:08:20) 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)

MOTION:	To accept the 4% increase with zero percent increase guarantee for the next 3 years from 911 Commercial Cleaning for Janitorial and Porter Services
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Accepting the 4% increase with a zero percent increase guarantee for the next 3 years from 911 Commercial Cleaning for Janitorial and Porter Services was approved
Tape time: 2:18:42	

D. CDD Manager

Mr. Hall (Tape Time: 2:20:07) moved to item 7D, CDD manager and asked Mr. Gill if he had anything to report.

Mr. Gill (Tape Time: 2:20:09) stated he had nothing to report at this time.

8. Old Business

Mr. Hall asked (Tape Time: 2:20:14) if there was any old business to discuss.

(There was no old business)

9. New Business

Mr. Hall asked (Tape Time: 2:20:15) if there was any new business to discuss.

(There was no new business)

10. Adjournment

MOTION:	Adjourn the Meeting

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MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:20 p.m.
Tape time: 2:20:16	

Signed by:
Andrew Gill
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Secretary/Assistant Secretary

DocuSigned by:
John Hall
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Chairman/Vice Chairman

Certificate Of Completion

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Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	Signed by: Andrew Gill 996FCF5DA76943E... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4801:7da0:be5:2178:5918:be99	Sent: 10/21/2026 5:46:03 AM Resent: 10/30/2026 9:24:35 AM Viewed: 10/30/2026 9:25:27 AM Signed: 10/30/2026 9:25:32 AM
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John Hall jwhallchip@msn.com Chairman, Board of Supervisors Security Level: Email, Account Authentication (None)	DocuSigned by: John Hall B68CC9D6CB674B2... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4e00:33c0:b116:60c2:d7b0:5aac Signed using mobile	Sent: 10/21/2026 5:46:02 AM Resent: 10/30/2026 9:24:36 AM Resent: 11/3/2026 10:28:17 AM Resent: 11/10/2026 9:05:49 AM Viewed: 11/10/2026 12:27:27 PM Signed: 11/10/2026 12:27:52 PM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

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Intermediary Delivery Events	Status	Timestamp

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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps