

# MINUTES OF THE JUNE 12, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, June 12, 2025  
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

Those in attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Matthew Heitner, ABM; and several residents in attendance in any format.

***(PLEASE NOTE: Due to audio recording difficulties, these minutes were summarized to the best of our ability)***

## 1. Roll Call and Pledge of Allegiance

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

## 2. Presentations/Reports

*(At this time (Tape Time: 0:01:00) Matthew Heitner introduced himself and gave a brief update on the sidewalk repairs, his subcontractor's work, and their bid compared to other vendor bids Mr. Padilla had received. Mr. Heitner stated to finish the job it*

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would be an additional \$7,000 for a total of \$22,000, and not the \$14,950 as previously quoted by Mr. Pena at the last Board meeting.

*(At this point (Tape Time: 0:03:35) a discussion was held among the Board members, staff, and Mr. Heitner)*

MOTION:	Approve the proposal from AMB to complete the sidewalk repairs for a total of \$22,000
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The proposal from AMB to complete the sidewalk repairs for a total of \$22,000 was approved

Tape time: 0:14:06

### 3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:17:13)

A resident (Tape Time: 0:17:28) from The Cape made a few comments relating to the west gate and not being able to access her card to re-enter the community. She called Envera who had informed her that her card was re-coded but it still did not work and she wanted to know how to get her gate pass to work.

*(At this point (Tape Time: 0:19:01) a discussion was held among the Board members and the resident relating to this item. Mr. Padilla let the resident know that she could come to the Clubhouse for a new card.)*

Mr. Hall asked if there were any other audience comments at this time. (Tape Time: 0:23:29)

Mr. Gill (Tape Time: 0:23:31) stated there was another representative, Rema Lee, of a resident located at 6688 Buena Vista, in Port Antigua, who had some questions and comments regarding their fence in the lake maintenance easement but,

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did not have HOA approval due to the fact she had been waiting 6 months for that approval. The resident (Tape Time: 0:23:56) at 6688 Buena Vista, in Port Antigua, authorized Ms. Rema Lee to attend the meeting to speak on her behalf. Ms. Lee stated her client's case commenting the resident was currently looking into redoing her fence because it was deteriorating and also the resident wished to replace her wooden pool deck with brick pavers as well.

*(At this point (Tape Time: 0:25:25) a discussion was held among the Board members and Ms. Lee relating to this item)*

Mr. Gill (Tape Time: 0:26:19) stated the CDD Board would end up seeing a permit application that would not have the ARC approval which will be coming before the Board for approval and was the reason Ms. Lee was in attendance to bring up this matter.

*(At this point (Tape Time: 0:26:28) further discussion was held among the Board members and Ms. Lee relating to this item)(The Board suggested Ms. Lee to submit the resident's application with all appropriate documentation to GMS and come back to the next Board meeting and the Board would address the issue at that time)(The resident at 6688 Buena Vista (Tape Time: 0:44:56) also made some additional comments relating to replacing her deck stating the approval process is taking too long to do the repair)*

## **4. Item(s) for Board Consideration**

### **A. CDD Payment and/or Split for Homeowners' Tree Removal That is Damaging CDD Property and Potential Payment for Removal of Trees Within Lake Maintenance Easement**

Mr. Hall (Tape Time: 0:46:06) moved on to item 4A, the first part of 4A is the CDD payment and/or split for removal of a homeowner's tree that is damaging CDD property, and he stated that a new homeowner had approached him due to a tree in their front yard lifting the sidewalk. Mr. Hall commented that the tree had previously lifted the sidewalk, that the CDD replaced the damaged portion of the sidewalk 3 or 4 years ago, and that the tree is now in the process of lifting the sidewalk again. . Mr. Hall also stated item 4A had 2 parts, and Mr. Hall then asked if the Board wanted to participate in the cost of the tree removal on the resident's private property if it's damaging District property this was based on calls and emails Mr. Gill had received

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where a homeowner had inquired whether the CDD would pay for or split the cost of removing trees that were present in the lake maintenance easement.

*(At this point (Tape Time: 0:47:05) a discussion was held among the Board members and staff relating to this item)(For the first part of 4A, Mr. Hall stated the Board would need to set a policy relating to these items)(The Board agreed to have the homeowner contact Mr. Gill and they would address the issue at the next Board meeting)(For the second part of 4A, the Board stated that the CDD would not pay for tree removal within the lake maintenance easement)*

## **5. Updates on:**

### **A. Letters and Responses for Structures**

#### **Constructed in Lake Maintenance Easement**

Mr. Hall (Tape Time: 1:10:53) moved on to item No. 5A letters and responses for structures constructed in lake maintenance easements and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:11:06) gave a brief update stating initially 37 letters were sent out to the homeowners and he received 4 responses back stating they had encroachment agreements with the District or they removed the structure from the easement. Mr. Gill also stated he sent out final notices to the 33 remaining homeowners who had not responded the first time, and hadn't received any responses as of yet, and, the next step, if the Board wished to pursue, would be to send one more notice stating that the homeowner has 30 days to comply.

Mr. Mizusawa stated (Tape Time: 1:11:42) he just received his certified violation letter today which was dated on May 9th, so there was a major delay in the mail service for certified letters.

*(At this point (Tape Time: 1:12:01) a discussion was held among the Board members and staff relating to this item)(Mr. Gill stated (Tape Time: 1:12:47) after the 30-day period ends he would go back and confirm exactly what is located in those lake maintenance easements before turning it over to District Counsel)(Ms. Smoker (Tape Time: 1:13:24) stated regarding Mr. Mizusawa's comment, usually for a 30-day notice they would add 5 days to that for mailing purposes to make sure everyone received the letter which would be July 11th, which would be after the July CDD Board meeting, so that might be something the Board would need to consider at the August meeting)(The Board agreed with Ms. Smoker's comment)*

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## **B. Letters and Responses for Vegetation/Plantings in Lake Maintenance Easement**

Mr. Hall (Tape Time: 1:16:35) moved on to item No. 5B letters and responses for vegetation/plantings in lake maintenance easements and stated they probably didn't need to do anything for this item since it was already addressed under 4A listed above.

Mr. Gill (Tape Time: 1:16:42) gave a brief update on this item stating of the letters that were sent out he received 5 responses along with pictures and requests for cost splitting to remove the trees and he wasn't sure how the Board wished to proceed.

*(At this point (Tape Time: 1:15:56) a discussion was held among the Board members and staff relating to this item)(Mr. Hall stated (Tape Time: 1:17:01) the purpose of the letter was to let the homeowner know if there was something there and if the District needed access they would cut it down and have it removed at the homeowner's expense, and no cost sharing would be considered).(The Board considered this matter closed until such time that the Board needed to access the lake maintenance easement)*

## **C. Orinoco Land Properties – Items Constructed on CDD Property**

Mr. Hall (Tape Time: 1:17:18) moved on to item No. 5C Orinoco Lane Properties items constructed on CDD Property. He stated that he sent Mr. Gill an email on this item. Mr. Hall also commented that he did a follow-up with Richard Nixon at the city on the two properties in Indian Key. Mr. Nixon told him that the homeowner at 3308, Enrique Asensio, had passed his final inspection with the City of Margate, and Mr. Nixon was asking the CDD to email the City of Margate stating they would consider letting him keep the item since he passed the final inspection with the City of Margate. Mr. Nixon also stated that, 3316 was not scheduled for an inspection.

*(At this point (Tape Time: 1:18:30) a discussion was held among the Board members and staff relating to this item)(Mr. Gill (Tape Time: 1:18:59) stated the next step based on CDD requirements would be to have the homeowner submit an after-the-fact permit application to the CDD for the structure)(Mr. Hall stated (Tape Time: 1:19:13) if they want to keep the structure, they would have to go through the process with the District engineer and also have to enter into an encroachment agreement with the CDD that would ensure homeowner responsibility for any ongoing necessary maintenance)*

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**POSTSCRIPT: A FEW DAYS AFTER THE MEETING, DISTRICT STAFF, IN COMMUNICATION WITH ANDREW VALENTINO FROM THE CITY OF MARGATE, CONFIRMED THAT: (1) MR. NIXON HAD MISTAKENLY STATED THAT PERMIT APPROVAL FOR 3308 ORINOCO LANE HAD BEEN GRANTED, WHEN IN FACT IT HAD NOT; AND (2) PERMIT APPROVAL FOR NEITHER OF THE ORINOCO LANE PROPERTIES HAD BEEN GRANTED. THE CITY OF MARGATE IS STILL IN THE PROCESS OF DETERMINING THE NEXT STEPS FOR BOTH HOMEOWNERS.**

## **D. Dock Replacements**

Mr. Hall (Tape Time: 1:22:27) moved on to item No. 5D dock replacements and requested Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:22:29) gave a brief update relating to the timetable as to where they are in this process and stated they were still waiting on the permitting with Broward County, at least.

Mr. Geiger (Tape Time: 1:24:19) also made some additional comments relating to the dock replacements and the associated cost of the change orders that were due to recent changes in the building requirements for the docks.

*(At this point (Tape Time: 1:24:32) a discussion was held among the Board members, Mr. Gill and Mr. Geiger relating to this item)*

## **E. Proposals for Holiday Lighting**

### **1) CV Pro Lighting**

### **2) Shinto Landscaping**

Mr. Hall (Tape Time: 1:27:01) moved on to item No. 5E proposals for holiday lighting and made a few comments related to this item stating he also received an email from another vendor for holiday lighting and asked if the other Board members received it as well.

Ms. Hagen (Tape Time: 1:27:14) stated she had received the email and compared the three prices, and it would probably be between two of them due to the fact that one company came in much higher than the other two. So, CV Pro's price was \$32,190 and the one from Shinto Landscaping came in much higher at \$48,199.63, and the other one in the email was Christmas Designers, Inc. or CDD Holiday Lighting, under their new name, came in at \$33,896, so there was a difference of \$1,700 between the two lowest bids.

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*(At this point (Tape Time: 1:28:33 a discussion was held among the Board members and staff relating to this item)(The Board directed Mr. Gill to proceed with CV Pro Lighting and obtain an updated proposal with pictures, not to exceed the budgeted amount and bring back the final proposal to the July Board meeting to finalize the contract)*

## **F. Major Projects List – Updated Estimates and Vendors**

Mr. Hall (Tape Time: 1:47:36) moved on to item No. 5F major projects list and asked Mr. Gill to present the item.

Mr. Gill (Tape Time: 1:47:39) gave a brief update relating to the major projects list.

*(At this point (Tape Time: 1:47:56) a discussion was held among the Board members, Mr. Gill and Mr. Geiger relating to this item. At the conclusion of this discussion, the Board requested that District staff return next month with additional updates on pricing for the major projects list.*

## **G. Proposals on Sidewalk Replacements**

Mr. Hall (Tape Time: 2:09:29) moved on to item No. 5G proposals on sidewalk replacements and stated the Board discussed this item earlier and agreed to move forward with this item.

## **6. Staff Reports**

Mr. Hall (Tape Time: 2:09:34) then moved on to staff reports and asked Ms. Smoker for her report.

### **A. Attorney**

Ms. Smoker (Tape Time: 2:09:40) stated she had nothing to report at this time.

### **B. Engineer – Proposal for Indian Key Dead End Headwall Erosion Repair**

Mr. Hall (Tape Time: 2:09:49) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 2:09:52) gave a brief update on some of the engineering projects stating he had conducted several inspections on the pavement markings, the

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roadways, and the headwalls, and hopefully by August he would have more hard numbers on the roadway repairs.

Mr. Geiger (Tape Time: 2:10:58) then moved to proposal from Landshore Enterprises in the amount of \$14,635, which was included in the agenda, and gave a brief overview of the proposal for shoreline repairs and stabilization for the outfall headwall erosion in Indian Key. He stated that this area had been backfilled and repaired at least once or twice previously but, this would be a more permanent solution.

*(At this point (Tape Time: 2:13:24) a discussion was held among the Board members and Mr. Gieger relating to this item)*

MOTION:	Approve the proposal from Landshore Enterprises to repair the outfall headwall erosion in Indian Key for a total of \$14,635
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The proposal from Landshore Enterprise to repair the outfall headwall erosion in Indian Key for a total of \$14,635 was approved
Tape time: 2:17:12	

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 asked for any questions, or a motion to approve the financials. *(Tape Time: 2:19:00)*

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	Tony Spavento



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VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 2:19:03	

### **D. Field Manager - Monthly Report**

Mr. Gill (Tape Time: 2:22:42) stated the monthly field report was included in the agenda and because Mr. Padilla was not in attendance but, was available by phone if the Board had any questions or he would be happy to take them back to Mr. Padilla.

*(At this point (Tape Time: 2:23:26) a discussion was held among the Board members and staff relating to a few of the items on the field manager's report)*

### **E. CDD Manager**

#### **1) Approval of the Minutes of the May 8, 2025 Meeting**

Mr. Hall asked (Tape Time: 2:33:15) for a motion to approve the minutes.

MOTION:	Approve the Minutes of the May 8, 2025 Meeting.
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The May 8, 2025 meeting minutes were approved
Tape time: 2:33:18	

#### **2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Hall (Tape Time: 2:33:36) presented the discussion of financial disclosure report from the Commission on Ethics and asked if all the Board members filed their forms (Form 1). Mr. Mizusawa (Tape Time: 2:33:52) stated he had just filed his form today.

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## 7. Old Business

Mr. Hall asked (Tape Time: 2:34:07) if there was any old business to discuss.

There was no old business.

## 8. New Business

Mr. Hall asked (Tape Time: 2:34:13) if there was any new business to discuss.

There was no new business.

## 9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:35 p.m.
Tape time: 2:34:23	

Signed by:  


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Secretary/Assistant Secretary

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Chairman/Vice Chairman