

MINUTES OF THE APRIL 10, 2025 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, April 10, 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

Attendance in person were; Michael Pawelczyk, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, (by phone) GMS; Julio Padilla, GMS; Robert McCormick, resident; Enrique Abstencio, resident; Jose Palermo, resident; 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 at 7:01 PM. (Tape Time: 0:01:11)

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: 0:01:59)

A resident from Port Antigua (Tape Time: 0:02:11) made a few comments relating to her resident parking and her need for additional overnight parking in the community.

(At this point (Tape Time: 0:03:06) a discussion was held among the Board members and the resident relating to this item)

A resident (Tape Time: 0:14:46) from Fay's Cove made a few additional comments relating to resident parking and a potential plan for additional parking spaces within the community.

Another resident from Fay's Cove made a few comments relating to parking, and the need to refresh/repaint the lane markings at stop signs around the community.

(At this point (Tape Time: 0:16:22) a discussion was held among the Board members, staff and the resident relating to these items)

Mr. Mizusawa (Tape Time: 0:19:36) made a few comments on the error that was reflected in the March 13th minutes relating to his conversation with Ms. Smoker on his abstained vote relating to his permit application for a deck installation.

Ms. Hagen noted that the minutes for the vote itself had already been corrected from the draft version.

Mr. Pawelczyk (Tape Time: 0:20:19) stated he had a note from Ms. Smoker to address that item during the discussion of the minutes. He also commented that the summarized minutes needed some additional verbiage to correct that concern.

Mr. Mizusawa (Tape Time: 0:21:02) made some additional comments relating to Envera's company-wide offline outage situation.

(At this point (Tape Time: 0:22:16) a discussion was held between Mr. Mizusawa and Mr. Padilla relating to this item)

4. Item(s) for Board Consideration

A. Final Solution – Items Constructed in Lake Maintenance Easement

Mr. Hall (Tape Time: 0:22:52) introduced item 4A, final solution to items constructed in lake maintenance easement and stated he knew the letters went out to the residents and that Mr. Gill was going to bring back a summary of the results.

Mr. Gill (Tape Time: 0:25:01) gave a brief update on this item stating they were proceeding as planned. He also stated he has an Excel spreadsheet to keep track of the

homeowners that had responded, which was approximately 10 so far but, he was still moving forward with this item.

(At this point (Tape Time: 0:25:37) a discussion was held among the Board members and staff relating to this item) (Mr. Gill (Tape Time: 0:26:02) also stated the easement affidavit from the City of Margate on the agenda under item No. 6 would need to be executed by the District for any resident to move forward with their permit application)

B. Discussion and Solution on Items Planted/Growing Lake Maintenance Easement

Mr. Hall (Tape Time: 0:26:37) introduced the discussion and solution on items planted or growing in lake maintenance easements and asked for any comments or ideas on how to handle this item. Mr. Hall stated that if the Board agreed, management could just send a letter to the owner(s) of each property in this category, stating that they have items growing in the easement that need to be removed, and if not removed and the District needed to use the easement, the District would cut down/remove whatever was there and not replace it, and the homeowner would pay for the removal.

(At this point (Tape Time: 0:27:15) a discussion was held among the Board members and staff relating to this item)(The Board was in agreement with Mr. Hall's suggestion)

C. List of Projects the District Wants to Do with a Loan or Bond – Results of Input from Board Members Requested at Last Meeting

Mr. Hall (Tape Time: 0:27:36) introduced item C, list of projects the District wants to do with a loan or bond. He then asked if there were any items the Supervisors would like to comment on or add to the project list.

(At this point (Tape Time: 0:28:00) the Board discussed and agreed to remove certain items on the project list and agreed on keeping certain projects on the list, so staff could obtain estimates and a total dollar amount to determine the cost to move forward with a loan or a bond for the projects. It was noted that before the Board actually obtained a loan or bond, that a Hearing for the homeowners would be held where the plan would be presented and homeowner feedback would be received. Note that this is similar to what had been done in the past for the wall and the roadways projects where financing was required.)

D. Setting Up Gate Barrier Arm Resetting Notification after Discussions with Envera

Mr. Hall (Tape Time: 1:18:37) moved to item No. 4D, setting up gate barrier arm, resetting notification, and discussions with Envera. He stated that Envera informed him they would be happy to work with anyone in Coral Bay who wants to be set up as a volunteer but, Envera would need to have one person to be a gate arm coordinator because Envera would not send out group texts to volunteers but, they would email the information to the coordinator.

(At this point (Tape Time: 1:21:09) a discussion was held among the Board members, staff and the attending audience relating to this item)(The Board agreed to have Mr. Padilla receive notification from Envera to have the gate arm reset)(Mr. Gallucci stated he could be one of the coordinators, a resident named Caroline volunteered to be another coordinator, and also Robert McCormick, a resident who was in attendance agreed to be another coordinator as well)

5. Ratification of Small Project Agreement (Pool Lighting 2025) with Empire Lighting, Inc. d/b/a Empire Lighting Resources

Mr. Hall (Tape Time: 1:30:23) moved to item No. 5, ratification of small project agreement for pool lighting 2025 with Empire Lighting Resources.

Mr. Pawelczyk (Tape Time: 1:30:41) stated this item was already approved by the Board and was just being brought back for ratification, so it would just be a motion to ratify the execution of the agreement.

MOTION:	Ratify the execution of the Small Project Agreement (pool lighting 2025) with Empire Lighting, Inc. d/b/a Empire Lighting Resources
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor

RESULT: The Small Project Agreement (pool lighting 2025) with Empire Lighting, Inc. d/b/a Empire Lighting Resources was approved/ratified

Tape time: 1:30:48

6. Approval/Ratification of City of Margate Easement Affidavit Addendum Language

Mr. Hall (Tape Time: 1:31:38) moved to item No. 6, approval/ratification of City of Margate easement affidavit addendum language, and asked if this was the same document they previously reviewed that the Margate Building Department gave to Mr. Mizusawa for the District to sign.

Mr. Mizusawa (Tape Time: 1:31:52) stated it was.

Mr. Gill (Tape Time: 1:32:05) stated he was looking to discuss the addendum to the affidavit with the Board. Mr. Gill then gave a brief summary of this item stating that at the bottom of the affidavit it asks the CCD to carve out some requirements to allow a homeowner to build in an easement and the Board should probably approve a blanket definition.

Mr. Pawelczyk (Tape Time: 1:33:06) stated this was the form language that the Board would start with, before a homeowner would come to the Board for a vote. Once a specific request was submitted to the Board to act upon, the content of the addendum would be tweaked to accommodate the particular item that was being requested, and it would be added to the form in substantial final form.

(At this point (Tape Time: 1:33:47) a discussion was held among the Board members and staff relating to this item)

MOTION: Approve the City of Margate Easement Affidavit Addendum Language

MOVER: Tony Spavento

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: The City of Margate Easement Affidavit Addendum Language was approved in substantially final form

Tape time: 1:35:40

7. Staff Reports

Mr. Hall (Tape Time: 1:36:04) then moved on to staff reports and asked Mr. Pawelczyk for his report.

A. Attorney – Memorandum on Stormwater Management System

Mr. Pawelczyk (Tape Time: 1:36:09) gave a brief update on the stormwater management system plan stating new legislation had recently come about that requires additional reporting on stormwater systems, requiring a 5-year plan related to the cleaning of stormwater systems. Mr. Pawelczyk made a few additional comments regarding the purpose of this new requirement, stating that Miami-Dade County had already imposed these requirements and Broward County would probably be next in line. Therefore, the District Engineer was also reviewing these requirements, and the Attorney would be working with the District Engineer to provide any additional information to the Board.

(At this point (Tape Time: 1:39:42) a discussion was held among the Board members, Mr. Pawelczyk, and Mr. Geiger relating to this item)

B. Engineer

Mr. Hall (Tape Time: 1:42:58) moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:43:01) stated he had not yet seen the permit submitted for the dock reconstruction and had not gotten any input from GMS if they had talked to the resident.

Mr. Padilla (Tape Time: 1:43:12) stated he had spoken to the resident and he had submitted his permit to Broward County so they were in the process but, it would take about 4 months.

Mr. Geiger (Tape Time: 1:43:23) also stated that Broward County was backed up with the seawall requirements they've imposed on a lot of other different communities.

(At this point (Tape Time: 1:43:29) a discussion was held among the Board members, Mr. Geiger and staff relating to this item)

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: 1:45:38)*

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: 1:45:43

D. Field Manager - Monthly Report

Mr. Hall asked for an update on the field manager's monthly report. *(Tape Time: 2:00:44)*

Mr. Padilla *(Tape Time: 2:01:03)* 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.

(At this point (Tape Time: 2:03:09) 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)

Mr. Padilla *(Tape Time: 2:12:57)* also presented proposals from Shamrock Pool Services, (who did the work at Peninsula Park), Retos Services Plus, Broco Management and Construction, and MVA Services, which was previously presented, for the pool resurfacing and tile work at the clubhouse.

(At this point (Tape Time: 2:15:07) a discussion was held among the Board members and Mr. Padilla relating to the proposals)

MOTION:	Approve proposal from Shamrock Pool Services, Inc. for pool resurfacing and tile work at the Coral Bay Clubhouse in the amount of \$66,700
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The proposal from Shamrock Pool Services, Inc. for pool resurfacing and tile work at the Coral Bay Clubhouse in the amount of \$66,700 was approved

Tape time: 2:16:26

E. CDD Manager – Approval of the Minutes of the March 13, 2025 Meeting

Mr. Hall asked (Tape Time: 2:23:10) for a motion to approve the minutes.

Mr. Pawelczyk (Tape time: 2:23:30) stated on page 6 of the minutes, at the top of the page where it states Mr. Gill gave a brief update, at the end of that paragraph is where Mr. Mizusawa indicated he had a conflict with respect to the item the Board was about to discuss, which was actually his permit application. Mr. Pawelczyk then stated the Statute requires that information be reflected in the minutes that Mr. Mizusawa announced the conflict, which he did, although it wasn't reflected in the minutes. Mr. Pawelczyk stated if the Board agreed, they would just add that verbiage to the minutes that Mr. Mizusawa indicated he had a conflict as this item was pertaining to his property.

Mr. Mizusawa (Tape Time: 2:25:06) also made some additional comments relating to Mr. Pawelczyk's statements at this time.

Mr. Pawelczyk (Tape Time: 2:27:17) stated he didn't think the Board would have any issue approving the minutes with the indicated change, as long as the Board had no objection. He also stated the permit application would be subject to obtaining city approvals, which should not be a problem since Mr. Mizusawa had already had conversations with Ms. Smoker making sure he followed Florida Law with respect to the required forms.

MOTION:	Approve the Minutes of the March 13, 2025 Meeting.
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The March 13, 2025 meeting minutes were approved with the indicated change as amended on Page 6 as indicated by District Counsel.

Tape time: 2:29:48

8. Old Business – Update on 3308 & 3316 Orinoco Lane – Structures Constructed on CDD Property

Mr. Hall (Tape Time: 2:31:06) moved to item No.8, update on 3308 and 3316 Orinoco Lane stating at the last meeting these properties were discussed and the homeowner(s) was going to check if there were any issues with South Florida Water Management or Broward County and asked if there was any additional information relating to these properties.

Mr. Enrique Abstencio at 3308 Orinoco Lane (Tape Time: 2:31:53) made a few statements relating to his property and the issuing of his permit and stated the City of Margate recommended he get an easement affidavit which was the first thing that needed to be approved.

Mr. Geiger (Tape Time 2:32:31) stated it was not an easement because it was on District property, so that an easement affidavit wouldn't apply.

(At this point (Tape Time: 2:32:41) a discussion was held among the Board members, District staff, and the residents relating to this item) (Mr. Pawelczyk stated the City of Margate may not have had all the correct information to inform the resident as to the correct documentation needed. He stated he would talk to the city attorney regarding these two properties and that Mr. Hall also would be speaking to Mr. Nixon, head of the Margate Building Department regarding the properties. Once done, the residents could speak with Mr. Nixon)(The Board had no objection with Mr. Pawelczyk and Mr. Hall's suggestions)

Mr. Jose Palermo at 3316 Orinoco Lane (Tape Time: 2:39:10) also made a few comments to the Board relating to his structure that was built on CDD property as well.

9. New Business

Mr. Hall asked (Tape Time: 2:39:45) if there was any new business to discuss. There was no new business.

10. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:40 p.m.
Tape time: 2:39:52	

Secretary/Assistant Secretary

Chairman/Vice Chairman