

MINUTES OF THE AUGUST 13, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, August 13, 2026 7:00 p.m.	Coral Bay Recreation Center 3101 South Bay Drive, Margate, Florida
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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; (by ZOOM) Jonathan Geiger, District Engineer; Andrew Gill, GMS; Patrick Burgess, GMS; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:09)

2. Presentations/Reports

Mr. Hall (Tape Time: 0:00:56) asked Mr. Gill to move forward and introduce the porter and janitorial presentations.

A. Porter and Janitorial Services Specifications & Proposals

1) Porter Services

Mr. Gill (Tape Time: 0:01:02) stated several proposals were obtained for porter and janitorial services which were included in the agenda package and several of those

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vendors were in attendance to present their proposals to the Board. He then stated the first presentation was from Total Cleaning.

2) Total Cleaning – Michael Elberg, Director of Sales, Fernando Correa, Operations Manager

(At this time (Tape Time: 0:03:31) Mr. Elberg from Total Cleaning introduced himself and Mr. Correa and thanked the Board for inviting them to present. He then gave a little bit of background information on his company and a quick overview of his proposal)

(A Q&A session (Tape Time 0:06:26) was held among the Board members and Mr. Elberg relating to his proposal)

3) Clean Space – Matt Giunco, Owner, Marcella Velasquez, Account Executive, Liliana Freitas, Operations Manager

Mr. Gill (Tape Time: 0:10:38) stated the next presentation was from Clean Space.

(At this time (Tape Time: 0:10:50) Ms. Velasquez from Clean Space introduced herself and gave a little bit of background information on her company and a quick overview of her proposal)

(A Q&A session (Tape Time 0:15:22) was held among the Board members and Ms. Velasquez relating to her proposal)

4) BrightView, Dana Hoffman, Account Sales

Mr. Gill (Tape Time: 0:23:02) stated the next presentation was from BrightView.

(At this time (Tape Time: 0:23:28) Ms. Hoffman from BrightView introduced herself and gave a little bit of background information on her company and a quick overview of her proposal)

(A Q&A session (Tape Time 0:25:46) was held among the Board members and Ms. Hoffman relating to her proposal)

5) 911 Commercial Cleaning – Edsel Muchevicz, Owner and CEO; Edgardo Constanzo, Owner

Mr. Gill (Tape Time: 0:28:45) stated the next presentation was from 911 Commercial Cleaning, our current company.

(At this time (Tape Time: 0:28:56) Mr. Muchevicz from 911 Commercial Cleaning introduced himself and gave a little bit of background information on his company and a quick overview of his proposal)

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(A Q&A session (Tape Time 0:33:09) was held among the Board members and Mr. Muchevicz relating to his proposal)

6) Summary, Map and Specifications

(There was some additional discussion among the Board members and District staff relating to the presentations and the proposal prices)(The Board agreed to table the decision on the porter and janitorial services until the next Board meeting)(Mr. Gill stated (Tape Time: 0:43:39) if the Board were to make a decision at this meeting Mr. Padilla’s recommendation would be to continue with 911 Commercial Cleaning)

B. Landscape, Irrigation and Annuals Transition Status

1) Cutter’s Edge – Michael Conover, General Manger, Geroy Randolph, Operations Manager

Mr. Hall (Tape Time: 0:44:13) stated the next presentation was supposed to be from Cutter’s Edge however no representative was in attendance at this time.

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor’s comments at this time. (Tape Time: 0:44:20) (There were no audience comments at this time)

Mr. Hall then asked if there were any Supervisor’s comments. (Tape Time: 0:44:55) (There were no other comments at this time)

4. Consent Agenda

- A. Approval of the Minutes of the July 9, 2026 Meeting**
- B. Approval of Check Run Summary**
- C. Approval of Unaudited Financials**

Mr. Hall (Tape Time: 0:45:03) stated unless there were any comments or questions, he would ask for a motion to approve the July 9, 2026 meeting minutes, the check run summary and the unaudited financials all in one motion.

MOTION:	Approve the Minutes of the July 9, 2026 Meeting, the Check Run Summary and the Unaudited Financials
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor

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RESULT: The July 9, 2026 Meeting Minutes, the Check Run Summary and the Unaudited Financials were approved

Tape time: 0:45:05

5. Public Hearing to Adopt the Fiscal Year 2027 Budget

Mr. Hall (Tape Time: 0:46:22) moved to item No. 5 and asked for a motion to open the public hearing.

A. Motion to Open the Public Hearing

MOTION: Opening the Public Hearing

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: The Public Hearing was opened

Tape time: 0:46:25

B. Public Comment and Discussion

Mr. Hall then asked (Tape Time: 0:46:46) if there were any public comments or discussion relating to the budget.

(Ms. Hagen (Tape Time: 0:47:05) made a few comments on the proposed budget at this time)(At this point a discussion was held among the Board members, Ms. Hagen and Mr. Gill relating to the budget)

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Hall (Tape Time: 0:51:18) introduced resolution #2026-03 which was the annual appropriation resolution for fiscal year 2027 budget and asked for a motion to approve.

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MOTION: Approve Resolution #2026-03 Annual Appropriation Resolution

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: Resolution #2026-03 the Annual Appropriation Resolution was approved

Tape time: 0:51:31

D. Consideration of Resolution #2026-04 Levy of Non-Ad Valorem Assessments

Mr. Hall (Tape Time 0:51:59) then asked for a motion to approve resolution #2026-04 which was the levy of the Non-Ad Valorem Assessments that allows the District to levy the Non-Ad Valorem Assessments on the tax roll.

MOTION: Approve Resolution #2026-04 Levy of Non-Ad Valorem Assessments

MOVER: Tina Hagen

SECONDER: Tony Spavento

VOTE: All in favor

RESULT: Resolution #2026-04 Levy of the Non-Ad Valorem Assessments was approved

Tape time: 0:52:00

E. Motion to Close the Public Hearing

MOTON: Closing the Public Hearing

MOVER: Tina Hagen

SECONDER: Tony Spavento

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VOTE: All in favor

RESULT: The Public Hearing was closed

Tape time: 0:52:30

6. Discussion of:

A. Resilient Broward Grant Funding Opportunity – Flood Risk Reduction

Mr. Hall (Tape Time: 0:54:04) moved to item No. 6A, discussion of resilient Broward grant funding opportunity and asked Mr. Gill to present this item.

Mr. Gill (Tape Time 0:54:14) gave a brief explanation relating to the Broward grant funding opportunity and stated that Broward County was soliciting responses from municipalities, CDDs and other Special Districts for governmental grant funding to utilize the programs that mitigate flood risks within the District. Mr. Gill also made a few additional comments and stated he has a phone call scheduled for August 18th with Broward County to obtain additional information about the program.

(At this point (Tape Time: 0:55:25) a discussion was held among the Board members and Mr. Gill relating to this item)

B. Dock Invoices

Mr. Hall (Tape Time: 0:56:36) moved to item No. 6B, discussion of dock invoices and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 0:56:43) gave a brief overview relating to the dock invoices and stated at the last meeting the Board discussed at length the final payment to the vendor, South Florida Dock & Seawall. He also stated he spoke with Mr. Mizusawa on this issue and it was staff's recommendation to make the final payment if the Board chose to do that.

Mr. Mizusawa (Tape Time: 0:57:06) also made a few additional comments regarding this item and stated it would be best for the Board to move forward and agree to make the full payment for the invoices received by the District.

MOTION: To authorize the final payment for dock invoices received from South Florida Dock & Seawall in the amount \$10,769

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MOVER: Tina Hagen

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: Authorizing the final payment for dock invoices received from South Florida Dock & Seawall in the amount of \$10,769 was approved

Tape time: 0:57:57

Mr. Gill (Tape Time: 0:58:27) stated he would like to bring up a couple of items to the Board's attention before moving on with the agenda, one of which was a new permit application for a backyard fence within the lake maintenance easement. Mr. Gill stated the Board had the ability to waive some of those requirements.

Mr. Geiger (Tape Time: 0:59:11) stated the Board did not have the ability to waive the requirements but did have a section in the Rules, Section 4.15, that did say fences aren't permitted without express written consent of the Board and some sort of recorded agreement, if the Board agreed to it.

(At this point (Tape Time: 0:59:43 a discussion was held among the Board members, Mr. Geiger and Mr. Gill relating to this item)(The Board agreed not to approve this item) (Ms. Smoker (Tape Time: 1:05:27) stated this item could not be fully approved by the Board unless it was in accordance with the District Rules and a check list was provided)

MOTION: To deny a new permit application for a backyard fence within the lake maintenance easement

MOVER: Tina Hagen

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: The new permit application for a backyard fence within the lake maintenance easement was denied

Tape time: 1:05:14

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Mr. Gill (Tape Time: 1:07:18) stated the second item for discussion was that the holiday lighting vendor had reached out to him while they were negotiating the contract. The vendor informed Mr. Gill that the price for this new company’s creation of the gift boxes portion of the Christmas decorations had increased from the proposal amount, and was now \$8,000 higher. Mr. Gill stated that the Board would need to make a decision on that. Mr. Gill also stated he had reached out to the previous holiday lighting company, Light R Up, to obtain the gift boxes that they had previously made and used last year. Mr. Gill also wanted to see what other options JM Holiday Lighting, the new company might have, so the Board could then make a decision on whether they wanted the presents or not.

(At this point (Tape Time: 1:08:28 a discussion was held among the Board members and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 1:08:34) stated Mr. Gill had informed him of this issue and to make the Board aware, he was not looking for a decision at this meeting but, was preparing the Board for the next meeting that he would present whatever options were available)

7. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending in September 30, 2026

Mr. Hall (Tape Time: 1:13:25) moved to item No. 7 and asked for a motion to accept the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026.

MOTION:	To accept the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved

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Tape time: 1:13:43

8. Status on:

A. Envera Matters

Mr. Hall (Tape Time: 1:15:08) moved to item No. 8A, status on Envera matters and asked Mr. Gill to give an update on this item.

Mr. Gill (Tape Time: 1:15:17) stated that at the last meeting, the Board gave staff the authority to reach out to Envera's attorney to negotiate a resolution, and Ms. Smoker had done that. He also stated that the District had submitted to Envera, the documentation prepared by Mr. Mizusawa that shows the reasonable amount that we believe should be paid to Envera. That documentation was the result of Mr. Mizusawa's detailed analysis of the Envera-claimed outstanding charges, and was presented to the Board at a previous meeting. Mr. Gill then stated he was trying to set up a meeting with the Envera representatives, along with Mr. Mizusawa. As of now, Envera was still reviewing the documentation and will let Mr. Gill know once they finished their review.

Ms. Smoker (Tape Time: 1:16:06) stated that the last update she had from Envera's counsel was at the beginning of the week, and that they were still trying to review the information. Therefore, she had nothing else to add unless the Board had any questions. She also stated once the meeting was set with Envera, they would go through the disputed invoices with Mr. Gill and Mr. Mizusawa.

(At this point (Tape Time: 1:16:33) a discussion was held among the Board members, Ms. Smoker and Mr. Mizusawa relating to this item)

B. ABM Invoice Dispute

Mr. Hall (Tape Time: 1:29:08) moved to item No. 8B, ABM invoice dispute, and stated this item had been discussed at the last meeting, so he wasn't sure why it was still on the agenda.

9. Staff Reports

Mr. Hall (Tape Time: 1:29:13) moved to item No. 9A, attorney, and asked Ms. Smoker for her report.

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A. Attorney

Ms. Smoker (Tape Time: 1:29:18) stated she had nothing to report at this time unless the Board had any questions. (The Board had no questions)

B. Engineer

Mr. Hall (Tape Time: 1:29:42) moved to item No. 9B, engineer, and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:29:45) gave a brief update on the Indian Key headwall erosion repair stating that construction project was underway. He also made some additional comments relating to a grading adjustment and stated the job was scheduled to be completed by the end of next week pending weather conditions and the city inspection schedule.

Mr. Geiger (Tape Time: 1:31:08) then gave a brief update relating to the tennis court resurfacing stating the project agreement had been executed by all parties, and the vendor was issued a notice to proceed to go to permitting. Mr. Geiger also made some additional comments relating to this item.

At this point (Tape Time: 1:33:11) a discussion was held among the Board members, and Mr. Geiger relating to his updates)

C. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:36:31) moved to item 9C, field manager and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:36:36) stating that Mr. Padilla had provided his field manager's report relating to pending and in-progress items which was included in the agenda and was available by phone if the Board had any additional questions on his report.

(At this point (Tape Time: 1:37:59) a discussion was held among the Board members and Mr. Gill relating to a couple of items on Mr. Padilla's report)

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D. CDD Manager**1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule**

Mr. Hall (Tape Time: 1:39:14) presented the consideration of the proposed fiscal year 2027 meeting schedule and asked for a motion to approve.

MOTION:	Approve the proposed Fiscal Year 2027 Meeting Schedule
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The proposed Fiscal Year 2027 Meeting Schedule was approved

Tape time: 1:39:17

2) Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed***3) Reminder to Complete Annual Ethics Training by December 31, 2026****4) Number of Registered Voters in the District – 2,270**

Mr. Hall (Tape Time: 1:40:04) presented the Form 1 financial disclosure due July 1, 2026 and stated all Board members had filed their forms.

Mr. Gill (Tape Time: 1:40:13) then reminded the Board members they have until December 31, 2026 to complete their annual ethics training and he would resend the email to all the Board members to make sure they had the information.

Mr. Hall (Tape Time: 1:40:31) then stated the number of registered voters in the District was 2,270.

12. Old Business

Mr. Hall asked (Tape Time: 1:41:43) if there was any old business to discuss.

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Mr. Gallucci asked (Tape Time: 1:41:43) about the parking list Mr. Hall sent to Mr. Gill regarding the sidewalks and if there were any improvements since tickets were given out.

Mr. Hall (Tape Time: 1:41:52) stated nothing had changed on that issue and it was the same residents who were overhanging or blocking the sidewalks on a daily basis, and the police said there was nothing they could do about it.

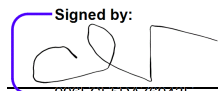
(At this point (Tape Time: 1:42:43) a discussion was held among the Board members, Mr. Hall and Mr. Gill relating to this item)(Mr. Hall requested staff to find out who enforces the ADA parking rules)

13. New Business

Mr. Hall asked (Tape Time: 1:48:51) if there was any new business to discuss.
(There was no new business)

14. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 8:50 p.m.
Tape time: 1:49:14	

Signed by:

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Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman

Certificate Of Completion

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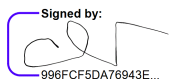
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Signer Events

Andrew Gill
 agill@gmssf.com
 DISTRICT MANAGER
 Security Level: Email, Account Authentication (None)

Signature

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 Using IP Address: 2600:387:15:6112::6
 Signed using mobile

Timestamp

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 Resent: 9/22/2026 7:02:36 AM
 Viewed: 9/22/2026 7:50:56 AM
 Signed: 9/22/2026 7:51:07 AM

Electronic Record and Signature Disclosure:

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John Hall
 jwhallchip@msn.com
 Chairman, Board of Supervisors
 Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

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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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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
 Hashed/Encrypted
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 Security Checked
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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps