



Coral Bay **Community Development District**

www.coralbaycdd.com

John Hall, Chairman

Tony Spavento, Vice Chairman

Tina Hagen, Treasurer

George Mizusawa, Assistant Secretary

Ronald Gallucci, Assistant Secretary

October 8, 2026



Coral Bay

Community Development District

Agenda

Thursday
October 8, 2026
7:00p.m.

Coral Bay Recreation Center
3101 South Bay Drive, Margate, FL 33063
<https://us02web.zoom.us/j/89617331237>
1-305-224-1968 or 1-646-931-3860
Meeting ID: 896 1733 1237

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports – Envera Presentation and Discussion
3. Audience Comments / Supervisors Comments
4. Consent Agenda
 - A. Approval of the Minutes of the September 10, 2026 Meeting – **Page 4**
 - Approval of Check Run Summary and Invoices – **Page 12**
 - B. Approval of Unaudited Financials – **Page 17**
5. Update on:
 - A. Envera Meeting Regarding the Disputed Invoices
 - 1) Envera Systems Ownership & Leadership Changes – **Page 30**
 - B. Tillman / T-Mobile Fiber Proposal
6. Discussion of:
 - A. Fiber Optic Company Upgrades, Approvals and Agreements
 - B. Resident Response Regarding Sidewalk Parking – **Page 34**
 - C. Update on Major Projects
7. Staff Reports
 - A. Attorney
 - B. Engineer – Engineer’s Report – **Page 44**
 - C. Field Manager – Monthly Report – **Page 46**
 - D. CDD Manager
 - 1) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 122**
 - 2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 127**

Seat 4: John Hall – (C.)	
Seat 2: Tony Spavento – (V. C.)	
Seat 1: Tina Hagen – (Treasurer)	
Seat 5: George Mizusawa – (A.S.)	
Seat 3: Ronald Gallucci – (A.S.)	

8. Old Business

9. New Business

10. Adjournment

If any person decides to appeal any decision made with respect to any matter considered at these meetings such person will need a record of the proceedings and such person will need to ensure that a verbatim record of the proceedings is made at his or her own expense and which records include the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (954) 721-8681 at least seven (7) days prior to the date of the particular meeting. Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://coralbaycdd.com>

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

Thursday, September 10, 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; 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

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 Tillman-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

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.

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

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
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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.

(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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Coral Bay

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
10/08/26	20904-20917	\$ 62,640.35
TOTAL		\$ 62,640.35

Date	Check Numbers	Amount	
ACH			
09/10/26	800089	\$	4,262.47
09/30/26	800090-800096	\$	1,154.22
TOTAL		\$	5,416.69

AP300R
*** CHECK NOS. 020904-020917

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/01/26
CORAL BAY CDD - GF
BANK C GENERAL FUND - WELLS

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/08/26	00009	8/31/26 200401	202608 310-51300-31500		*	11,158.73	
		SVCS 08/26					
		8/31/26 200401	202608 310-51300-31500		V	11,158.73-	
		SVCS 08/26					
				BILLING COCHRAN PA			.00 020904
10/08/26	00012	9/18/26 26092312	202609 320-53800-34502		*	252.00	
		SECURITY 09/26					
		9/18/26 26092313	202609 320-53800-34502		*	1,830.00	
		SECURITY 09/26					
				CITY OF MARGATE-POLICE DEPARTMENT			2,082.00 020905
10/08/26	00197	9/13/26 10409	202609 320-53800-46507		*	198.00	
		SVCS 09/26					
		9/19/26 10412	202609 320-53800-46507		*	1,857.47	
		SVCS 09/26	HOLIDAY LIGHT				
		9/27/26 10416	202609 320-53800-46507		*	1,503.50	
		REPAIRS 09/26					
				EAGLE GROUP, INC			3,558.97 020906
10/08/26	00017	8/27/26 112229	202608 320-53800-46508		*	5,884.00	
		LED/WIRING HARNESS 08/26					
		8/31/26 112560	202608 320-53800-46508		*	966.00	
		CONVERTER 08/26					
		9/01/26 772722	202610 320-53800-34500		*	6,279.28	
		MONITORING 10/26					
		9/01/26 772723	202610 320-53800-34500		*	2,976.75	
		MONITORING 10/26					
				ENVERA SYSTEMS			16,106.03 020907
10/08/26	00053	8/25/26 94348905	202608 310-51300-42000		*	192.46	
		DELIVERY THRU 08/19/26					
		9/08/26 94553603	202609 310-51300-42000		*	38.55	
		DELIVERY THRU 09/01/26					
				FEDEX			231.01 020908
10/08/26	00195	9/03/26 ARIV1075	202609 310-51300-31100		*	1,930.00	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 320-53800-46609		*	4,467.50	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 320-53800-46513		*	1,500.00	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 320-53800-46407		*	185.00	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 310-51300-31100		*	462.50	
		SVCS 07/31-08/27/26					

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020904-020917

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CORAL BAY CDD - GF
BANK C GENERAL FUND - WELLS

RUN 10/01/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/03/26 ARIV1075	202609 310-51300-31100		*	740.00	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 320-53800-46419		*	4,832.50	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 320-53800-46407		*	92.50	
		SVCS 07/31-08/27/26					
		9/03/26 ARIV1075	202609 320-53800-46609		*	450.00	
		SVCS 07/31-08/27/26					
				KCI TECHNOLOGIES, INC.			14,660.00 020909
10/08/26	00046	9/09/26 32021714	202609 320-53800-46408		*	499.67	
		SVCS 09/26					
		9/14/26 MSD-E-32	202609 320-53800-46408		*	150.00	
		PM SVCS 09/26					
				M&S AIR CONDITIONING SERVICE			649.67 020910
10/08/26	00185	6/01/26 1358374	202606 320-53800-46408		*	200.00	
		MONITOR 06/01/26-05/31/27					
				SECURITY & FIRE SYSTEMS, INC.			200.00 020911
10/08/26	00271	9/15/26 2395	202609 320-53800-46407		*	2,660.98	
		MAINT 09/26					
		9/15/26 2395	202609 320-53800-46417		*	80.68	
		MAINT 09/26					
				SOUTHEAST LAND AND WATER MANAGEMENT			2,741.66 020912
10/08/26	00251	9/09/26 110	202608 320-53800-46400		*	3,500.00	
		JANITORIAL SVCS 08/26					
		9/09/26 1360	202608 320-53800-46201		*	3,158.33	
		PORTER 08/26					
				911 COMMERCIAL CLEANING CORP			6,658.33 020913
10/08/26	00009	8/31/26 200401	202608 310-51300-31500		*	5,533.73	
		SVCS 08/26					
				BILLING COCHRAN PA			5,533.73 020914
10/08/26	00013	9/21/26 230058-0	202608 320-53800-43100		*	705.29	
		SVCS 08/26					
		9/21/26 230060-0	202608 320-53800-43100		*	268.19	
		SVCS 08/26					
		9/21/26 230064-0	202608 320-53800-43100		*	531.69	
		SVCS 08/26					
		9/21/26 239260-0	202608 320-53800-43100		*	19.11	
		SVCS 08/26					
				CITY OF MARGATE-UTILITIES			1,524.28 020915

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020904-020917

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/01/26
CORAL BAY CDD - GF
BANK C GENERAL FUND - WELLS

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/08/26	00053	9/22/26 94728727	202609 310-51300-42000 DELIVERY THRU 09/11/26		*	48.25	
							48.25 020916

10/08/26	00020	9/22/26 092026	202609 320-53800-43000 SVCS 09/26		*	8,646.42	
							8,646.42 020917

TOTAL FOR BANK C						62,640.35	
TOTAL FOR REGISTER						62,640.35	

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 800089-800096

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CORAL BAY CDD - GF
BANK Z CORAL BAY AUTOPAY

RUN 10/01/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/10/26	00269	8/26/26 43779099	202609 310-51700-71000		*	4,150.77	
		8/26/26 43779099	202609 310-51700-72000		*	111.70	
			CANNON PMT 9.1.26				
				CANON FINANCIAL SERVICES INC			4,262.47 800089
9/30/26	00234	8/09/26 0926	202609 320-53800-41000		*	164.86	
			SVCS 09/26				
				COMCAST - AUTO PAY			164.86 800090
9/30/26	00034	8/11/26 0926	202609 320-53800-41000		*	162.90	
			SVCS 09/26				
				COMCAST - AUTO PAY			162.90 800091
9/30/26	00173	9/02/26 0926	202609 320-53800-41000		*	167.90	
			SVCS 09/26				
				COMCAST - AUTO PAY			167.90 800092
9/30/26	00174	9/03/26 0926	202609 320-53800-41000		*	162.90	
			SVCS 09/26				
				COMCAST - AUTO PAY			162.90 800093
9/30/26	00175	8/22/26 0926	202609 320-53800-41000		*	162.90	
			SVCS 09/26				
				COMCAST - AUTO PAY			162.90 800094
9/30/26	00176	8/22/26 0926	202609 320-53800-41000		*	167.90	
			SVCS 09/26				
				COMCAST - AUTO PAY			167.90 800095
9/30/26	00233	8/08/26 0926	202609 320-53800-41000		*	164.86	
			SVCS 09/26				
				COMCAST - AUTO PAY			164.86 800096
				TOTAL FOR BANK Z		5,416.69	
				TOTAL FOR REGISTER		5,416.69	

CBAY **CORAL BAY** JWASSERMAN

Coral Bay
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Coral Bay
Community Development District
Balance Sheet
September 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 39,178	\$ -	\$ 39,178
Regions Account	899		899
Investments:			
State Board of Administration	400,897	-	400,897
BankUnited Money Market	143,226	-	143,226
Electric Deposits	218	-	218
Total Assets	\$ 584,418	\$ (0)	\$ 584,418
Liabilities:			
Accounts Payable	\$ 53,384	\$ -	\$ 53,384
Deposits	460	-	460
Total Liabilities	\$ 53,844	\$ -	\$ 53,844
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Assigned for:			
Security Services	60,605	-	60,605
Capital Reserves	20,500	-	20,500
Unassigned	449,251	-	449,251
Total Fund Balances	\$ 530,574	\$ (0)	\$ 530,574
Total Liabilities & Fund Balance	\$ 584,418	\$ (0)	\$ 584,418

Coral Bay
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	9/30/26	9/30/26	Variance	0 Months	9/30/26	Variance

Revenues:

Special Assessments - On Roll	\$ 1,618,089	\$ 1,618,089	\$ 1,625,825	\$ 7,736	\$ -	\$ 1,625,825	\$ 7,736
Interest Income	15,000	15,000	31,725	16,725	-	31,725	16,725
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Insurance Proceeds	-	-	18,300	18,300	-	18,300	18,300
Miscellaneous Income	-	-	900	900	-	900	900
Transponders/Stickers	4,000	4,000	7,805	3,805	-	7,805	3,805
Total Revenues	\$ 1,639,589	\$ 1,639,589	\$ 1,687,413	\$47,823	\$ -	\$ 1,687,413	\$ 47,823

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 11,800	\$ 200	\$ -	\$ 11,800	\$ 200
FICA Expense	918	918	903	15	-	903	15
Engineering	45,000	45,000	24,480	20,520	2,225	26,705	18,295
Attorney	50,000	50,000	52,889	(2,889)	4,808	57,697	(7,697)
Commissions/Tax Collector	18,849	18,849	18,234	615	-	18,234	615
Annual Audit	3,500	3,500	3,500	-	-	3,500	-
Trustee Fees	3,500	3,500	-	3,500	3,500	3,500	-
Management Fees	80,100	80,100	80,100	(0)	(0)	80,100	-
Information Technology	1,000	1,000	1,000	0	0	1,000	-
Website Administration	2,500	2,500	2,500	0	0	2,500	-
Postage and Delivery	2,500	2,500	1,641	859	149	1,791	709
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	1,500	880	620	80	960	540
Legal Advertising and Other	4,000	4,000	2,599	1,401	236	2,835	1,165
Office Supplies	300	300	183	117	17	199	101
Dues, Licenses	175	175	175	-	-	175	-
Closing Costs	-	-	9,000	(9,000)	8,720	17,720	(17,720)
Interest on Regions Bank Loan	-	-	118	(118)	-	118	(118)
Total General and Administrative	\$ 315,173	\$ 315,173	\$ 293,476	\$ 21,697	\$ 19,736	\$ 313,212	\$ 1,961

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	9/30/26	9/30/26	Variance	0 Months	9/30/26	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 55,697	\$ 55,697	\$ 55,697	\$ 0	\$ 0	\$ 55,697	\$ -
Contractual-Security	111,072	111,072	111,072	0	-	111,072	-
Contractual-Security Equipment	51,150	51,150	51,150	-	-	51,150	-
Security Patrols	37,000	37,000	32,771	4,229	2,979	35,750	1,250
Parking Enforcement	8,400	8,400	1,400	7,000	7,000	8,400	-
Fire and Security System Monitoring	500	500	586	(86)	-	586	(86)
Telephone	12,000	12,000	12,779	(779)	-	12,779	(779)
Water and Sewer	18,000	18,000	20,335	(2,335)	1,849	22,183	(4,183)
Electric	107,625	107,625	110,771	(3,146)	-	110,771	(3,146)
Pest Control	22,725	22,725	20,671	2,054	1,834	22,505	220
Community Maintenance	175,857	175,857	175,857	-	-	175,857	-
Porter Services	39,416	39,416	34,742	4,674	3,158	37,900	1,516
Other Maintenance	12,000	12,000	11,363	637	988	12,352	(352)
Irrigation Pumps Maintenance and Repair	35,000	35,000	43,831	(8,831)	3,985	47,815	(12,815)
Wall Maintenance and Repair	3,000	3,000	17,379	(14,379)	-	17,379	(14,379)
Park and Pool Maintenance/Repair	50,000	50,000	27,141	22,859	2,467	29,608	20,392
Pool Maintenance - Contract	31,500	31,500	32,338	(838)	-	32,338	(838)
Janitorial	43,042	43,042	38,500	4,542	3,500	42,000	1,042
Iguana Removal	5,880	5,880	5,390	490	490	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	40,000	50,270	(10,270)	-	50,270	(10,270)
Mulch	5,000	5,000	23,243	(18,243)	-	23,243	(18,243)
Landscape Replacement/Removals	45,000	45,000	26,289	18,711	18,711	45,000	-
Storm/Emergency Cleanup	-	-	4,450	(4,450)	-	4,450	(4,450)
Lake Maintenance/Repair	35,268	35,268	33,953	1,315	-	33,953	1,315
Fountain Maintenance/Repair	1,000	1,000	1,000	0	-	1,000	0
Drainage Maintenance	26,000	26,000	4,250	21,750	21,750	26,000	-
Road Maintenance/Repair	20,000	20,000	22,700	(2,700)	-	22,700	(2,700)
Sidewalk Maintenance/Repair	20,000	20,000	22,000	(2,000)	-	22,000	(2,000)
Sign Maintenance/Repair	10,000	10,000	278	9,723	-	278	9,723
Pressure Cleaning	41,000	32,417	32,417	-	8,583	41,000	-
Electrical Repair and Replacement	26,000	26,000	43,342	(17,342)	-	43,342	(17,342)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	16,000	20,522	(4,522)	-	20,522	(4,522)

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	9/30/26	9/30/26	Variance	0 Months	9/30/26	Variance
Operations and Maintenance (Continued)							
Major Projects:	180,000	180,000	263,260	(83,260)	13,580	276,840	(96,840)
Clubhouse - Dock Extension	-	-	106,952	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement - Islamorada	-	-	18,800	-	-	-	-
Tennis Court Remediation/Resurfacing	-	-	57,489	-	-	-	-
Headwall Erosion Project - Indian Key	-	-	33,329	-	-	-	-
Total Operations and Maintenance	\$ 1,317,747	\$ 1,292,644	\$ 1,367,840	\$ (75,196)	\$ 106,970	\$ 1,474,809	\$ (157,062)
Total Expenditures	\$ 1,632,920	\$ 1,607,817	\$ 1,661,316	\$ (53,499)	\$ 126,705	\$ 1,788,021	\$ (155,101)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,669	\$ 31,772	\$ 26,097	\$ 101,322	\$ (126,705)	\$ (100,609)	\$ 202,925
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ -	\$ 18,279	\$ 18,279
Note Proceeds	-	-	-	-	8,720	8,720	8,720
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ 8,720	\$ 26,999	\$ 26,999
Net Change in Fund Balance	\$ 6,669	\$ 31,772	\$ 44,376	\$ 119,602	\$ (117,985)	\$ (73,609)	\$ 229,924
Fund Balance - Beginning	\$ 506,557		\$ 486,198			\$ 486,198	
Fund Balance - Ending	\$ 513,226		\$ 530,574			\$ 412,589	

Coral Bay
Community Development District
Schedule of Approved Major Projects

Projects	Location	Total Spent	Actuals Through	Projected Through	Total
		FY 2025	9/30/26	9/30/26	Projected Cost
Expenditures:					
<i>Non-Landscaping Projects</i>					
Entrance Monuments Re-Painting	All Coral Bay Entrances and Subdivisions	\$ -	\$ -	\$ -	\$ 34,000
Basketball Court Lights (\$5,500 per pole - 4 in total expected)	North Bay Park	-	-	-	22,000
LED-based Message Signage	Coral Bay Entrances (Max 3)	-	-	-	30,000
Fence Replacement for Tennis/Pickleball Court	North Bay Park	-	-	-	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing	North Bay Park	14,695	57,489	57,489	222,184
Dock Extensions	Clubhouse and Peninsula Park	17,198	106,952	117,721	134,919
Roof Replacement	Clubhouse Park Building	-	-	-	49,000
Roof Replacement	Fay's Cove Park Building	-	-	-	14,000
Pool Resurfacing	Clubhouse Pool	24,310	46,690	46,690	71,000
Pool Resurfacing	Fay's Cove Park	5,500	-	-	71,500
Wall Replacement	Islamorada	-	18,800	18,800	18,800
New Pool Shading	All Pool Areas	-	-	-	50,000
Perimeter Wall Drainage Cutout Cover Panels	Entire District Perimeter Wall	-	-	-	50,000
Headwall Erosion Project	Indian Key	-	33,329	36,140	36,140
<i>Landscaping Projects</i>					
Hedge Removal and Replacement	Southwind Lane (Fay's Cove and Port Antigua)	-	-	-	65,000
Projects reported under "Major Projects" Line Item		\$ 61,703	\$ 263,260	\$ 276,840	\$ 893,543

Coral Bay
Community Development District
General Fund Forecast Comments
For The Period Ended September 30, 2026

REVENUES	PROJECTION METHOD	COMMENTS
Maintenance Assessments - Levy	Budget to Actual	Collections begin in November
Interest Income	Current Interest Earnings	Based on current interest rates
Toscana Contributions	Anticipated	Portion of Lake/Fountain Maintenance billed to Toscana.

ADMINISTRATIVE:

Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Actual Spent	Invoice for September hasn't been received.
Engineering Fees	Budget to Actual	Invoice for September hasn't been received.
Annual Audit	Based on Contracts	Engagement Letter for FY 2025 audit is \$3,500.
Trustee Fees	Actual Spent	No Comments
Management Services	Based on Contract	No Comments
Website Administration	Based on Contract	No Comments
Property Appraiser	Budget to Actual	\$2 per lot and 1% commissions for gross assessment roll (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses	Budget to Actual	Used for Department of Community Affairs (DCA)

FIELD:

Field Management Services	Based on Contract	No Comments
Contractual-Security	Based on Contracts	Envera-Monthly Gate Monitoring \$9,256.03
Contractual-Security Equipment	Based on Contracts	Canon Financial \$4,262.47/mo.
Security Patrols	Budget to Actual	City Police Detail (\$56/Hour @ 57 Hours per month).
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoices for December - September haven't been received.
Fire and Security System Monitoring	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Reflects Comcast DSL which is paid via autopay.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for September haven't been received.
		Southern Plant and Pest Services-Monthly Contract Amount \$1,833.76. Invoice for September hasn't been received.
Pest Control, Fertilization and Weed	Actual Contract	
Community Maintenance	Actual Contract	Shinto-Landscape Maintenance-Monthly Contract Amount \$9,441/Flower Installation \$23,997 Annually
		Shinto-Irrigation System Maintenance-Monthly Contract Amount \$3,214
Porter Services	Actual Contract	911 Commercial Cleaning Corp.-Monthly Contract Amount \$3,158.33. Invoice for September hasn't been received.
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Actual Contract	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake & Fountain Maintenance/Repair	Straight Line Budget	Annual Contract Amount with Southeast Land and Water Management \$2,741.66 monthly.
Park & Pool Maintenance/Repair	Straight Line Budget	This line includes repairs, supplies, and maintenance.
Pool Maintenance - Contract	Straight Line Budget	East River Pools-monthly pool cleaning cost \$2,887.50.
Janitorial Services		911 Janitorial-Monthly Contract Amount \$3,500. Invoice for September hasn't been received.
	Actual Contract	
Iguana Removal	Actual Contract	Redline Iguana Removal-Monthly Contract Amount \$490. Invoice for September hasn't been received.
Landscape Repairs & Improvement	Budget to Actual	No Comments
Drainage Maintenance	Straight Line Budget	No Comments
Road & Sidewalk Maintenance/Repair	Straight Line Budget	No Comments
Sign Maintenance/Repair	Straight Line Budget	No Comments
Pressure Cleaning	Straight Line Budget	No Comments
Electrical Repair & Replacement	Straight Line Budget	No Comments
Gate Repair & Replacement	Straight Line Budget	No Comments
Holiday Decorations	Actual Contract	No Comments
Major Projects	Straight Line Budget	See Schedule of Major Projects

Coral Bay
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended September 30, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	9/30/26	9/30/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,134	\$ 1,134
Total Revenues	\$ -	\$ -	\$ 1,134	\$ 1,134
Expenditures:				
Interest - 11/1	\$ 2,338	\$ 2,338	\$ 2,598	\$ -
Interest - 5/1	2,338	-	-	-
Principal - 5/1	85,000	85,000	85,000	-
Total Expenditures	\$ 89,675	\$ 87,338	\$ 87,598	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (89,675)	\$ (87,338)	\$ (86,464)	\$ 1,134
Other Financing Sources/(Uses):				
Other Fees	\$ -	\$ -	\$ (1,700)	\$ (1,700)
Transfer Out	-	-	(18,279)	(18,279)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (19,979)	\$ (19,979)
Net Change in Fund Balance	\$ (89,675)	\$ (87,338)	\$ (106,443)	\$ 1,134
Fund Balance - Beginning	\$ 106,442		\$ 106,442	
Fund Balance - Ending	\$ 16,767		\$ (0)	

Coral Bay
Community Development District
Long Term Debt Report

Series 2012, Special Assessment Bonds		
Interest Rate:	5.50%	
Maturity Date:	5/1/2026	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 3/29/2012		\$890,000
Less: Principal Payment - 5/1/12		(\$25,000)
Less: Principal Payment - 5/1/13		(\$40,000)
Less: Principal Payment - 5/1/14		(\$45,000)
Less: Principal Payment - 5/1/15		(\$45,000)
Less: Principal Payment - 5/1/16		(\$50,000)
Less: Principal Payment - 5/1/17		(\$55,000)
Less: Principal Payment - 5/1/18		(\$55,000)
Less: Principal Payment - 5/1/19		(\$60,000)
Less: Principal Payment - 5/1/20		(\$60,000)
Less: Principal Payment - 5/1/21		(\$65,000)
Less: Principal Payment - 5/1/22		(\$70,000)
Less: Principal Payment - 5/1/23		(\$75,000)
Less: Principal Payment - 5/1/24		(\$80,000)
Less: Principal Payment - 5/1/25		(\$80,000)
Less: Principal Payment - 11/21/25		(\$85,000)
Current Bonds Outstanding		\$0

Regions Bank - Line of Credit Loan 2026		
Interest Rate:	5.75%	
Maturity Date:	6/25/2031	
Line of Credit Loan Outstanding		\$400,000

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 119,055	\$ 1,362,206	\$ 25,661	\$ 16,977	\$ 13,379	\$ 46,337	\$ 19,363	\$ 5,211	\$ 17,637	\$ -	\$ -	\$ 1,625,825
Interest Income	1,186	617	1,579	4,595	3,784	3,885	3,315	3,270	2,822	2,680	2,286	1,705	31,725
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Insurance Proceeds	-	-	-	-	-	-	-	-	18,300	-	-	-	18,300
Miscellaneous Income	-	-	-	-	-	100	400	-	-	-	-	400	900
Transponders/Stickers	-	1,225	-	-	1,470	-	2,030	-	-	-	35	3,045	7,805
Total Revenues	\$ 1,186	\$ 120,897	\$ 1,363,785	\$ 33,114	\$ 22,231	\$ 17,364	\$ 52,082	\$ 22,633	\$ 26,333	\$ 20,317	\$ 2,321	\$ 5,150	\$ 1,687,413
Expenditures:													
<u>General and Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 11,800
FICA Expense	77	77	77	77	77	61	77	77	77	77	77	77	903
Engineering	2,445	2,901	900	1,058	3,410	2,723	1,606	1,878	1,890	2,538	3,133	-	24,480
Attorney	4,113	5,393	4,875	3,003	4,033	5,763	5,710	4,375	4,468	5,625	5,534	-	52,889
Commissions/Tax Collector	-	1,191	15,616	247	170	133	457	193	53	174	-	-	18,234
Annual Audit	-	-	-	-	-	-	-	-	1,500	2,000	-	-	3,500
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	80,100
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Website Administration	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Postage and Delivery	85	170	82	42	207	56	184	176	268	46	217	108	1,641
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	61	97	-	41	51	125	122	880
Legal Advertising and Other	143	180	179	64	177	183	168	337	283	484	198	202	2,599
Office Supplies	-	0	-	-	-	0	-	-	15	168	0	-	183
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Closing Costs	-	-	-	-	-	-	-	-	9,000	-	-	-	9,000
Interest on Regions Bank Loan	-	-	-	-	-	-	-	-	-	32	43	43	118
Total General and Administrative	\$ 98,593	\$ 18,056	\$ 29,731	\$ 12,482	\$ 16,069	\$ 16,745	\$ 16,266	\$ 15,002	\$ 25,561	\$ 19,161	\$ 17,293	\$ 8,519	\$ 293,476
<u>Operations and Maintenance</u>													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 55,697
Contractual-Security	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	111,072
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	51,150
Security Patrols	1,426	1,983	3,038	1,856	2,679	2,784	3,027	3,165	3,594	2,958	4,179	2,082	32,771
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	105	70	-	201	-	586
Telephone	993	993	993	1,009	1,009	1,009	1,009	1,067	1,216	1,173	1,154	1,154	12,779
Water and Sewer	1,148	3,307	1,911	1,786	1,504	1,906	1,955	1,895	1,653	1,746	1,524	-	20,335
Electric	9,049	8,489	8,726	9,895	9,688	9,137	9,098	9,293	9,490	9,486	9,775	8,646	110,771
Pest Control	2,234	1,934	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	-	20,671
Community Maintenance	12,655	20,654	12,655	12,655	12,655	20,654	12,655	12,655	12,655	12,655	20,654	12,655	175,857
Porter Services	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	-	34,742
Other Maintenance	-	-	-	-	1,100	-	2,500	-	831	5,433	1,500	-	11,363
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	3,790	2,306	5,501	1,077	2,028	4,340	4,289	-	43,831
Wall Maintenance and Repair	2,868	740	3,378	3,099	740	971	1,711	1,018	555	2,300	-	-	17,379
Park and Pool Maintenance/Repair	5,015	150	2,568	3,782	2,288	345	1,045	4,487	1,424	215	4,972	850	27,141
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	1,925	2,888	2,888	2,888	2,888	2,888	2,888	32,338

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Janitorial	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	-	38,500
Iguana Removal	490	490	490	490	490	490	490	490	490	490	490	-	5,390
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	2,700	4,420	5,000	3,050	-	2,400	-	50,270
Mulch	-	15,138	-	-	-	-	-	8,105	-	-	-	-	23,243
Landscape Replacement/Removals	3,700	4,000	-	-	-	-	5,950	10,639	2,000	-	-	-	26,289
Storm/Emergency Cleanup	-	1,400	1,300	-	-	-	-	-	1,750	-	-	-	4,450
Lake Maintenance/Repair	1,443	5,161	2,661	2,661	2,661	2,661	2,661	3,123	2,661	2,661	2,661	2,938	33,953
Fountain Maintenance/Repair	113	81	81	81	81	81	81	81	81	81	81	81	1,000
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	1,943	14,000	833	-	185	780	1,500	-	22,700
Sidewalk Maintenance/Repair	-	-	-	-	-	22,000	-	-	-	-	-	-	22,000
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	278	-	-	278
Pressure Cleaning	26,500	-	-	-	2,467	-	-	-	-	3,450	-	-	32,417
Electrical Repair and Replacement	5,208	3,558	2,669	1,576	2,977	2,737	10,521	-	4,021	6,034	481	3,559	43,342
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	95	-	-	-	95	11,288	6,850	20,522
Major Projects	-	40,020	93	17,273	42,896	29,415	26,953	1,665	3,978	21,560	69,659	9,750	263,260
Subtotal Field Expenditures	\$ 131,376	\$ 158,493	\$ 80,198	\$ 97,211	\$ 122,836	\$ 141,867	\$ 119,949	\$ 93,405	\$ 81,270	\$ 105,273	\$ 166,347	\$ 69,613	\$ 1,367,840
Total Operations & Maintenance	\$ 131,376	\$ 158,493	\$ 80,198	\$ 97,211	\$ 122,836	\$ 141,867	\$ 119,949	\$ 93,405	\$ 81,270	\$ 105,273	\$ 166,347	\$ 69,613	\$ 1,367,840
Total Expenditures	\$ 229,969	\$ 176,549	\$ 109,928	\$ 109,693	\$ 138,905	\$ 158,612	\$ 136,215	\$ 108,407	\$ 106,831	\$ 124,434	\$ 183,641	\$ 78,131	\$ 1,661,316
Excess (Deficiency) of Revenues over Expenditures	\$ (228,783)	\$ (55,652)	\$ 1,253,857	\$ (76,580)	\$ (116,674)	\$ (141,248)	\$ (84,133)	\$ (85,774)	\$ (80,498)	\$ (104,117)	\$ (181,319)	\$ (72,982)	\$ 26,097
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ 17,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,279
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ 17,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,279
Net Change in Fund Balance	\$ (228,783)	\$ (55,652)	\$ 1,253,857	\$ (76,580)	\$ (116,674)	\$ (140,376)	\$ (66,725)	\$ (85,774)	\$ (80,498)	\$ (104,117)	\$ (181,319)	\$ (72,982)	\$ 44,376

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

Gross Assessments	\$	1,685,508.26	\$	1,685,508.26
Net Assessments	\$	1,601,232.85	\$	1,601,232.85

ON ROLL ASSESSMENTS

1,620,081.93

Allocation in % 100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/21/25	11/1/25-11/15/25	\$ 124,093.69	\$ 5,038.37	\$ 1,190.55	\$ -	\$ 117,864.77	\$ 117,864.77	\$ 117,864.77
12/5/25	11/1/25-11/30/25	\$225,726.29	\$9,006.67	\$2,167.20	\$0.00	214,552.42	214,552.42	214,552.42
12/19/25	12/1/25-12/12/25	\$1,164,754.97	\$46,450.18	\$11,183.05	\$0.00	1,107,121.74	1,107,121.74	1,107,121.74
12/31/25	12/13/25-12/23/25	\$28,004.08	\$823.27	\$271.81	\$0.00	26,909.00	26,909.00	26,909.00
01/16/26	12/1/25-12/31/25	25,512.29	782.30	247.29	-	24,482.70	24,482.70	24,482.70
01/23/26	INTEREST	-	-	-	931.46	931.46	931.46	931.46
2/13/26	1/1/26-1/31/26	\$17,291.84	\$315.01	\$169.77	\$0.00	16,807.06	16,807.06	16,807.06
03/13/26	2/1/26-2/28/26	13,549.88	170.09	133.80	-	13,245.99	13,245.99	13,245.99
04/10/26	3/1/26-3/31/26	45,612.89	5.53	456.07	-	45,151.29	45,151.29	45,151.29
04/24/26	INTEREST	-	-	-	728.52	728.52	728.52	728.52
05/15/26	4/1/26-4/30/26	18,946.45	-	193.64	417.41	19,170.22	19,170.22	19,170.22
6/12/26	5/1/26-5/31/26	\$5,110.08	\$0.00	\$52.64	\$153.30	5,210.74	5,210.74	5,210.74
7/10/26	6/1/26-6/30/26	\$16,905.80	\$0.00	\$174.13	\$507.20	17,238.87	17,238.87	17,238.87
7/24/26	INTEREST	\$0.00	\$0.00	\$0.00	\$170.70	170.70	170.70	170.70
TOTAL		\$ 1,685,508.26	\$ 62,591.42	\$ 16,239.95	\$ 2,908.59	\$ 1,609,585.48	\$ 1,609,585.48	\$ 1,609,585.48

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

Envera Systems Ownership Change

Coral Bay Community Development District – Board Briefing

Executive Summary.

Envera experienced a controlling ownership change in November 2022, when Wind Point Partners acquired the company from Tinicum and other investors. Envera management initially retained a meaningful ownership stake. Since the transaction, Envera has emphasized geographic growth, product expansion and acquisitions, including its 2024 purchase of Applications by Design (ABDi).

For Coral Bay CDD, the ownership change creates potential benefits—greater capital, broader technology and more scalable support—but also warrants closer review of pricing, contract terms, service consistency, technology migrations and vendor concentration.

Ownership and Management Timeline

Period	Owner / Event	Significance
2013–2022	Tinicum	Tinicum acquired a majority stake in Envera in October 2013 and remained the controlling investor until November 2022.
Nov. 2022	Wind Point Partners acquisition	Wind Point acquired Envera. Founder/CEO Addi Aloya, CFO Aaron Wray and management initially retained a meaningful ownership stake alongside Wind Point.
May 2024	CEO transition	Dax Brady-Sheehan succeeded founder Addi Aloya, with a stated mandate to accelerate national growth and expand the solution set.
July 2024	ABDi acquisition	Envera acquired Boca Raton-based Applications by Design, adding community-management software and access-control capabilities.
2026	Active Wind Point portfolio company	Wind Point continues to list Envera as an active investment and currently identifies Devon Watson as CEO.

Potential Advantages for the CDD

- Access to capital for technology upgrades, software development, infrastructure, staffing and geographic expansion.
- Broader product portfolio: the ABDi acquisition may create additional software, access-control and community-management options.
- Potentially stronger operating discipline, standardized processes and measurable service-level management as Envera scales.
- Greater purchasing and recruiting scale may improve access to hardware, engineering talent, cybersecurity resources and monitoring-center capabilities.
- Continued investment could reduce the risk that a specialized security vendor becomes technologically stagnant.

Potential Risks / Concerns

- Private-equity ownership typically places strong emphasis on growth, recurring revenue and operating returns. The CDD should therefore expect disciplined pricing and contract management rather than assume historical pricing practices will continue.
- Rapid growth, acquisitions and leadership transitions can temporarily affect institutional knowledge, account continuity, field-service responsiveness and escalation paths.
- New platforms or product migrations could create integration costs, retraining needs, equipment replacement decisions or pressure to adopt bundled services.
- Greater vendor scale can improve capability but may also increase customer dependence if proprietary hardware, software, credentials or data are difficult to transfer to another provider.
- Because Envera is privately held, detailed stand-alone financial statements are not publicly available; the CDD should rely on contractual protections and vendor due diligence rather than public-company financial disclosure.

What Coral Bay CDD Should Expect and Monitor

Area	CDD Expectations / Recommended Oversight
Financial / Pricing	Expect periodic review of recurring fees, installation charges, equipment pricing and bundled offerings. Require clear pricing schedules, notice periods for increases, renewal terms, termination charges and a breakdown of one-time versus recurring costs. Compare major renewals or expansions with competitive alternatives.
Contract Terms	Review auto-renewal, escalation clauses, minimum commitments, ownership of installed equipment, software/data rights, transition assistance, indemnification, insurance, cybersecurity obligations and remedies for chronic service failures. Avoid unnecessary lock-in where feasible.
Service & Support	Track response time, trouble-ticket closure, repeat failures, monitoring-center performance, field-service availability and escalation effectiveness. Maintain named executive/account escalation contacts and require reporting against agreed service levels for critical systems.
Technology	Expect continued platform development and possible migration opportunities. Before approving upgrades, require lifecycle plans, compatibility information, cybersecurity controls, redundancy/failover design, maintenance implications and total cost of ownership.
Integration / Acquisitions	The ABDi acquisition could broaden capabilities, but CDD should ask whether any current Coral Bay systems, portals, databases or workflows will migrate to acquired platforms and whether migration creates new fees, hardware requirements or retraining.
Business Continuity	Request evidence of monitoring-center redundancy, disaster recovery, cyber-incident response, backup power/connectivity, supply-chain planning and procedures for hurricane or extended communications outages.
Financial Health	Because public stand-alone financial data are limited, request appropriate evidence of financial capacity for material projects—insurance, bonding where applicable, references, project-specific capacity, and confirmation that support obligations survive internal reorganizations or acquisitions.
Exit / Portability	Confirm ownership and export rights for resident/visitor data, access credentials, camera configurations and system records. Establish transition assistance and documentation requirements so the CDD can change vendors without unreasonable operational disruption.

Recommended Board Questions at the Next Envera Review

- What changes in pricing, contract structure, staffing, support processes or service levels have occurred since the 2022 ownership change?
- What capital investments or technology improvements directly benefit Coral Bay, and which would require additional CDD spending?
- Are any Coral Bay systems expected to migrate to new Envera or ABDi platforms? If so, what are the costs, timetable, risks and fallback plan?
- What service-level metrics can Envera provide quarterly, and what remedies apply when critical response or uptime expectations are missed?
- If Coral Bay were to transition providers, what data, credentials, equipment and documentation would be provided, in what format, and at what cost?

CDD Bottom Line. The 2022 change to Wind Point ownership does not by itself indicate deterioration in Envera’s service or financial condition. It does, however, signal a growth-oriented ownership model accompanied by acquisitions and leadership changes. Coral Bay should use upcoming renewals, expansions and technology decisions to strengthen pricing transparency, service-level accountability, cybersecurity/business-continuity requirements, data portability and exit protections.

Envera Systems Leadership Changes

Coral Bay Community Development District – Board Briefing

Executive Summary. Envera has experienced substantial senior-leadership change since 2024, including two CEO transitions, a new COO appointment, and a current executive team emphasizing finance, technology, service delivery, growth and customer experience. For Coral Bay CDD, the practical issue is not leadership turnover itself, but whether it changes service accountability, pricing discipline, technology roadmaps, escalation paths or support continuity. No additional near-term executive transition was publicly announced in the sources reviewed as of September 24, 2026.

Leadership Timeline: 2024–2026

Date	Leadership Change	Documented Focus	CDD Relevance
May 2024	Dax Brady-Sheehan named President & CEO, succeeding founder Addi Aloya.	National expansion, organic investment and strategic acquisitions.	Shift from founder-led management toward a professional growth model under Wind Point ownership.
Dec. 2024	Daniel Babb appointed Chief Operating Officer.	Operational excellence, customer satisfaction and technology-enabled service delivery.	Potential effect on field service, monitoring operations, customer support and escalation processes.
2025	Adam Stoila joined as CFO.	Finance, business partnership, continuous improvement and value creation.	Relevant to pricing, contract economics, capital allocation, equipment refresh and recurring-service models.
Dec. 2025	Devon Watson appointed President & CEO, succeeding Brady-Sheehan.	Customer experience, innovation, reliability, security, products and operations.	Second CEO change in roughly 19 months; current strategy places strong emphasis on service quality and resilient technology.
2026	Current leadership includes Watson (CEO), Stoila (CFO), Patrick Mulcahy (CTO), Nathan Varn (SVP Sales) and Mark Penzato (SVP Service Delivery).	Technology transformation, sales growth and service execution.	These roles now carry the greatest direct relevance to Coral Bay’s technology, support and commercial relationship.

What the Leadership Pattern Suggests

- Envera has moved from long-standing founder leadership to a more layered, professionally managed executive structure under private-equity ownership.
- The 2024 strategy emphasized growth and acquisitions; the current CEO’s public message emphasizes customer experience, innovation, reliability and security.
- The 2024 acquisition of Applications by Design (ABDi) increases the importance of understanding future software, access-control and database integration plans for existing communities.
- Daniel Babb’s 2024 COO appointment remains relevant, but Envera’s current public leadership page prominently identifies an SVP of Service Delivery. Coral Bay should confirm the present operational chain of responsibility rather than infer a role change from website listings alone.

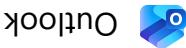
Potential Impact on Coral Bay CDD

Area	Potential Opportunity	CDD Risk / What to Monitor
Service & Support	More formal service-delivery management, standardized metrics and stronger escalation discipline.	Loss of institutional knowledge, changing contacts or centralized processes that weaken local responsiveness. Track response time, repair time, repeat failures and escalation effectiveness.
Technology	Greater investment in cloud, cybersecurity, access control, software and monitoring platforms.	Platform consolidation or migration could create new costs, retraining, hardware replacement or interoperability issues. Require a 3–5 year roadmap.
Financials / Pricing	Scale and stronger finance controls can support disciplined capital planning and service investment.	PE-backed growth may increase focus on recurring revenue, contract margins, bundled offerings and annual escalators. Benchmark renewals and separate recurring from one-time charges.
Contracts	Larger organization may produce clearer standard processes and service commitments.	Standardization can also mean less flexibility. Review auto-renewal, escalation, termination, equipment ownership, software/data rights and transition assistance.
Customer Experience	Current CEO specifically emphasizes customer experience, reliability and security.	The Board should ask for measurable evidence: SLA attainment, uptime, ticket backlog, call response, monitoring performance and customer escalation outcomes.
Continuity	Broader executive bench can reduce dependence on a few individuals.	Repeated leadership changes can alter priorities. Preserve named executive/account escalation contacts and require advance notice of material platform or service changes.

Recommended Questions for Envera

- Who currently has executive responsibility for Coral Bay and for South Florida service delivery, and what is the escalation chain above the account manager?
- What organizational responsibilities now sit with the COO, CTO and SVP Service Delivery, and which executive owns monitoring-center and field-service performance?
- Are any Coral Bay systems expected to migrate to newer Envera or ABDi platforms within the next 3–5 years?
- What service-level metrics can Envera provide quarterly for Coral Bay, including response time, mean time to repair, repeat service calls and unresolved-ticket aging?
- Have pricing, annual escalators, bundled-service requirements, equipment ownership or renewal terms changed since the 2022 ownership transition or recent executive changes?
- If Coral Bay changed providers, what data, credentials, camera/configuration records, documentation and transition support would Envera provide, in what format and at what cost?

CDD Bottom Line. The leadership changes do not by themselves indicate deterioration or improvement. They do justify tighter vendor governance. Coral Bay should require measurable service performance, a documented technology roadmap, clear executive escalation, pricing transparency, and contractual data/transition protections before major renewals or upgrades.



Re: Coral Bay CD - Police Car Parked On Sidewalk - FORMAL NOTICE

From Eric Williams <eryk10@comcast.net>
Date Mon 9/28/2026 1:37 PM

To Andrew Gill <agill@gmsf.com>
Cc Julio Padilla <jpadilla@gmsf.com>; Annie <csiannie13@yahoo.com>

2 attachments (875 KB)

Coral Bay CD - Rules Governing District Facilities (2023-10-12).pdf; image003.png;

Mr Gill,

Thank you for shedding light on the over night street parking issue. I honestly did not know that I was allowed to do that since I've had multiple guests have their cars "stickered" for overnight street parking. If I had simply been told this over a year ago we could have avoided this escalating situation.

The very first notice I received from the HOA regarding my vehicle was a letter in my mailbox. Whoever wrote that letter threatened to contact The Chief of the Fort Lauderdale Police Department and have my vehicle cited by Margate PD. That was the FIRST letter, and I don't like being threatened. I feel like your response to my email was much more professional and should have been the first letter instead.

Providing solutions instead of threats is the way this matter should have been handled. Communication wins over anonymous intimidating letters in my mailbox and trivial complaints to Internal Affairs. I have no problem with parking my truck in the street, but I thought I wasn't allowed to, so can you see the rock and the hard place I was stuck between?

The truck will be moved to the street today.

- Eric Williams

On Sep 28, 2026, at 12:28 PM, Andrew Gill <agill@gmsf.com> wrote:

Good afternoon, Mr. Williams -

I'm the District Manager for the Coral Bay Community Development District and would like to clarify the parking issue. The District has received complaints regarding your vehicle being parked beyond your driveway and extending into the sidewalk. This has created an obstruction for community members, particularly those using wheelchairs or who have difficulty walking, and has required them to enter the roadway to get around the vehicle. I've

attached a few pictures for reference. There have also been previous attempts to resolve this parking issue.

I've also attached the District's current Rules Governing the Use of District Facilities. Section 2.2.1 addresses the overnight parking issue directly. Section 2.2.1 prohibits on-street parking between 2:00 a.m. and 6:00 a.m., and also specifically provides an exemption for marked law enforcement vehicles, provided the vehicle is parked on the paved roadway. Accordingly, as a marked law enforcement vehicle, you are permitted to park on the street overnight under the District's Rules. That exemption, however, is for a marked law enforcement vehicle parked on the paved roadway. It does not provide an exemption to occupy or obstruct the sidewalk. Section 2.2.2 also provides that vehicles cannot be parked in a manner that disrupts the normal flow of traffic or blocks the ingress or egress of trucks and emergency vehicles.

For that reason, the District is asking that the vehicle be parked entirely on the paved roadway and not extend into or obstruct the sidewalk.

We certainly understand and appreciate the benefit of having a marked police vehicle within the community, including the additional visibility and deterrence that it provides. The District has no issue with the vehicle being parked on the street overnight under the law enforcement exemption.

Thanks,

Andrew J. Gill

Governmental Management Services – South Florida, LLC

[5385 N. Nob Hill Rd.](#)

[Sunrise, FL 33351](#)

Office: 954-721-8681

Direct: (954) 721-8681 ext 226

Board members should not “reply to all” in order to maintain compliance with the Sunshine Laws

From: Eric Williams <eryk10@comcast.net>

Sent: Wednesday, September 23, 2026 10:41 AM

To: Julio Padilla <jpadilla@gmssf.com>; Andrew Gill <agill@gmssf.com>; rgallucci@coralbaycdd.com <rgallucci@coralbaycdd.com>; jhall@coralbaycdd.com <jhall@coralbaycdd.com>

Cc: thagen@coralbaycdd.com <thagen@coralbaycdd.com>; tspavento@coralbaycdd.com <tspavento@coralbaycdd.com>; george.mizusawa.cdd@gmail.com <george.mizusawa.cdd@gmail.com>; GMS - SF Record Requests <info@gmssf.com>; csiannie13@yahoo.com <csiannie13@yahoo.com>

Subject: FORMAL NOTICE

RE: FORMAL NOTICE AND DEMAND TO CEASE TARGETED AND DISPARATE CONDUCT; NOTICE TO PRESERVE EVIDENCE AND PUBLIC RECORDS;

RESERVATION OF RIGHTS

To Chairman Hall, Supervisor Gallucci, District Manager Gill, and District Counsel:

I have resided in Port Antigua since January 29th, 2015. In that time, I watched numerous neighbors come and go, but I have chosen to stay and create a beautiful home for my family. I have paid all my HOA dues and complied with the requests made by the CDD regarding the maintenance and appearance of my home. I have never created any nuisances for my neighbors or the general Coral Bay Community. In fact, I have assisted the Margate Police Department with active investigations inside of the community which even led to the apprehension and conviction of a dangerous felon targeting homes and vehicles in Coral Bay.

Also in that time, my marked City of Fort Lauderdale Police vehicle has been the target of vandals and criminals on multiple occasions, up to and including breaking into it. I have never felt the need to bring this attention to the Coral Bay CDD. My opinion on this matter has changed since I perceive my vehicle is now being targeted by a completely different group of people.

This correspondence constitutes formal notice concerning a continuing and escalating pattern of conduct directed toward me, my residence, my vehicle, and my professional employment. It further constitutes a demand that any targeted, retaliatory, disparate, or otherwise improper conduct cease immediately and that all potentially relevant records and evidence be preserved.

This notice should be provided to all appropriate District officials, employees, agents, contractors, counsel, and custodians of records.

I. BACKGROUND AND COURSE OF CONDUCT

Over approximately the past year, I have been subjected to a series of incidents that, when considered collectively rather than in artificial isolation, raise substantial concerns regarding repeated and individualized targeting.

Those incidents include, but are not limited to:

Two separate written communications left at my residence threatening to contact law enforcement and specifically threatening to complain about me to the Chief of the Fort Lauderdale Police Department;

The subsequent filing of an actual Internal Affairs complaint with my employing law-enforcement agency;

The complainant's reported refusal to participate when contacted by the department multiple times concerning that complaint;

Continued attention directed toward my residence and my marked law-enforcement vehicle;

Documented CDD discussions concerning a "parking list," particular residents, previously issued parking citations, and further enforcement activity; and

Most recently, the issuance of a City of Margate parking citation concerning my marked law-enforcement vehicle at my residence, based upon a minimal sidewalk encroachment involving the vehicle's front push bumper.

Standing alone, any individual event may be susceptible to an innocent explanation. Taken together, however, the frequency, progression, subject matter, and repeated intersection with my professional employment warrant serious concern and require that this matter now be formally documented.

II. DOCUMENTED CDD INVOLVEMENT

The minutes of the Coral Bay Community Development District's August 13, 2026 meeting are particularly relevant.

Those minutes reflect discussion concerning a "parking list" previously transmitted by Chairman John Hall to District Manager Andrew Gill. Supervisor Ronald Gallucci specifically inquired whether there had been improvement "since tickets were given out," and Chairman Hall reportedly referenced the "same residents" continuing to overhang or block sidewalks.

Thereafter, I received a parking citation concerning my marked law-enforcement vehicle at my residence.

I am not presently asserting, without the benefit of the complete public-record record, that any particular District official caused or directed the issuance of that citation. I am, however, expressly placing the District on notice that the timing and circumstances of this enforcement activity will be considered together with the

preceding course of conduct and the District's own documented discussions concerning identified residents and parking enforcement.

III. USE OF MY LAW-ENFORCEMENT EMPLOYMENT

Of particular concern is the repeated effort to inject my professional employment into what are fundamentally residential or community matters.

My status as a law-enforcement officer neither entitles me to preferential treatment nor subjects me to a lesser degree of protection from improper governmental or private conduct.

I do not claim, and have never claimed, that my occupation exempts me from generally applicable laws, ordinances, parking regulations, or valid District rules.

By the same token, my occupation cannot properly be utilized as an additional source of leverage, intimidation, pressure, or retaliation in connection with a residential disagreement.

Threatening to contact my Chief of Police, subsequently invoking my employer's Internal Affairs process, and continuing to focus attention upon my marked law-enforcement vehicle presents concerns extending substantially beyond an ordinary disagreement over parking.

Accordingly, absent a legitimate law-enforcement, public-safety, or other lawful governmental purpose, I demand that my employer, command staff, Internal Affairs process, and professional status no longer be injected into matters arising from private neighborhood disagreements or ordinary District business.

IV. MARKED LAW-ENFORCEMENT VEHICLE

The vehicle that has most recently become the subject of enforcement is a clearly marked law-enforcement vehicle assigned to me in connection with my official employment.

I recognize that the vehicle remains subject to applicable law when parked at my residence.

Nevertheless, the factual circumstances should be accurately characterized. The vehicle was not positioned across the sidewalk in a manner intended to prevent its use. The alleged encroachment concerns the front push bumper extending slightly over a portion of the sidewalk.

The regular presence of a marked law-enforcement vehicle in a residential neighborhood also provides an incidental visible law-enforcement presence and potential deterrent benefit to the community. That consideration does not create an exemption from parking laws. It does, however, provide additional context when evaluating the necessity and proportionality of repeated enforcement attention directed toward this particular vehicle.

V. DEMAND FOR NEUTRAL AND NONDISCRIMINATORY TREATMENT

The Coral Bay Community Development District is a governmental entity exercising authority pursuant to Chapter 190, Florida Statutes. The Legislature has expressly recognized that the operation of such districts and the exercise of their governmental powers are subject to applicable requirements concerning due process, accountability, ethics, and government transparency.

Accordingly, I hereby demand that any matter concerning me, my family, my residence, or my vehicles be administered in a neutral, objective, and consistently applied manner.

Specifically, I demand that:

1. Any personal or individualized targeting of me, my family, residence, or vehicles cease immediately;
2. District authority, personnel, contractors, communications, or resources not be utilized to advance personal disputes or grievances;
3. My employment with the Fort Lauderdale Police Department not be invoked, contacted, or used as leverage concerning ordinary residential or District matters absent a legitimate and articulable basis;

4. Any applicable parking, property, or community requirements be enforced against me under the same standards, procedures, and enforcement practices applicable to similarly situated residents; and

5. No adverse action be undertaken against me because I have objected to, documented, requested records concerning, or otherwise challenged the conduct described herein.

For avoidance of doubt, I seek neither preferential treatment nor immunity from legitimate enforcement.

VI. FORMAL NOTICE TO PRESERVE RECORDS AND EVIDENCE

The District and each recipient of this correspondence are hereby placed on formal notice of the need to preserve potentially relevant evidence and public records.

Accordingly, all potentially relevant records should be preserved in their original form, including associated metadata where maintained.

The preservation obligation should encompass, without limitation:

the “parking list” referenced during the August 13, 2026 CDD meeting;

records identifying the properties, residents, or vehicles included on that list;

records concerning me, my family, residence, address, property, or vehicles;

photographs, video recordings, surveillance images, or other images of my property or vehicles;

complaints concerning my residence or vehicles;

communications concerning sidewalk or parking enforcement at or near my residence;

communications with the City of Margate, Margate Police Department, parking enforcement personnel, or other governmental entities concerning my residence or vehicles;

communications mentioning my employment, the Fort Lauderdale Police Department, its Chief, command staff, or Internal Affairs;

emails, text messages, instant messages, memoranda, notes, photographs, correspondence, and attachments concerning these matters; and

responsive communications conducted through personal phones, personal email accounts, messaging applications, or other nongovernmental systems to the extent such communications constitute public records under applicable Florida law.

This preservation notice applies to responsive material maintained by the District, Board members, District management, employees, contractors, agents, and any person or entity maintaining District records.

Chapter 119, Florida Statutes, establishes Florida's policy of public access to governmental records and expressly includes governmental districts within its definition of an "agency." Accordingly, the location, device, or account on which a qualifying public record is maintained does not, standing alone, determine whether the record is subject to Florida's public-record requirements.

No potentially relevant material should be intentionally destroyed, deleted, altered, concealed, overwritten, or otherwise rendered unavailable contrary to applicable records-retention or public-record obligations.

VII. NOTICE REGARDING CONTINUING CONDUCT

This correspondence provides actual notice that I consider the cumulative course of conduct described above to be unwelcome, disputed, and potentially improper.

Accordingly, any future incident involving my residence, property, vehicles, professional employment, or law-enforcement chain of command will not necessarily be viewed as an isolated occurrence. It will be documented and evaluated together with the complete factual history, including the prior written threats, Internal Affairs complaint, documented CDD discussions, enforcement activity, and any records subsequently obtained.

I expressly reserve the right to seek public records concerning these matters and to pursue any administrative, statutory, ethical, equitable, judicial, or other remedies that may be available should the evidence establish a legal basis for such action.

Nothing in this correspondence should be construed as an accusation that any particular statutory or constitutional violation has already been conclusively established. Nor should anything herein be interpreted as an attempt to interfere with legitimate law enforcement, lawful District operations, or any person's right to make a good-faith report concerning an actual violation of law.

Rather, this notice serves to ensure that all parties are aware of the documented history and that any future conduct occurs with knowledge that the pattern has been identified, formally disputed, and preserved.

VIII. DEMAND

The requested resolution is straightforward:

Cease any individualized or retaliatory conduct; refrain from involving my professional employment in private residential disputes absent a legitimate basis; and preserve all records and evidence relating to these matters.

I would prefer that no further action become necessary.

However, given the history described above, I am no longer willing to treat repeated incidents involving my residence, vehicle, and professional employment as unrelated events without appropriate documentation and scrutiny.

Nothing herein constitutes a waiver of any right, claim, defense, remedy, or cause of action that presently exists or may subsequently arise, all of which are expressly reserved.

Please govern yourselves accordingly.

Respectfully,

Eric Williams

6678 Buena Vista Dr

Erk10@comcast.net

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<20260711_152323.jpg>

<20260711_152357.jpg>

<20260711_152242.jpg>



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

Engineer's Report

Prepared by Jonathan Geiger P.E., ENV SP on September 30th, 2026

For the Coral Bay Community Development District Board Meeting

October 8th, 2026

Projects in Construction

CDD Docks Handrailing:

- Prior RFQ prepared by Board Member in-review by District Staff

Projects in Post Construction

Indian Key Dead-End Headwall Erosion Repair at Outfall on Canal:

- Construction Proposal: Concrete Block Mat for \$28,110 (Approved)
 - 65% Progress payment of \$18,271.50 has been approved and sent to GMS for processing and payment
 - **\$2,811.00 balance due after permit close-out with the City of Margate**
- Permit has been issued: 26-200050 (Invoice for \$1,546.05)
- Construction work has been completed per the approved and permitted plans
 - Awaiting final permit close-out with the City of Margate (as-builts have been approved)
 - **An acceptance letter from the District is needed for permit close out with the City**
 - Landshore to furnish all close-out documents to KCI and Coral Bay (as-builts, density testing, close-out paperwork and documentation)
- **KCI & GMS met with Landshore on 9/23/26 on-site to discuss the damage to the asphalt at the dead end that was used for material and equipment staging**
 - **Minor surface scratches and damage to asphalt from equipment**
 - **GMS directed to contact the adjacent homeowners to get their input on the impact of the damaged asphalt**
 - **District to make decision on whether the asphalt needs to be removed and replaced prior to furnishing the acceptance letter needed to close the permit out with the City of Margate**
 - **Additional permitting may be needed for the asphalt repair – to be coordinated with the City of Margate prior to work commencing**

Projects in Design or Permitting

Tennis Court Resurfacing:

- Board has selected the Contractor proposal that Includes tennis court asphalt repairs, milling & resurfacing, sports court for dual tennis/pickle ball courts, fencing, and additional the additional geotechnical services:

- Tennis Court Restoration (No Fiber membrane) with full-deep restoration & Geotech monitoring - \$197,157
- Project agreement has executed
- **Permit has been approved by the City of Margate: 26-00200156**
 - **Permit will be issued after a preconstruction meeting is held with Contactor, City, KCI, and GMS**
- **Coordination with contractor to start work and schedule for substantial completion to be achieved by 11/20/26 and final completion achieved by 12/11/26**

District Residential Permit Reviews

None at this time.

Other Considerations

Islamorada Trellis Replacement: On Hold

- To be demoed and not replaced
- Analysis provided by Board member Mizusawa at prior CDD meeting – District to make decision on how to proceed after wood components are demoed and columns are repaired as needed

District Wide PM&S Restriping: Inspections and plan production underway

- Currently collecting quantities throughout District to obtain proposals from Striping & Asphalt Companies
- Redoing ALL striping – existing will need to be sand blasted or ground down to replace so new thermoplastic does not crack after application due to existing striping
- RPMs to be replaced in kind and added to WV locations per Margate standards
- Will also price out Tot Lot, N Bay Park, and Clubhouse parking lot
- May not need to be permitted as it is not new work
- Estimated at \$100,000 w/Engineering Costs as of September 2026

Roadway Remedial Repairs: Coordinating with GMS/inspections underway

- KCI to inventory District roadway for repairs as we did in 2021 – focus on catch basins and curb/gutter as well as asphalt areas that need to be repaired
- Quantities to be provided to contractor for rough cost pricing for Bond
- Plans will need to be developed for bidding and permit purposes

District Headwall Inspections: Scheduled to be inspected before end of the yeay

- KCI asked by GMS to inspect all headwalls for erosion and other repair needs

Old Business:

None at this time.

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion /Status	Comments	Cost
<u>AMAZON GATE ACCESS REQUEST</u>							
1	INFORMATION	-	-	-	-	<u>See Tab A</u>	-
<u>LANDSCAPE - IRRIGATION - ANNUALS - MULCH SPECIFICATION</u>							
1	SPECIFICATIONS	-	-	-	-	<u>See Tab B</u>	-
<u>FAY'S COVE POOL PROPOSAL</u>							
1	PROPOSALS	-	-	-	-	<u>See Tab C-1</u>	-
2	SHAMROCK POOLS PROPOSAL	-	-	-	-	<u>See Tab C-2</u>	-
3	DECO POOLS PROPOSAL	-	-	-	-	<u>See Tab C-3</u>	-
4	FLORIDA BEST POLLS PROPOSAL	-	-	-	-	<u>See Tab C-4</u> To be provided at the Board meeting.	-
<u>LAKE AND CANALS</u>							
1	Southeast Land & Water Management (SE L&WM)	Monthly	Contracted	Monthly	ON-GOING	<u>See Tab D</u> Southeast Land & Water Management Reports	Contracted
2	Peninsula Park and Clubhouse Dock Railings	Jun-26	-	-	PENDING	<u>Completed Phases</u> Phase 1 - Proposals, Board Approval, Agreement (Update in Engineer's Report Section of Agenda) Phase 2 - Permitting Phase 3 - Installation & Completion	N/A
3	Indian Key Culvert Repair	Nov-26	Dec-26	-	IN-PROGRESS	(Update in Engineer's Report Section of Agenda)	\$28,110
4	Broward County South Canal Maintenance - Responsible Party	Aug-26	-	-	-	<u>No updates available.</u>	N/A
<u>LANDSCAPING</u>							
1	Jasmin Installation to Cover Arch at CH Entrance	Aug-26	-	-	PENDING	Pending revised proposal	N/A
2	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	<u>Count of Removals</u> Arborist Terry Glyn Identified 22 <u>Proposal for Removals</u> Cutler's Edge/Shinto - \$15,990.00 / JCJ \$17,820.00 <u>Palm Replacement</u> Proposal to be provided at the Board meeting.	N/A

3	Las Brisas Road Triangle Landscape	Feb-26	Jun-26	-	PENDING	Pending Cutler's Edge Scheduling	\$3,083
4	District Hardwood Tree Trimming	Oct-26	Oct-26	-	IN-PROGRESS	Trimming will be completed before the end of the month.	Contracted

COMMUNITY ITEMS

>	Envera Gate Report	Mar-24	N/A	Monthly	ON-GOING	Envera has not provided Reports	N/A
>	Envera New Resident Forms	May-24	N/A	Monthly	ON-GOING	Monthly	N/A
>	Redline Iguana Removals	Nov-24	Nov-24	Monthly	ON-GOING	Bi-Monthly	N/A
1	NB-Park Tennis/Pickle Ball Courts Project	Jul-26	Jul-26	-	PENDING	(Update in Engineer's Report Section of Agenda)	N/A
2	SBD Entrance Deco Coach Light Vehicle Damage	Mar-26	Mar-26	-	PENDING	Claim submitted to the insurance company. Customized pole, as the original company is out of business. An update will be provided at the Board meeting.	N/A
3	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	No updates available.	N/A
4	Peninsula Park Damaged Light Pole Reimbursement	Feb-26	Jul-26	-	IN-PROGRESS	The invoice was submitted to the insurance company.	\$3,530
5	Found Bicycles Procedure	Dec-25	-	-	PENDING	MPD Not Stolen - 3 / Not - 1 MPD will not accept bicycles needing repairs. Working with a local bike shop to take them.	N/A
6	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Phase 1 - Inspection of Trellis - (Completed) Phase 2 - Trellises Repairs Specifications (Completed) Phase 3 - Inspect Columns	TBD
7	JM Holiday Lighting	May-26	May-26	-	IN-PROGRESS	Removal agreement to be executed. Agreement execution in progress.	N/A

90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS

1	Porter Proposals	Jun-26	Jun-26	Sep-26	COMPLETED	-	N/A
2	Janitorial Proposals	Jun-26	Jun-26	Sep-26	COMPLETED	-	N/A
3	Peninsula Park Backflow Repair	Aug-26	Aug-26	Sep-26	COMPLETED	-	\$545
4	District Palm Trimming (Second)	Aug-26	Aug-26	Sep-26	COMPLETED	-	Contracted
5	(250) Transponder Order	Aug-26	Aug-26	Aug-26	COMPLETED	-	\$7,890
6	South Bay Entrance Gate Reader Part Replacement	Aug-26	Aug-26	Aug-26	COMPLETED	-	\$1,243
7	30th Street Gate Replacement Parts	Aug-26	Aug-26	Aug-26	COMPLETED	-	\$1,712
8	Removal and Stump Grind of (3) Dead Washingtonian Lightning Strikes	Aug-26	Aug-26	Aug-26	COMPLETED	-	\$2,400
9	Annual City of Margate Fire Inspection	Aug-26	Aug-26	Aug-26	COMPLETED	-	\$96
10	Entrances Missing and Replacement of Delineators	Jun-26	Jun-26	Aug-26	COMPLETED	-	\$1,500
11	Sub-Division Pillars Touch-up Painting	Jul-26	Jul-26	Aug-26	COMPLETED	-	\$3,250
12	Repair SBD Road Pavers Near Exit	May-26	May-26	Aug-26	COMPLETED	-	N/A
13	Clubhouse steps and white borders repainting.	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
14	Additional Facilities Pressure Cleaning	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
15	Addi'll Perimeter Road Sidewalk Pressure Cleaning	Aug-26	Aug-26	Aug-26	COMPLETED	-	N/A
16	Gate Barrier Arm Replacement	Aug-26	Aug-26	Aug-26	COMPLETED	-	\$5,880
17	Annuals Flowers (Pentas) 3rd/Last FY Rotation	Jun-26	Jun-26	Aug-26	COMPLETED	-	Contracted
18	BCSOE August 18 Elections	Jul-26	Jul-26	Aug-26	COMPLETED	-	N/A
19	Peninsula Park Wall Fountain & Chiller Repair	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$1,450
20	Peninsula Park Wall Exhaust Panel Installation	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$1,850
21	Clubhouse A/C Thermostat Issue Service Call	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$89
22	Clubhouse A/C Hard Start Kit Installation	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$333
23	BCSOE Agreement for Aug. 18 Elections	Jul-26	Jun-26	Jul-26	COMPLETED	-	N/A
24	Repair 30th St. Swing Gate Inspection	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$95
25	Repair 30th St. Swing Gate Hinge	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$300
26	Holiday Banners Proposal	May-26	Jul-26	Jul-26	TABLED	-	N/A
27	Bunting and Flags Replacement	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
28	All 3 Pool Facilities Active Monitoring Disabled	Jun-26	Jul-26	Jul-26	COMPLETED	-	N/A
29	Reinstalled Net Blocking Access to Pen Pk Dock	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
30	MPD Off-Duty Office Rate Increase	Jul-26	Jul-26	Jul-26	COMPLETED	-	N/A
31	NB-Park Basketball Nets Replacements	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
32	Quarterly Facility Pools Pressure Cleaning	Jun-26	Jun-26	Jul-26	COMPLETED	-	Contracted
33	Peninsula Park Damaged Light Pole Replacement	Feb-26	Jul-26	Jul-26	COMPLETED	Pole was installed, and invoice submitted to Ins. Co	\$3,530
34	Community Bollards Painting	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$1,850
35	Additional Community Pressure Cleaning	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$3,450
36	Sub-Division Monuments Touchups Painting	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$3,250
37	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	Jul-26	COMPLETED		\$8,394
38	Repair SBD Road Pavers Near Exit	May-26	May-26	Jul-26	COMPLETED	-	N/A

Coral Bay CDD

TAB A

AMAZON

Gate Access Request



Amazon Key for Business

An easy, safe way for apartment buildings, gated communities, and residents to receive deliveries



Deliveries made easy

Spend less time buzzing in drivers and managing packages, and more time keeping residents happy.



Amazon deliveries & more

Amazon Key can enable easier, more secure deliveries from authorized third-party delivery companies, too.



Smart & secure

Multi-factor authentication verifies the driver, delivery time, and delivery address before providing access.



Free of charge

From start to finish, there's no charge for Amazon Key. The service, device, installation, and maintenance are all free.



Amazon Key Third-Party Deliveries

Streamline deliveries from authorized third-party delivery providers with this optional feature

Trusted delivery companies

Deliveries from your favorite third-party package, restaurant, and grocery delivery companies are easier and more convenient with Amazon Key.

Your deliveries, your way

You choose whether to permit an authorized third-party company to make deliveries to your property using Amazon Key, and you can change your mind at any time.

Completely free

The third-parties delivery feature is free, and so is Amazon Key.





Top 5 benefits of Key for Business



Safety and security

Deliveries reach their destinations more frequently, and Amazon drivers are only given time-bound permission to enter and securely deliver packages after being verified via the Amazon Delivery App.



More accurate deliveries

Step-by-step delivery instructions direct drivers to leave packages in the location that works best for you, and increase delivery accuracy.



Financial savings

Amazon drivers deliver packages all day long, 7 days per week. Key for Business eliminates the need for you to maintain staff onsite during that time, and enhances your building's amenities at no cost to you.



Streamlined process

Amazon drivers access buildings and deliver packages without any help from staff. Your residents' packages are delivered more quickly, and your staff spends less time managing deliveries.



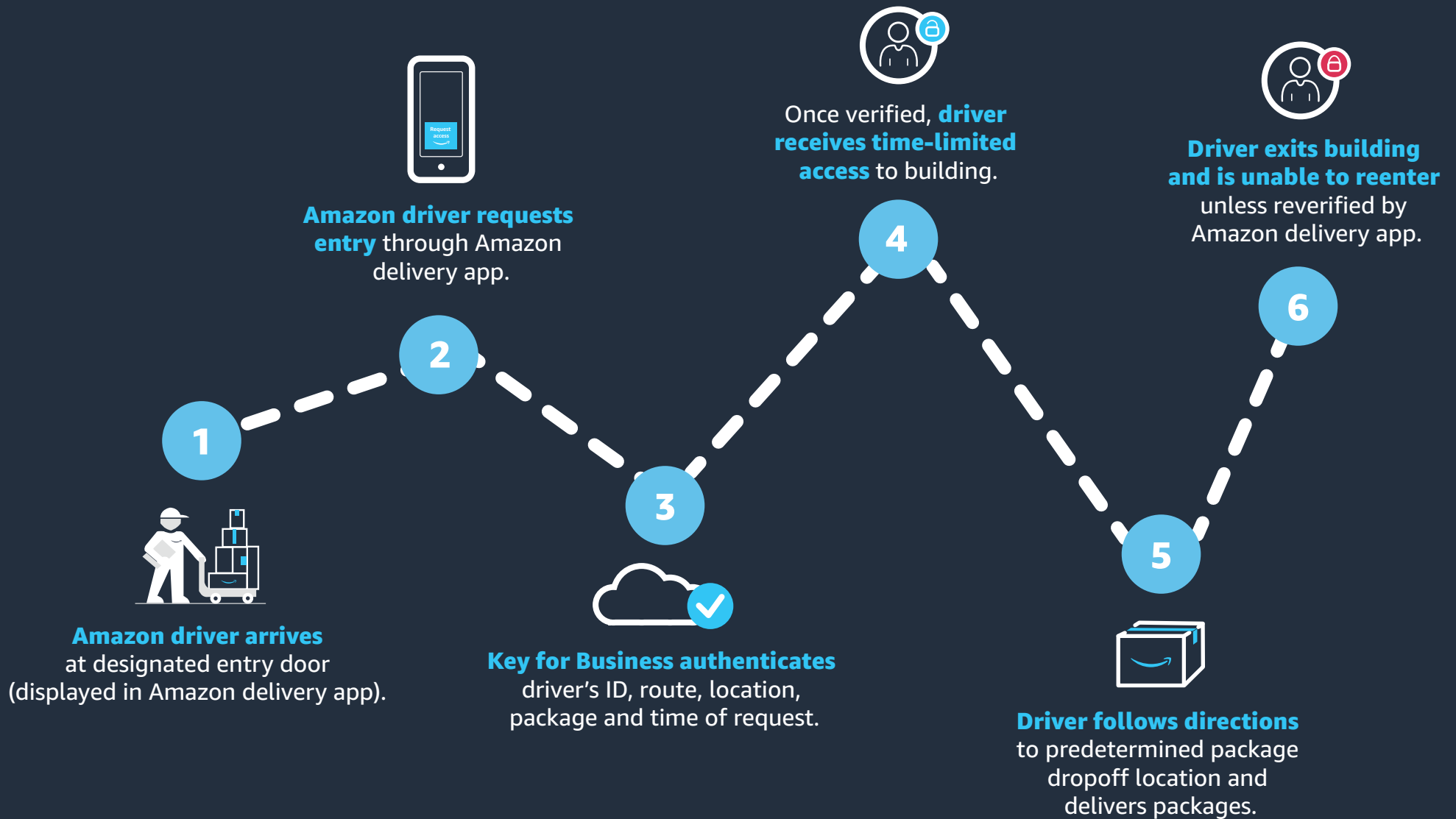
Free and seamless

The Key for Business device is compatible with most existing electrical access systems. Installation is quick and easy, and the device, installation, and maintenance are all free of charge.





Delivery process





KEY FOR BUSINESS TECH SPECS

95% COMPATIBLE

Key for Business is compatible with 95% of access control systems.

PAIRS EASILY

The Key for Business device works seamlessly with:



Fob readers



Call boxes



Remote openers



Coded gates



Motorized gates and doors



TECHNICAL SPECIFICATIONS

Here's what you need to know:

- Compatible with Wiegand wiring protocol
- Compatible with relay wiring protocol
- Uses LTE-M cellular network
- Connects via Ethernet when available

HOW IT WORKS

Key for Business **integrates seamlessly**, and wires in parallel, **into existing access control systems** without interfering with their operation. Once installed inside a callbox or communications closet, the Key for Business device creates a virtual fob that **allows Amazon drivers to access locked areas via the secure Amazon delivery app**.

No interaction with call boxes, access codes, or building staff necessary.





Installation Agreement

This is an agreement between you (on behalf of your company and Location (as defined below)) that you elect to sign up for Key for Business services together with your successors and assigns, ("**Company**") and Amazon.com Services, LLC (with its affiliates, "**Amazon**"). These terms, along with the Amazon.com Privacy Notice (<https://www.amazon.com/privacy>) are collectively referred to as the "**Agreement.**"

1. Equipment and Services. Amazon may provide either (1) one or more access control devices (along with related equipment, software, and applications, "**Equipment**") or (2) an access code or virtual tenant access that, in each such case, may provide delivery providers authorized by Amazon with access to enter Locations (as defined below) to deliver packages, parcels, other products, and/or provide services (collectively, the "**Services**"). Amazon will retain ownership of all Equipment.
2. Company Obligations. For each apartment building, commercial building, complex, and/or multi-family dwelling that are owned or leased by Company or any of its affiliates as indicated in more detail below ("**Location**"), Company may provide Amazon with an access code ("**Credential**") for building access if required by Company's access system or for the Services. Company will allow Amazon to incorporate the Credential into the Equipment or the backend system to enable the Services and will indemnify and defend Amazon from any claim alleging any infringement, misuse, or misappropriation of the Credential or the access system.
3. Termination. Either party may terminate this Agreement, in whole or with respect to any Location, by providing written notice to the other party. Section 5 (Disclaimer of Warranties), Section 6 (Limitation of Liability) and Section 8 (General) will survive the termination of the Agreement.
4. Third-Party Delivery Provider Agreement. Amazon may elect and Company agrees that Amazon shall be permitted to allow certain third-party delivery companies and service providers and their respective employees and contractors delivering or providing non-Amazon related packages or services or a combination of Amazon and non-Amazon related packages or services (collectively, "**Third-Party Delivery Providers**") to use the Services to access the Location(s) ("**Third-Party Access**"). Not less than 30 days prior to Amazon permitting any Third-Party Delivery Provider to access any Location, Amazon shall send an email notice to the Decision Maker (as defined below) identifying the name of such Third-Party Delivery Provider and the estimated beginning access date ("**Access Date**"). After such identified Access Date, Company understands and agrees that such Third-Party Delivery Provider shall be permitted to access the Location(s) through use of the Services. Company may, at any time, elect to restrict access to any, or all, such Third-Party Delivery Providers by, in each case, notifying Amazon in writing in the manner set forth in Section 8 of this Agreement or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating Third-Party Access. **Company understands and agrees that Amazon is**

solely the operator of the Services and any actions committed by a Third-Party Delivery Provider, including by its employees, contractors, or agents is the responsibility of such Third-Party Delivery Provider and not Amazon. For the avoidance of doubt, the terms of this Section 4 shall only apply to deliveries using the Services made by third-party providers delivering or providing non-Amazon related packages or services (or a combination of Amazon and non-Amazon related packages or services) and shall not apply to use of the Services for the delivery or provision of packages or services delivered or provided by Amazon logistics or its contractors.

5. **Disclaimer of Warranties.** Amazon provides the Equipment “as is” and makes no warranties of any kind. To the fullest extent permitted by applicable law, Amazon expressly disclaims all warranties, whether express or implied, including warranties of merchantability, noninfringement, title, or fitness for a particular purpose. Amazon does not warrant that the Equipment will operate uninterrupted or error-free.
6. **Limitation of Liability.** Neither party will be liable to the other under this Agreement for indirect, special, punitive, or consequential damages. In no event will any party’s liability under this agreement exceed \$10,000 in connection with the Equipment or the Services. It is understood that if the Location is sold or otherwise transferred such that a new entity or person shall own the Location, then Company shall be required to assign the Agreement to such new owner and failure to do so will result in the Company remaining liable for all terms under the Agreement until such time as the Agreement shall terminate, including any liability resulting from failure to inform the new owner of the installation and use of the Equipment at the Location.
7. **Property Decision Authority.** The Company represents, warrants, and covenants that the person listed below (“**Decision Maker**”) has all requisite corporate authority and permissions to make decisions on behalf of the Company at the Location(s), including electing to permit certain third-party delivery and service provider companies with access to the Location(s) using the Services. The Company hereby waives any Amazon liability for relying on instructions provided by the Decision Maker. The Company may update the Decision Maker at any time by providing notice to Amazon in the manner set forth in Section 8 or by such other method as Amazon may make available to Company from time to time provided that such other method shall only be a valid method if Amazon has expressly indicated in writing that such method is an appropriate method for updating the Decision Maker. Company understands that (1) until a change to the Decision Maker has occurred Amazon shall be permitted to continue to rely on the Decision Maker’s instructions and (2) if a change in Decision Maker has occurred, until such new Decision Maker has made a change to the prior Decision Maker’s instructions, Amazon shall be permitted to rely on the prior Decision Maker’s instructions.

- **Decision Maker Name:**
- **Decision Maker Title:**
- **Email Address:**
- **Phone Number:**

8. General. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the state and federal courts in King County, Washington, and each of the parties hereto consents to the personal jurisdiction of, and venue in, those courts. If for any reason a claim proceeds in a court outside of King County, Washington, the parties each waive any right to a jury trial. All notices hereunder will be in writing and will be sent by email, overnight courier or certified mail. Notices to Company may be delivered to either (1) the e-mail address or physical address provided by Company when Company signed up for Key for Business or (2) the Decision Maker. Notices to Amazon will be delivered, Attn: General Counsel, to P.O. Box 80683, Seattle, WA 98108-0683 (if by USPS) or 410 Terry Avenue North, Seattle, WA 98109-5210 (if by courier), with a copy to contracts-legal@amazon.com and ring-contracts@amazon.com. This Agreement contains the entire agreement of the parties with respect to subject matter hereof and supersedes all previous agreements and understandings between the parties with respect to its subject matter.
9. I represent and warrant that I am an officer or authorized representative of the Company and have the necessary authorization and corporate authority to (i) execute and deliver this Agreement on behalf of the Company and (ii) bind the Company to the performance of its obligations hereunder.
10. State License: AL: 21-001835; AR: 2657 Regulated by: Department of Arkansas State Police 1 State Police Plaza Drive Little Rock, Arkansas 72209 ; AZ: 20790; CA: ACO 7723 alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814; DE: 17-270; DC: 602517000011; FL: EF20001423; GA: LVU405565; IL: 127.001708 & 124.001917; LA: F2306; MD: 107-2253; MI: 8002000032; MS: 15032034; NJ: Burglar Alarm Business Lic. # 34BX00021400; NY-licensed by the N.Y.S. Department of State -12000327271; NC: 521-CSA Licensed by the Alarm Systems Licensing Board of the State of North Carolina; NM:393671 OK: AC440654; RI: 5844B; SC: BAC 13770 FAC 13727; TN: 2065; TX: B05209301 & ACR-2236295; UT: 1047978-6501; VA: 11-15770; WA: RINGPPI830PE

This Agreement applies to each Location listed below Exhibit A

Company:

Signature:

Name: Julio Padilla

Title:

Date:

EXHIBIT A: LIST OF LOCATIONS

This Agreement applies to each Location listed below:

1. 3101 S BAY DR, MARGATE, FL, US, 33063-9309

Coral Bay CDD

TAB B

LANDSCAPE - IRRIGATION - ANNUALS - MULCH
Specifications

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

Landscape Scope of Work Update – Board Summary

The landscape, irrigation, annuals, mulch and storm-response specifications are now combined into one updated **Exhibit B (September 30, 2026)**, brought up to current University of Florida/IFAS and State of Florida standards. The main changes are below.

Main Changes

Area	Before (2024)	Now (2026)	Why
Mowing, edging, bed and plant/shrub maintenance	34 visits a year	40 visits a year (weekly May–October)	Grass and shrubs grow fastest in the rainy season.
Reserves (2 areas)	Not in current agreement; maintained separately by a different vendor	Quarterly removal of invasive plants and vines on trees; fence strip and nearby sod mowed weekly	Keeps them natural and protects the trees.

Board Action Requested

1. Approve the updated Exhibit B – Landscape Scope of Work and Specifications (September 30, 2026).
2. Authorize District staff to request proposals using the updated scope and return them to the Board for review and award.



EXHIBIT B

CORAL BAY CDD

LANDSCAPE TURF MAINTENANCE, IRRIGATION,
ANNUALS, MULCH AND STORM DISASTER RESPONSE
Scope of Work and Specifications

SEPTEMBER 30, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road, Sunrise, Florida 33351

DETAILED SPECIFICATIONS

SCOPE OF WORK – The Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, fuel, and all other necessary incidentals required to perform complete maintenance of the landscape area, including, but not limited to, all shrubs, lawns, ground, and horticultural supervision necessary to maintain the landscape in an attractive condition throughout the year, as detailed below. All work shall conform to current University of Florida/IFAS Extension recommendations, the Florida Green Industries Best Management Practices (GI-BMP), Florida-Friendly Landscaping™ principles (s. 373.185, F.S.), ANSI A300 standards for pruning cuts, and all applicable federal, State of Florida, Broward County, and City of Margate laws, ordinances, and permits. The Property is located at 3101 S. Bay Drive, Margate, Florida 33063.

SCOPE ORGANIZATION – This Scope of Work is divided into the following Parts: PART A – Turf Maintenance (including the quarterly Reserve Area service); PART B – Irrigation; PART C – Annuals; PART D – Mulch; PART E – Storm Disaster Response; and PART F – General Requirements, which apply to all Parts. The Contractor’s proposal shall state a separate annual price for each of Parts A through D, with the quarterly Reserve Area service (Section 5) shown as a separate line item within Part A, and unit rates for Part E. Service frequencies are set out in each Part and in Exhibit A.

SERVICE AREAS – Service areas include all District common areas, road islands, rights-of-way, lake banks, trellises, the Clubhouse, and the District parks (North Bay Park, Tot Lot Park, Peninsula Park Recreation Area, and Fay’s Cove Recreation Area), as shown on the Landscape Basic Service Map (Figure A-1) and the Landscape Service Map (Figure A-2). The two Reserve Areas outlined in red on Figures A-1 and A-2 (the Reserve behind the Tot Lot Park and the Reserve across 30th Street from the Tot Lot area) are included in this Scope and shall be maintained as described in Section 5. The Irrigation Zones Map, Annuals Installation Map, and Mulch Installation Map are Figures B-1, C-1, and D-1 in Parts B, C, and D.

EXCLUSIONS – The following work is performed by separate District contractors and is NOT included in this Scope of Work: (1) fertilization of turf, trees, palms, shrubs, and ground covers; (2) insect, pest, and disease control; and (3) annual tree and palm trimming and all limbs fourteen (14) feet or more above grade. The Contractor shall coordinate its mowing and irrigation schedules with those contractors (including watering-in of fertilizer applications when requested), shall not mow turf within twenty-four (24) hours after a liquid application unless approved, and shall report any observed insect activity, disease, nutrient deficiency, turf or plant decline, or tree hazard to the Property Manager within twenty-four (24) hours.

CONTRACTOR QUALIFICATIONS – The Contractor shall maintain throughout the term of the contract: (1) a Florida Department of Agriculture and Consumer Services (FDACS) pest control business license with a certified operator in the Lawn & Ornamental category (Chapter 482, F.S.) for all herbicide applications to turf, and Limited Commercial Landscape Maintenance certification (s. 482.156, F.S.) or higher for personnel applying herbicides in beds, and, for herbicide work in the Reserve Areas, an FDACS Commercial Applicator license with the Natural Areas Weed Management category (Chapter 487, F.S.) or other FDACS license that authorizes the work; (2) FDOT-approved Maintenance of Traffic (MOT) training for personnel working in the right-of-way; and (3) a qualified Account Manager and crew supervisor as described in Section 12. Copies of all licenses and certificates shall be provided to the District before work begins and upon each renewal.

PART A – TURF MAINTENANCE

Part A includes mowing, edging and string trimming, weed control, bed, plant/shrub, and hedge maintenance, and quarterly Reserve Area maintenance for all service areas shown on Figures A-1 and A-2.



Figure A-1 – Landscape Basic Service Map (routine turf and landscape service areas shown in green; Reserve Areas outlined in red receive quarterly service per Section 5, with the 3-ft strip along the PVC fence and the surrounding sod mowed on the community mowing schedule)

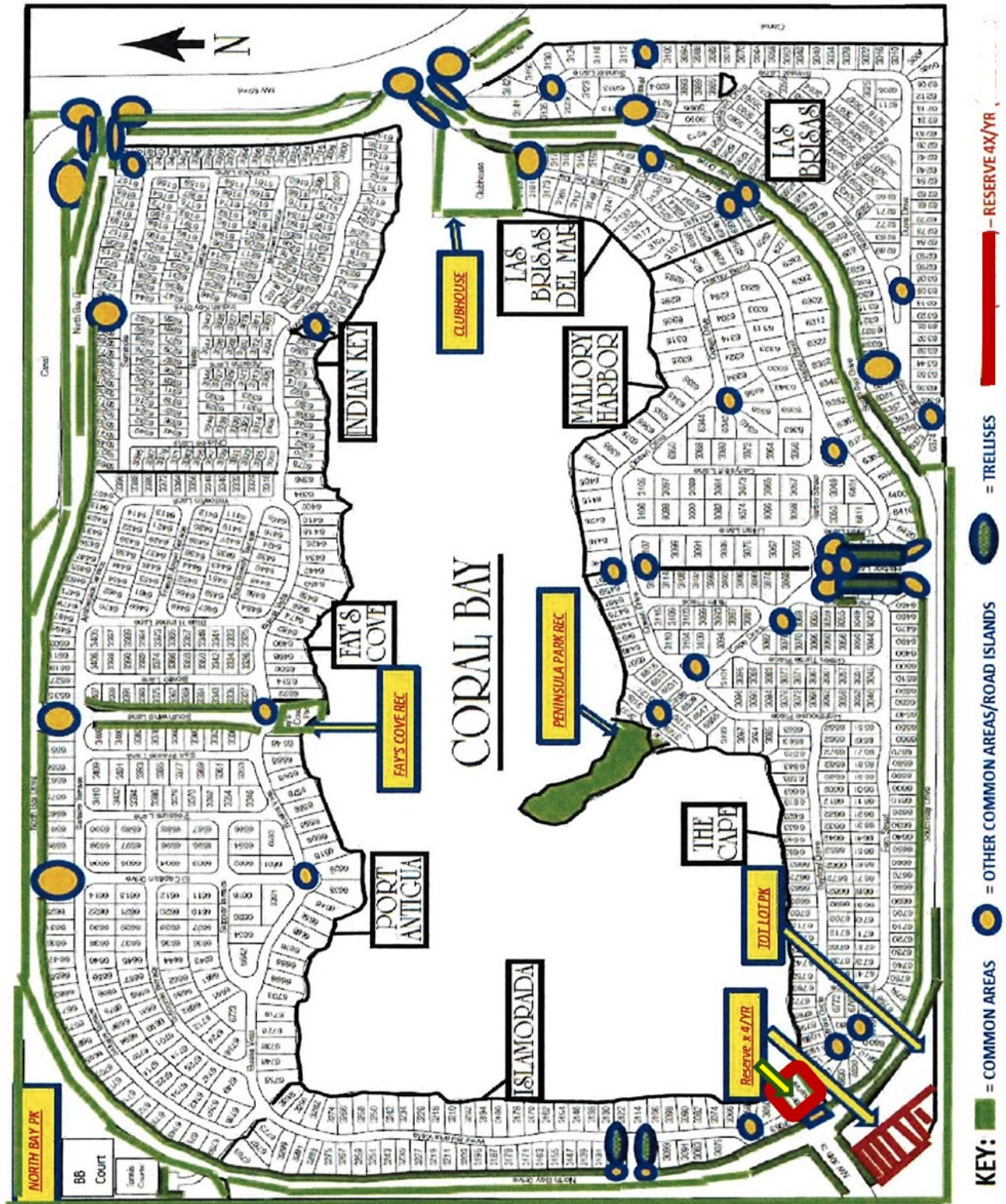


Figure A-2 – Landscape Service Map (green = common areas; ovals = other common areas/road islands; hatched ovals = trellises; red = Reserve Areas, quarterly service per Section 5, with the 3-ft strip along the PVC fence and the surrounding sod mowed on the community mowing schedule)

1. Mowing

Turf: *Stenotaphrum secundatum*, variety “Floritam” St. Augustine grass (and Bahia grass on lake banks, where present).

- a. Mowing height shall be maintained at four (4) inches unless otherwise authorized in writing by the Property Manager (for example, when turf is being renovated). Turf shall be mowed when it reaches approximately 1.3 times the desired cut height, and no more than one-third (1/3) of the leaf blade shall be removed at any one mowing.
- b. Mowing shall be scheduled on Thursdays and completed by the end of the working day. Weather permitting, all mowing operations shall be completed within one (1) working day. If weather prevents mowing, it shall be performed on the next available working day with notice to the Property Manager.
- c. Floritam mowing shall be performed forty (40) times per year: weekly (four (4) times per month) from May through October and as shown in Exhibit A for November through April. The frequency shall be modified, with Property Manager approval, when growth flushes (for example, after fertilization) or seed head production require more frequent mowing to comply with the one-third rule.
- d. The Contractor shall use sharp, mulching-type rotary mowers so that clippings are finely dispersed and do not need to be bagged. Should bagging be necessary, bagged clippings shall be removed at no additional cost. Clumped clippings shall be removed from the turf.
- e. Mower blades shall be sharpened at least weekly during the growing season to provide a clean cut. Scalping is prohibited; scalped or rutted turf shall be repaired or replaced at the Contractor’s expense.
- f. Mowing patterns shall be alternated to prevent rutting, compaction, and grain. Mowing equipment shall not be operated on saturated soils where it will rut or damage turf.
- g. Lake banks shall be mowed to the water’s edge at four (4) inches without damaging littoral plantings, and clippings shall be discharged away from the water.
- h. Streets, curbs, sidewalks, bike paths, plant beds, and borders shall be kept free of grass clippings. Clippings shall never be blown or discharged into streets, storm drains, lakes, or other water bodies and shall be removed from all paved surfaces the same day.
- i. All litter and debris shall be picked up from turf areas before mowing so that it is not shredded by mowers.
- j. **Reserve Area mowing.** At every community mowing, the Contractor shall mow and string trim a three (3) foot wide strip measured from the PVC fence along the Reserve behind the Tot Lot Park, and shall mow the green sod areas around the Reserve across 30th Street. String trimmers shall not damage the fence. See Section 5.

2. Edging and String Trimming

- a. Mechanical edging of all turf areas next to curbs, streets, sidewalks, bike paths, beds, and borders shall be performed at every mowing (forty (40) times per year) to prevent grass encroachment over hard surfaces or into beds and borders, producing a neat vertical edge.
- b. **Chemical edging (e.g., Roundup/glyphosate) shall not be permitted** unless written approval is secured from the Property Manager.
- c. Bed lines and tree and palm rings shall be maintained with a clean, defined edge.
- d. String trimming shall be performed around all obstacles, fences, light poles, signs, and structures at each mowing. String trimmers and mowers shall not contact the trunks of trees or palms; mulch

rings shall be maintained to protect trunks. Any trunk damage shall be remedied, or the plant replaced, at the Contractor's expense.

- e. Cracks and expansion joints in walks, curbs, and paved areas shall be kept free of weeds and grass.
- f. Dirt, trash, and debris resulting from edging operations shall be removed, and all areas shall be left in clean condition before the end of the working day.

3. Weed Control – Turf, Grasses, Beds and Flower Beds

3.1 Turf and Grass Areas

- a. All turf and grass areas shall be maintained at least ninety-five percent (95%) weed-free at all times. Turf shall be inspected monthly and weeds spot-treated as needed, and pre-emergent herbicides shall be applied as described in paragraph b. The Property Manager shall be notified seventy-two (72) hours prior to each broadcast herbicide application.
- b. Annual grassy weeds shall be controlled by pre-emergent herbicides applied before seed germination begins. For St. Augustine grass, pendimethalin (Pre-M) or atrazine may be used; atrazine shall not be applied when air temperatures exceed 85°F or to newly sodded turf. Applications shall be timed for summer annual weeds (late January through February in South Florida) and winter annual weeds (September through October).
- c. Annual grasses, broadleaf weeds, and sedges shall be treated with post-emergent herbicides labeled for the specific turf species and approved by the District. In St. Augustine grass, products such as atrazine, Celsius WG, and bentazon (Basagran T/O) may be used; 2,4-D and dicamba products may be used only at reduced label rates for St. Augustine grass and never on heat- or drought-stressed turf. Metribuzin (Sencor) is not labeled for St. Augustine grass and shall not be used. Spot treatment shall be used instead of broadcast applications whenever practical.
- d. **Metsulfuron-methyl products (e.g., MSM Turf, Manor) and MSMA are prohibited.**
- e. Sedges (*Cyperus esculentus*, *C. rotundus*, and *C. compressus*) shall be controlled only with halosulfuron (Manage/SedgeHammer), sulfosulfuron (Certainty), or sulfentrazone (Dismiss), used per label. Water the day before each application and repeat applications at label intervals until control is achieved.
- f. No herbicide spraying shall be done when there is any reasonable potential for wind to cause spray drift onto surrounding plants.
- g. Mowing intervals set forth in Section 1 may be relaxed during herbicide treatment periods with the written approval of the Property Manager.

3.2 Beds, Flower Beds, Ornamental Grass Plantings, and Tree and Palm Rings

- h. The Contractor shall keep all planted areas free of weeds at all times, including the bases of trees, palms, shrub beds, flower beds, and borders. In general, weeds shall be removed by hand. Chemicals that may cause plant injury, decline, or death shall not be used. Granular Pre-M and Ronstar G may be used for pre-emergent control after weeds have been removed by hand.
- i. Non-selective herbicides (e.g., glyphosate) may be used in shrub beds only as carefully directed spot treatments with shielded or low-pressure nozzles, never in windy conditions, and never in contact with the foliage or green bark of desirable plants.
- j. Flower (annual) beds shall be hand-weeded at every bed maintenance visit. Herbicides shall not be used in annual flower beds, except a pre-emergent labeled for the annuals planted, applied after planting with the Property Manager's approval.

- k. Ornamental grass plantings (e.g., Fakahatchee, Muhly) shall be kept free of weeds and invasive grasses (such as torpedograss and guineagrass) by hand pulling or carefully directed herbicide application.
- l. Mechanical weed removal shall be performed when directed by the Property Manager.
- m. Weed control shall be coordinated with the District's fertilization and pest control contractor so that applications do not conflict.

4. Bed, Plant/Shrub, Hedge Maintenance and Pruning

- a. **Bed maintenance** (forty (40) visits per year) includes weeding and detailing of all shrub beds and flower beds, removal of debris and dead plant material, and maintenance of bed lines. **Touch-up pruning:** every bed maintenance visit also includes touch-up pruning of any shrub, ground cover, or other plant material encroaching on sidewalks, curbs, streets, signage, landscape lighting, security cameras, or sight-visibility areas at intersections and driveways, so that no encroachment remains between visits. Touch-up pruning is included in the bed maintenance price.
- b. **Plant/shrub maintenance** (forty (40) visits per year: weekly from May through October, per Table A-1) includes minor pruning to keep individual plants within desired limits, removal of dead, broken, or diseased shrubs and ground covers (reported to the Property Manager), and maintenance of the natural shape and characteristics of each plant species. The Property Manager shall be made aware of all pruning activities.
- c. **Tree and palm pruning under this Scope is limited to:** (1) keeping trees and palms free of suckers and water sprouts; and (2) pruning low-hanging limbs and fronds to provide a minimum clearance of ten (10) feet over sidewalks, pedestrian areas, roads, streets, and vehicular areas. Annual tree and palm trimming and all limbs fourteen (14) feet or more above grade are performed by a separate District contractor. Any tree or palm condition beyond this Scope shall be reported to the Property Manager.
- d. All pruning cuts shall be made just outside the branch collar in accordance with ANSI A300. No flush cuts or stub cuts will be permitted. Larger limbs shall be removed using the three-cut method to prevent bark tearing. The use of tree-climbing spikes is not permitted at any time. Pruning tools shall be disinfected between palms to prevent the spread of disease.
- e. Shrub pruning shall include the removal of inward-growing branches, water suckers, and crossing or rubbing branches; the crossing branch facing inward will generally be selected for removal.
- f. Major shrub pruning shall be performed to shape individual plant species and/or renew their vigor on the following schedule:
 - i. In late February through March, before new spring growth begins, ornamental grasses (Fountain Grass, Fakahatchee, Muhly) shall be cut back to approximately six (6) to twelve (12) inches above grade.
 - ii. Following completion of the ornamental grass pruning (March through April), Thryallis, Blue Sage, Wax Myrtle, Silver Buttonwood, and other shrub species requiring renewal shall be pruned.
 - iii. When major pruning begins on a particular species, it shall continue until all plants of that species within the service area have been pruned.
- g. Minor pruning shall occur throughout the year, on an as-needed basis, to keep individual plants within desired limits.
- h. **Hedge trimming** shall be performed monthly (twelve (12) times per year), or more frequently as directed by the Property Manager. Hedges shall be sheared so that the base is slightly wider than the top, allowing light to reach the lower foliage.

- i. Plant materials shall be trimmed regularly from around landscape lighting accent fixtures and signage.
- j. **Security cameras.** Branches, palm fronds, hedges, shrubs, vines, and other plant material below fourteen (14) feet shall be pruned or removed as needed to keep a clear, unobstructed field of view for all security and surveillance cameras, license plate recognition (LPR) cameras, gate and access-control equipment, and their lighting. Camera sightlines shall be checked at every service visit, and obstructions reported by the Property Manager or the District’s security vendor shall be cleared within forty-eight (48) hours at no additional cost. Obstructions caused by limbs fourteen (14) feet or higher shall be reported immediately to the Property Manager for the District’s tree contractor. The Contractor shall not touch, move, or adjust camera equipment.
- k. Tree stakes and guys shall be inspected monthly and loosened or removed once trees are established (generally six (6) to twelve (12) months after planting) to prevent girdling.
- l. The Contractor is required to remove all pruned materials and debris from the site each day.

5. Reserve Areas (Quarterly Service)

The District refers to two naturally vegetated areas as “Reserves.” They are not designated preserves or conservation areas under any State, County, or City program; however, the District wishes them to be cared for as natural areas, using natural-area management best practices, rather than as manicured landscape. The Reserve Areas are outlined in red on Figures A-1 and A-2.

Reserve Area	Location	Reserve Maintenance	Mowing (community schedule)
Reserve 1	Behind the Tot Lot Park	Quarterly (4 per year)	3-ft strip along the PVC fence bordering the Reserve
Reserve 2	Across 30th Street from the Tot Lot area	Quarterly (4 per year)	Green sod areas around the Reserve

Table 5-1 – Reserve Areas and Service Frequency

5.1 Schedule, Mowing and Edges

- a. **Quarterly service.** Each Reserve Area shall receive one (1) full maintenance visit per quarter (January, April, July, and October), on dates approved by the Property Manager. Each visit shall be completed within one (1) week of its start.
- b. **PVC fence strip (Reserve 1).** A three (3) foot wide strip measured from the PVC fence along the Reserve shall be mowed and string-trimmed at every community mowing (Section 1). Vegetation, vines, and limbs shall be kept off the fence. String trimmers and equipment shall not damage the fence.
- c. **Sod areas (Reserve 2).** The green sod areas around the Reserve across 30th Street shall be mowed, edged, and trimmed with the rest of the community mowing schedule.
- d. A clean, defined edge shall be maintained between mowed turf and the Reserve vegetation. Branches and plant material growing out of the Reserves shall be pruned back to the Reserve edge and to maintain the ten (10) foot clearance over sidewalks and pedestrian areas required by Section 4.c.

5.2 Quarterly Reserve Maintenance

- e. **Invasive plant removal.** At each quarterly visit, the Contractor shall remove or treat all non-native invasive plants listed as Category I or II by the Florida Invasive Species Council and all species prohibited by Broward County, including, but not limited to, Brazilian pepper, air potato, Old

World and Japanese climbing fern (*Lygodium*), earleaf acacia, melaleuca, Australian pine, schefflera (umbrella tree), bishopwood, carrotwood, Java plum, invasive *Ficus* seedlings, lead tree (*Leucaena*), rosary pea, skunkvine, Caesarweed, wedelia, guineagrass, and torpedograss. Seedlings and small plants shall be hand-pulled with their roots. Woody invasive plants up to four (4) inches in trunk diameter shall be removed as part of the quarterly service using cut-stump or basal-bark treatment. Larger invasive trees shall be identified and reported to the Property Manager with a proposal; they shall not be removed or treated in place without written approval.

- f. **Vines on trees.** All vines shall be removed from the trunks of trees and palms in the Reserves at each quarterly visit. Vines shall be cut at ground level and again two (2) to three (3) feet above the ground, removing the section in between, and the rooted cut stem shall be immediately painted with an herbicide labeled for the species (e.g., glyphosate or triclopyr). Vines shall NOT be pulled down from the canopy; the upper portions shall be left to die and fall naturally, and dead vine material within safe reach from the ground shall be removed at later visits. Climbing fern (*Lygodium*) shall be cut at about waist height, the rooted portion treated, and fronds bearing spores bagged. Air potato bulbils (aerial potatoes) shall be collected and bagged. Air potato leaf beetles (biological control) shall not be harmed.
- g. **Herbicide use.** Only selective, low-volume methods shall be used in the Reserves: cut-stump, basal-bark, hack-and-squirt, or directed spot spray. Broadcast spraying is prohibited. A marker dye shall be used, formulations labeled for use near water shall be used within ten (10) feet of any lake, canal, or wetland, and all applications shall follow the label and be recorded per Section 12.d.
- h. **Protect native vegetation and habitat.** Clear-cutting, grubbing, mowing, and the use of heavy equipment inside the Reserves are prohibited. Desirable native trees, shrubs, groundcovers, and seedlings shall be protected and retained. Leaf litter and small woody debris shall be left in place except where they create a hazard or block the fence strip or edges. The Reserves shall not be fertilized.
- i. **Wildlife.** Before each visit the crew shall check for active bird nests, which shall not be disturbed (Migratory Bird Treaty Act). If active nests or any protected wildlife are found, work in that area shall stop and the Property Manager shall be notified.
- j. **Trash, dumping, and hazards.** Litter, trash, and dumped yard waste shall be removed from the Reserves at each visit. Dead, leaning, or hazardous trees and limbs fourteen (14) feet or higher shall be reported to the Property Manager for the District's tree contractor. Storm damage in the Reserves is handled under Part E.
- k. **Disposal.** Invasive plant material with seeds, fruit, bulbils, or spores shall be bagged and removed from the site the same day and disposed of at an approved facility. It shall not be chipped, mulched, or left on site.
- l. **Re-treatment and performance standard.** Resprouts and new seedlings shall be re-treated at each quarterly visit at no additional cost. After the first twelve (12) months of service, invasive plants shall make up no more than five percent (5%) of the plant cover in each Reserve, and no live vines shall remain attached to trees or palms.
- m. **Quarterly report.** Within five (5) business days after each quarterly visit, the Contractor shall submit a report with before-and-after photos taken from the same photo points each quarter, the invasive species removed or treated, herbicides used (product, EPA registration number, and amount), hazards found, and any recommendations, such as replanting bare areas with Florida native plants.

PART B – IRRIGATION

Part B covers the complete irrigation system for all District service areas, including all zones served by the District's pump stations, as shown on the Irrigation Zones Map (Figure B-1).

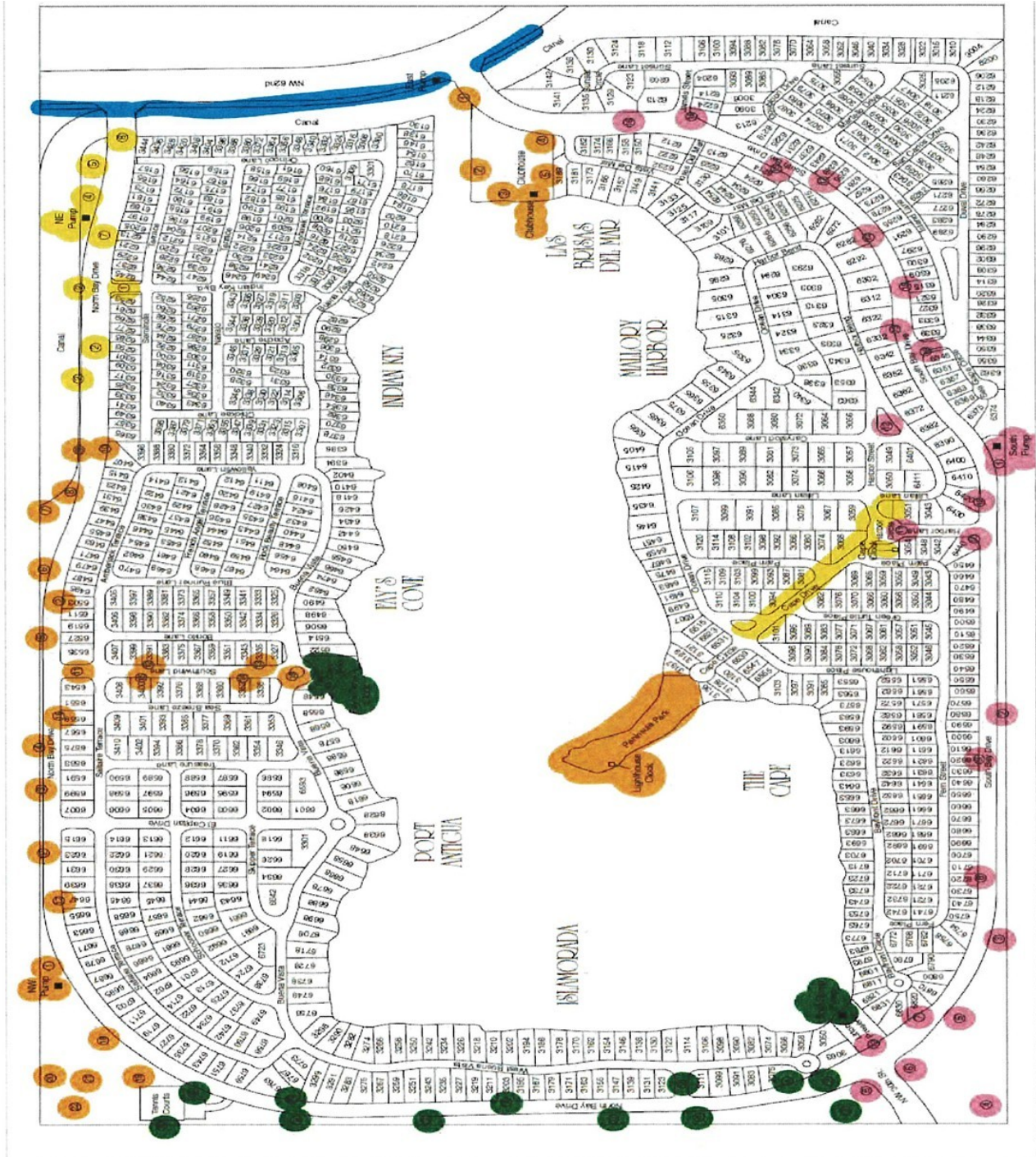


Figure B-1 – Irrigation Zones Map (colored areas show the zones served by the East, NE, NW, and South pump stations)

Irrigation System Inventory

Item	Quantity / Description
Zones / valves	Zones as shown on Figure B-1
Pump stations	East, NE, NW, and South pump stations (see Figure B-1)
Water source (lake, well, utility)	Supplied through the East, NE, NW, and South pump stations (see Figure B-1)
Rain sensors	Required on every automatic controller; tested monthly (see 6.h)

6. Water, Irrigation and Sprinklers

- a. The manual and automatic sprinkler systems are to be used to maintain plant health and to conserve water.
- b. The Contractor shall provide supervision of the system and shall make all adjustments, repairs, and replacements required. Repairs shall be made within twenty-four (24) hours of notification by the Property Manager. Emergency conditions (main line breaks, stuck valves, or flooding) shall be responded to within four (4) hours.
- c. **Repair responsibility by pipe size.** The Contractor shall repair or replace, at its expense and for any reason, all components of the irrigation system on the discharge side of the pump with pipe smaller than two (2) inches in diameter, including lateral lines, fittings, risers, heads, nozzles, valves, valve boxes, drip components, and wiring. Repairs to pipe two (2) inches in diameter or larger (main lines) shall be submitted to the Property Manager as a written proposal within twenty-four (24) hours of the break and, once approved, scheduled within twenty-four (24) hours, except that the Contractor shall immediately isolate the break, perform any emergency work needed to stop water loss and protect property, and report it to the Property Manager at once. Damage to pipe of any size caused by the Contractor's operations shall be repaired at the Contractor's expense. Pumps, pump stations, and controllers are excluded from this paragraph.
- d. A soil moisture probe meter shall be used by the Contractor to determine soil moisture content in off-color turf areas, and corrective action shall be taken promptly to rectify the condition.
- e. Newly planted trees shall have bubblers or drip lines installed and shall be monitored for daily irrigation over the root ball per UF/IFAS establishment guidelines for South Florida: trees under 2-inch caliper daily for two (2) weeks, every other day for two (2) months, then weekly until established; trees 2 to 4-inch caliper daily for one (1) month, every other day for three (3) months, then weekly until established; larger trees for proportionally longer periods. Each irrigation shall apply 2 to 3 gallons of water per inch of trunk caliper, using hand watering or temporary irrigation where the automatic system cannot, within the new-landscape allowances of the watering restrictions. Newly planted shrubs shall be watered at least daily by sprinklers or rain for the first two (2) weeks, and then as needed until established. Moisture meter readings in the root ball shall be maintained in the "moist" zone on the meter.
- f. "Pop-up" risers shall be added as needed in bed areas to ensure that water reaches the entire shrub area and is not blocked or deflected by growing plants.
- g. The Contractor shall inform the Property Manager immediately of any serious problems in the irrigation system.
- h. The Contractor shall run through each zone of the system a minimum of once per month (wet check) to verify that all heads are working properly and that all areas are evenly and completely covered, and shall provide a written wet-check report within five (5) business days identifying each zone

inspected, deficiencies found, and repairs made. Rain sensors (required by s. 373.62, F.S.) shall be tested monthly and kept operational.

- i. Wet checks shall be done monthly. The Contractor shall provide an annual and a monthly calendar for wet checks (see Section 12.c) and a monthly report of all wet checks, repairs, and adjustments.
- j. Controllers shall be programmed to deliver only the water that can be used by the turf and plants; field capacity shall never be exceeded. Run times shall be adjusted at least monthly based on actual evapotranspiration and rainfall (e.g., SFWMD or FAWN weather data). As a guide, St. Augustine grass shall receive one-half (1/2) to three-quarters (3/4) inch of water per irrigation event, applied when turf shows signs of drought stress (folded, blue-gray leaf blades), within the days allowed by the watering restrictions.
- k. Excessive watering shall be avoided. It wastes water, leaches fertilizer below the root zone, and promotes fungal disease, weeds, and shallow rooting. Plants shall be watered in accordance with the season, soil type, turf type, topography, and evapotranspiration.
- l. All irrigation shall comply with the South Florida Water Management District Year-Round Landscape Irrigation Rule (Chapter 40E-24, F.A.C.) and Broward County and City of Margate restrictions (currently two (2) days per week on assigned days, with no irrigation between 10:00 A.M. and 4:00 P.M.), which apply to lake, canal, and well water as well as utility water. Within those limits, all turf and other irrigation shall be scheduled between 11:00 P.M. and 6:00 A.M. and, where additional run time is needed, between 9:00 A.M. and 10:00 A.M., unless otherwise approved in writing by the Property Manager. Irrigation between 10:00 A.M. and 4:00 P.M. is not permitted.
- m. **Holiday lighting.** From the third (3rd) week of November through the second (2nd) week of January, zones where holiday lights are installed shall be irrigated only between 1:00 A.M. and 6:00 A.M. (and, if needed, between 9:00 A.M. and 10:00 A.M.). Irrigation shall be turned off for these locations on Thanksgiving Day and weekend, Christmas Eve and Day, and New Year's Eve and Day.
- n. Subject to the pipe-size limits of paragraph 6.c, it is clearly understood and agreed that the irrigation and sprinkler systems, including all appurtenances necessary to maintain them, are the responsibility of the Contractor. Damage by others will not relieve the Contractor of its responsibility to maintain the turf, shrubs, trees, ground covers, and annuals in a healthy condition.
- o. The Contractor is responsible for following all watering restrictions (SFWMD, Broward County, and City of Margate, including any water shortage orders) and for all fines or penalties for noncompliance.

PART C – ANNUALS

Annual flower beds are shown on the Annuals Installation Map (Figure C-1).

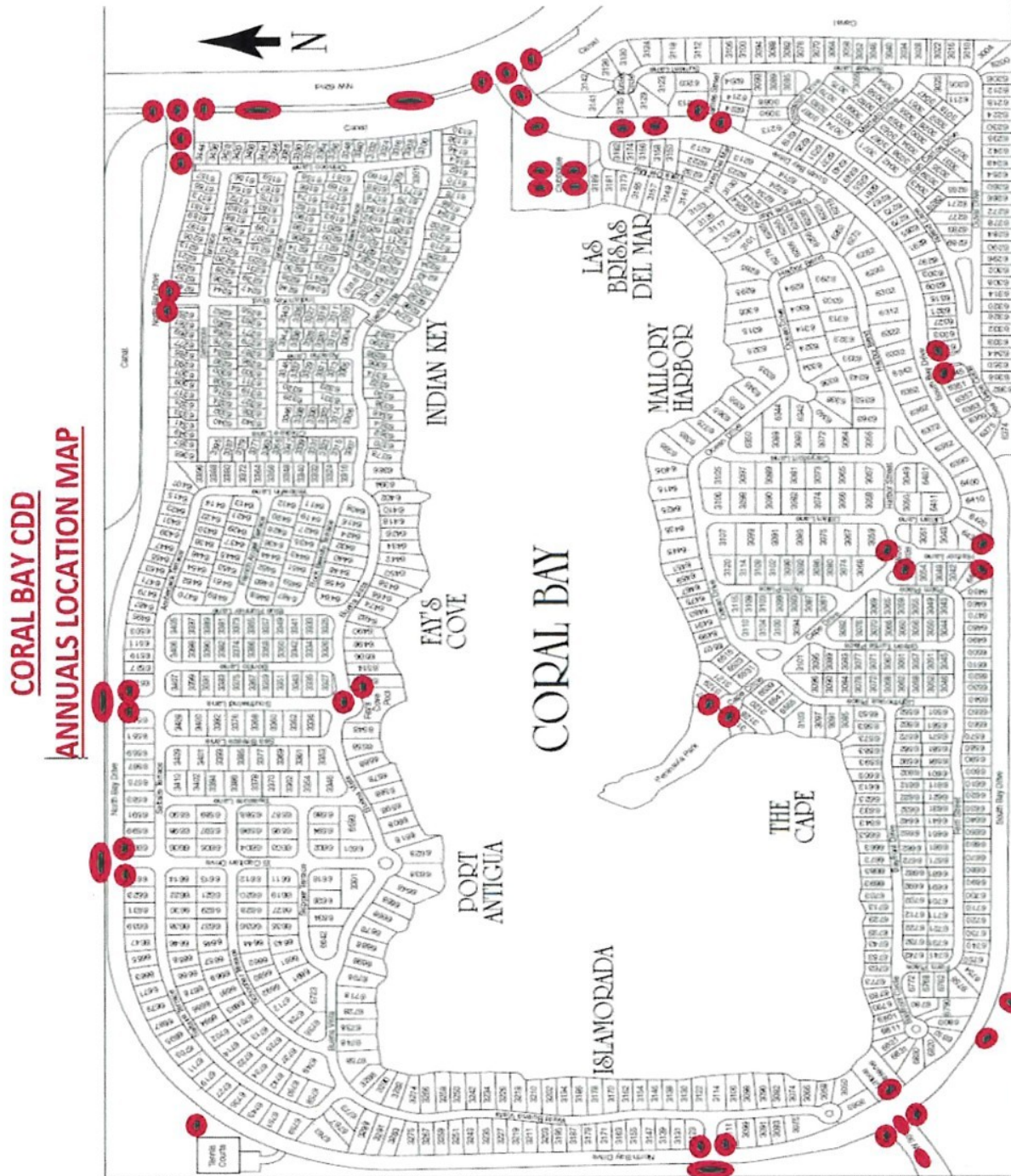


Figure C-1 – Annuals Installation Map (red = annual flower bed locations)

7. Annuals

- a. **Seasonal plantings.** The type and quantity will be determined by the Property Manager and the Contractor at an agreed price before the signing of the contract. **Annuals/flowers quantity: 2,000 plants per rotation, three (3) times per year**, scheduled three (3) to four (4) weeks before Thanksgiving, Easter, and Independence Day, as shown in Table C-1.

Rotation	Schedule	Quantity (plants)
1st Rotation	3–4 weeks before Thanksgiving	2,000
2nd Rotation	3–4 weeks before Easter	2,000
3rd Rotation	3–4 weeks before Independence Day	2,000
Annual Total	3 rotations	6,000

Table C-1 – Annual Flower Rotations (types to be approved in writing by the Property Manager before each rotation)

- b. All ground covers and flowering annuals shall be maintained by the Contractor in an attractive, healthy condition. Annuals shall be inspected frequently to ensure adequate:
- Moisture – water to field capacity, then allow to dry before the next watering.
 - Protection from insects and disease – report insect or disease problems to the Property Manager for treatment by the District’s pest control contractor.
 - Protection from weed crowding – pull all weeds at every bed maintenance visit.
 - Nutrients – controlled-release fertilizer shall be incorporated into the planting mix at installation; any other nutritional needs shall be reported to the Property Manager.
 - Replacement – annuals shall be replaced three (3) times per year, as directed and approved in writing by the Property Manager (subject to change).
 - Topsoil – fresh topsoil/planting mix shall be installed with each rotation (minimum two (2) inches, incorporated into the bed).
- c. At each rotation, spent plants shall be removed from the site and beds shall be tilled before planting. Annual selections shall suit the season (warm-season or cool-season) and the light conditions of each bed.
- d. After planting, a light one (1) inch topping of mulch shall be maintained. Just prior to the next seasonal planting, the mulch shall be incorporated into the soil, and new mulch top-dressed immediately after the next planting.

PART D – MULCH

Mulch beds and tree rings are shown on the Mulch Installation Map (Figure D-1). All tree rings must be mulched, including those not shown on the map.

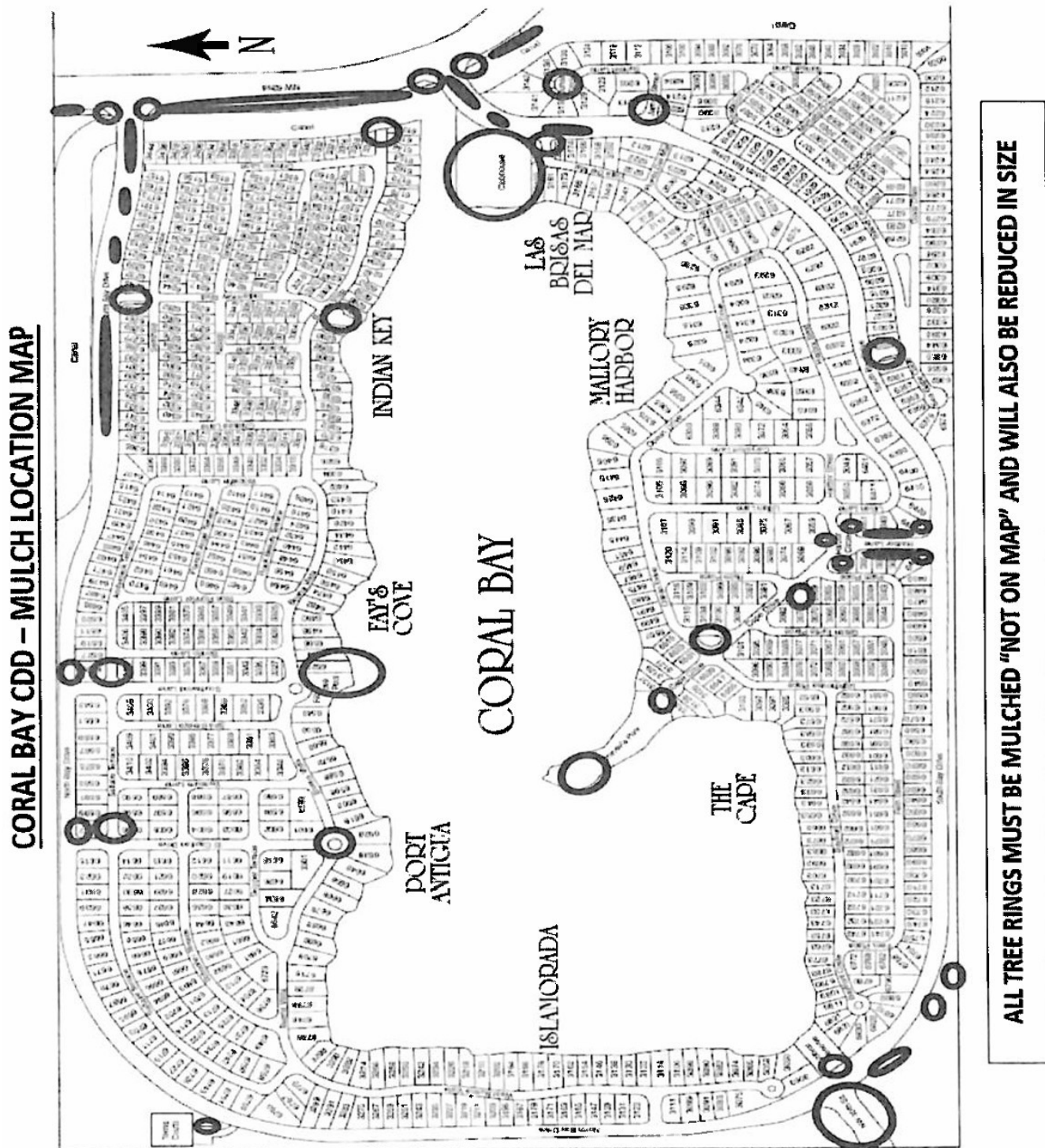


Figure D-1 – Mulch Installation Map (circled and shaded areas = mulch locations; all tree rings must be mulched, including those not shown)

8. Mulching

- a. Mulch shall be applied two (2) times per year, in the Spring (April) and Fall (October) per Table D-1, and replenished at the request of the Property Manager as it deteriorates, is blown or washed away, or becomes unsightly.
- b. Tree and palm rings shall be mulched close to the trees and palms, stopping six (6) inches from the base of all tree and palm trunks; mulch shall be kept three (3) inches away from the base of all shrub stems. Mulch piled against trunks (“volcano mulching”) is prohibited.
- c. All tree rings shall be mulched, including those not shown on the Mulch Installation Map. Tree rings may be reduced in size as directed by the Property Manager.
- d. Boulders and rocks shall not be mulched over. Mulch shall be kept off boulders, rocks, walks, curbs, and turf.
- e. The depth of mulch shall be maintained at three (3) inches (settled depth). If mulch build-up exceeds four (4) inches, the excess mulch shall be removed and the area re-mulched to the proper three (3) inch depth.
- f. The type of mulch will be determined by the Property Manager. Clean, weed-free melaleuca, eucalyptus, or pine bark mulch is preferred; cypress mulch is discouraged.
- g. The estimated quantity is seventy (70) cubic yards per application. The Contractor shall verify in the field the quantity needed to achieve the three (3) inch depth and state it in Table D-1.

Application	Target Month	Cubic Yards
Spring	April	70 (est.)
Fall	October	70 (est.)
Annual Total	2 applications	140 (est.)

Table D-1 – Mulch Applications (target months may be adjusted by the Property Manager)

PART E – STORM DISASTER RESPONSE

9. Storm Disaster Response

The Contractor shall serve as the District's storm response vendor for landscape-related storm damage, including hurricanes, tropical storms, tornadoes, and other declared or undeclared events that damage District property. Storm response work is separate from routine maintenance and shall be performed only under written authorization from the Property Manager, at the unit rates in Table E-1. The service areas are shown on Figures A-1 and A-2.

- a. **Hurricane Response Plan.** The Contractor shall submit a written Hurricane Response Plan by May 1 of each year, including emergency contacts (24-hour), available crews and equipment, debris staging and disposal sites, and response priorities.
- b. **Pre-storm preparation.** When a tropical storm or hurricane watch is issued for Broward County, the Contractor shall, when directed, secure or remove loose materials, clear storm drains and inlets of landscape debris, and remove loose debris from common areas.
- c. **Response time.** The Contractor shall respond to the Property Manager within twenty-four (24) hours after the event, once conditions are safe, to begin removal of storm damage debris.
- d. **Priorities.** Clear roadways, entrances, and emergency access first; then sidewalks, pedestrian areas, the Clubhouse and parks; then remaining common areas. Salvageable trees shall be re-stood, staked, and braced within seventy-two (72) hours as directed by the Property Manager. No work shall be performed near energized power lines; such hazards shall be reported to the Property Manager and the utility.
- e. **Federal reimbursement compliance.** The Contractor shall be familiar with and comply with all FEMA, State, and County rules and regulations, including the FEMA Public Assistance Program and Policy Guide (PAPPG) and the federal procurement standards at 2 C.F.R. §§ 200.317–200.327, and shall accept the required contract clauses of 2 C.F.R. Part 200, Appendix II. Debris removal shall be priced by unit rates established in advance; any time-and-materials work shall be subject to a not-to-exceed ceiling price set in the Property Manager's written authorization. All hauling vehicles shall be measured and certified by the District's debris monitor before use.
- f. **Documentation.** The Contractor shall provide the documentation required for reimbursement, including daily crew and equipment logs, load tickets, truck certifications, photo/GPS documentation of work locations, and disposal site receipts, and shall assist the District in meetings with the agencies and in preparing applications so that the District can receive all available reimbursements for the cost of hurricane clean-up or any other event that damages District property. The District may engage an independent debris monitor; the Contractor shall not monitor its own work.
- g. **Rates.** Storm response work shall be billed at the rates in Table E-1, which include all labor, equipment, fuel, tools, and supervision unless otherwise stated. Dump fees shall be reimbursed at actual cost, supported by disposal receipts, with no markup. Rates shall remain fixed for the contract term unless amended in writing.

Service	Unit	Rate
General labor	Per hour	\$
Skid steer with operator (with grapple and/or bucket)	Per hour	\$
Bucket truck with 2-person crew	Per hour	\$
Chipper truck with 3-person crew	Per hour	\$
Grapple truck with 1–2 person crew (plus dump fees)	Per hour / per load (state)	\$
Supervisor / coordinator (debris removal)	Per hour	\$
Vegetative debris removal – load, haul, and dispose	Per cubic yard	\$
Tree re-standing and staking – trunk under 6 in.	Per tree	\$
Tree re-standing and staking – trunk 6 to 12 in.	Per tree	\$
Tree re-standing and staking – trunk over 12 in.	Per tree	\$
Dump / disposal fees	Per cubic yard	Actual cost with receipts, no markup

Table E-1 – Storm Response Rate Schedule

PART F – GENERAL REQUIREMENTS (APPLY TO ALL PARTS)

10. Debris/Trash

- a. Trash removal. The Contractor shall always maintain road rights-of-way and landscaped areas in a trash-free condition and shall respond to specific requests from the Property Manager within four (4) hours. This includes, but is not limited to, paper, bottles, cans, other trash, and horticultural debris. The disposal of all trash and debris must be at a proper landfill or disposal site.
- b. The Contractor shall remove all turf clippings from paved surfaces, storm drains, and water bodies, and any clumped clippings from turf (see Section 1).
- c. Storm damage debris is addressed in Part E.

11. Traffic Control

- a. The Contractor shall comply with the requirements of the City of Margate and Broward County Maintenance of Traffic (MOT) policies (FDOT-approved MOT/Temporary Traffic Control training certification required), copies of which are available through Risk Management or the Purchasing Department. The Contractor shall obtain and review the City and County MOT policy requirements prior to signing the contract.
- b. The Contractor will be responsible for obtaining copies of all required manuals, including the current Manual on Uniform Traffic Control Devices (MUTCD, 11th Edition, as adopted by FDOT) and FDOT Standard Plans Index 102-600 series (Temporary Traffic Control), and becoming familiar with their requirements. Strict adherence to the MOT policy will be enforced under this contract.
- c. The Contractor will be responsible for ensuring that at no time landscaping (hedges, shrubs, trees, etc.) or vehicles being used to perform service create a sight problem for vehicles or pedestrians. Sight-visibility triangles at intersections and driveways shall be maintained as required by the City of Margate and Broward County.
- d. To assist in employee visibility, high-visibility safety apparel meeting ANSI/ISEA 107, Class 2 (minimum), shall be worn by all employees when servicing the area.

12. Supervision, Reporting, Scheduling and Quality Control

- a. The Contractor shall assign a qualified Account Manager and an on-site crew supervisor who shall be present whenever crews are working at the District.
- b. The Account Manager shall conduct a monthly walk-through inspection with the Property Manager and provide a written report within five (5) business days listing deficiencies, corrective actions, and target dates.
- c. The Contractor shall provide an annual and a monthly service calendar. Within fifteen (15) days after contract award, the Contractor shall submit a calendar with specific dates for the first twelve (12) months, following Exhibit A and the service frequencies in this Scope of Work, for Property Manager approval, and shall submit each following month's calendar with the monthly service log. The Property Manager shall be notified at least forty-eight (48) hours before any schedule change.
- d. The Contractor shall submit a monthly service log listing the dates of each service in Exhibit A and, for every herbicide application, the product, EPA registration number, rate, area treated, applicator name and license number, and weather conditions. Herbicide application records shall be maintained as required by FDACS.

- e. Deficiencies identified in writing by the District shall be corrected within seventy-two (72) hours unless otherwise agreed. Plant material lost due to the Contractor's negligence (including improper pruning, herbicide injury, mower or trimmer damage, or irrigation failure) shall be replaced at the Contractor's expense with material of equal size and quality.
- f. Work hours shall comply with City of Margate noise regulations. Weekend or holiday work requires prior approval of the Property Manager, except for emergencies.

EXHIBIT A – LANDSCAPE FREQUENCY OF SERVICE AND SERVICE SCHEDULES

Table A-1 – Monthly Frequency of Service (visits per month)

Month	Mowing	Edging	Bed Maintenance	Plant/Shrub Maintenance	Hedge Trimming
January	2	2	2	2	1
February	3	3	3	3	1
March	3	3	3	3	1
April	3	3	3	3	1
May	4	4	4	4	1
June	4	4	4	4	1
July	4	4	4	4	1
August	4	4	4	4	1
September	4	4	4	4	1
October	4	4	4	4	1
November	3	3	3	3	1
December	2	2	2	2	1
Yearly	40	40	40	40	12

Mowing, edging, bed maintenance (including weeding of beds and flower beds), and plant/shrub maintenance are performed weekly (four (4) visits per month) from May through October, for forty (40) visits per year each. Hedge trimming is performed monthly (twelve (12) times per year). Mowing is scheduled on Thursdays, and turf shall be mowed at four (4) inches unless otherwise authorized by the Property Manager. The Reserve fence strip and the sod around the Reserves are mowed with every community mowing. Reserve Areas receive quarterly maintenance in January, April, July, and October (Section 5).

Coral Bay CDD

TAB C-1

FAY'S COVE POOL PROPOSALS

- **Shamrock Pools Revised Proposal**
 - **DECO Pools Proposal**
 - **Florida Best Pool Proposal**
- to be provided at the Board Meeting**

Coral Bay CDD

TAB C-2

FAY'S COVE POOL PROPOSAL

Shamrock Pools



Shamrock Pool Services, Inc.
"Specializing in Commercial Service, Repair, and Remodeling"

SWIMMING POOL REMODEL AGREEMENT

This agreement is made and entered into this 27th day of August, 2026, between **Shamrock Pool Services, Inc.** and **Coral Bay – Fay's Cove**, as agent of the property described below.

Pool Address: 6536 Buena Vista Dr, Margate, FL 33063

Phone Number: 540-303-9619

Email Address: PBurgess@GMSSF.com

SWIMMING POOL RE-FINISH AGREEMENT

1. Advise the local Board of Health in writing of the type of repairs being performed and the date of commencement.
2. Drain pool using Shamrock Pool Services, Inc. equipment.
3. Prepare old finish to receive new exposed aggregate.
4. Remove all layers of existing aggregate and expose underlying substrate.
5. Acid wash old finish to roughen surface and to remove scale and bacteria to ensure proper adhesion.
6. Install Multi-Coat Scratch Coat for superior bonding.
7. Install non-skid mud cap tiles on entrance steps of pool.
8. Install "No Diving" and depth marker tiles in accordance with Health Department standards.
9. Re-finish pool using standard exposed aggregate.¹
10. Re-finish pool rollout gutter using standard exposed aggregate.¹
11. Hand trowel new exposed aggregate to a smooth, true finish.
12. Acid wash new finish to expose aggregate using HCL Advantage.
13. Refill pool using a pre-filtered watering system to remove discoloration-causing minerals.
14. Bleach coping to remove algae and bacteria.
15. Replace broken gutter grates, return fittings, ladder bumpers, and VGB-approved main drain grates/cover(s).
16. Clean filters and baskets.
17. Balance and stabilize new water.
18. Return pool to normal operation.
19. Advise the local Board of Health in writing of the completion of the repairs and its adherence to the applicable codes. Certify and submit contractor's affidavit as outlined in Florida Department of Health 64-E public pool code.

Contract Price: \$42,300.00³
Permit Fees: Not Included

¹ Shamrock Pool Services, Inc. cannot be held liable for color fastness in color-based exposed aggregate finishes.

SWIMMING POOL TILE AGREEMENT

1. Remove tiles from splash wall to ensure code compliance.
2. Prepare dam wall to receive new tile.
3. Install one row of standard 6" X 6" tile on splash wall.
4. Install one row of standard 2" X 6" non-skid mud cap tile on dam wall.
5. Grout all tile lines with acid resistant grout.

Contract Price: \$15,000.00³

BEAM WALL REPAIR AGREEMENT

1. Identify and remove damaged concrete from beam.²
2. Clean up remaining structurally sound beam and prepare for re-pour.
3. Apply bonding agent to remaining beam for superior adhesion.
4. Drill holes on an offset every eight (8) inches along damaged beam.
5. Using epoxy, set 3/8 rebar pins vertically.
6. Wind 3/8 rebar, horizontally through the offset pins and tie with wire.
7. Form outside wall level for the setting of coping.
8. Pour formed area with Hi-Early 5000 P.S.I. cement.
9. Allowing 24 hours for curing, remove form boards.
10. Install 6"x 6" tile to repaired beam.
11. Re-install coping on pool beam.
12. Grout tile and coping.

Contract Price: \$XX.00³

SWIMMING POOL COPING AGREEMENT

1. Remove old coping and dispose of properly.
2. Clean pool beam of mortar.
3. Prepare pool beam to receive new 4" X 9" cement bullnose bricks.
4. Install 4" X 9" cement bullnose bricks.
5. Grout bricks with cement grout. §

Contract Price: \$10,000.00³

² Agreement is predicated upon 24 linear feet of beamwall repair. If additional repair is needed, a change order for the additional costs will be provided prior to completion of further repairs.

³ Price is based on cash or check payment. Credit card payments may incur additional fees.

TERMS AND PROVISIONS

Please note: A 30% deposit is required upon acceptance of contract, 30% upon draining of pool, and 30% upon completion of scratch coat; balance is due upon completion of work. There is a five-year manufacturer warranty on exposed aggregate finishes. (There is a ten-year manufacturer warranty available on certain exposed aggregate finish products. Please ask for details.) There is a standard twelve-month warranty against lifting and checking from natural causes. This warranty on lifting and checking from natural causes may be extended to 36 months with uninterrupted weekly maintenance provided by Shamrock Pool Services, Inc. The permit fee cost is conditional upon the number of permits required.

If required, a 2" gas dewatering pump will be provided to mitigate hydrostatic water pressure on the swimming pool structure. In the event this device is unable to properly and safely dewater the vessel, a change order will be issued to provide the necessary equipment to properly dewater the vessel for the duration of the project.

This agreement is entered into through Customer's duly authorized officers of agents and on behalf of Shamrock Pool Services, Inc. through its owner or authorized agents of the owner with full knowledge of the contents hereof and acquiescence thereto. This agreement is subject to all terms and conditions hereof. Customer agrees to provide reasonable access to the pool location to the employees, representatives, sub-contractors, and agents of Shamrock Pool Services, Inc., so that Shamrock Pool Services, Inc. may fulfill its obligations under this agreement as efficiently as possible. Customer shall keep its employees, agents, family, guests, and pets away from the pool location during the course of Shamrock Pool Services, Inc., performance under this agreement.

Shamrock Pool Services, Inc. shall not be liable for any failure to perform due to strikes, acts of God, government actions, or conditions beyond its control, including unavailability of supplies or labor at prices that are substantially similar to prices at the time of the execution of this agreement. In the event that materials or labor called for under this agreement are not substantially the same price as at the time of this agreement, Shamrock Pool Services, Inc. shall have the right to amend or terminate this agreement as it sees fit.

Should the Customer fail to pay any monies due hereunder within five (5) days from the due dates, all monies that are payable to Shamrock Pool Services, Inc. under this agreement shall immediately become due and payable without the need for further demand and this agreement can be terminated by Shamrock Pool Services, Inc. without prior notice.

Should Shamrock Pool Services, Inc. retain the services of an attorney and/or institute legal proceedings to collect monies that are due under this agreement or to enforce any provisions hereof, the prevailing party agrees to be held liable for any cost of said lawsuit and reasonable attorney fees. Title to all items that are supplied hereunder by Shamrock Pool Services, Inc. shall remain property of Shamrock Pool Services, Inc. until paid for in full by the Customer.

Shamrock Pool Services, Inc. makes no representations, warranties, promises, oral or written, expressed or implied, with respect to this agreement, except as expressly provided herein. Shamrock Pool Services, Inc. makes no representations or warranties on equipment sold or installed other than that offered by the manufacturer of said equipment. Manufacturer warranty does not include any labor charges by Shamrock Pool Services, Inc. This agreement can be modified in writing only, to be signed by all the parties hereto.

The Customer shall be responsible for damage, loss, or destruction, from any source whatsoever, to all material, equipment, appliances, or goods, after they have been delivered to the pool location. Shamrock Pool Services, Inc. shall not be liable for any damage, loss or destruction to the pool location or premises of pool location, by any person or cause whatsoever except when caused by the employees of Shamrock Pool Services, Inc. Shamrock Pool Services, Inc. shall not be liable for any type of damage, loss or destruction caused by the pool waste or drain outlet line. Shamrock Pool Services, Inc. shall not be liable for any damage to the pool structure or piping due to underground water pressure, in the event the pool must be drained for cleaning, testing, or repairing, except where dewatering is provided by Shamrock Pool Services, Inc. Shamrock Pool Services, Inc. shall not be held liable for any damage or staining to the deck area or surface caused by commonly used chemicals in the course of routine maintenance or repairs. The nature of most sanitizers is corrosive, and pool surfaces should be designed to withstand these properties.

Unless otherwise specified, time is not of the essence on repair contracts. Any changes requested by the Customer will require a new contract.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850-487-1395), 2601 Blair Stone Road, Tallahassee, FL 32399-2215.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Shamrock Pool Services, Inc. is authorized to perform the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn within 45 days.

Shamrock Pool Services, Inc.

Customer Acceptance of Proposal

Authorized Signature

Date

Authorized Signature

Date

Coral Bay CDD

TAB C-3

FAY'S COVE POOL PROPOSAL

DECO Pools Proposal

PREPARED BY
Michael Llerena

Deco Pools Inc.

(305) 562-6999

Michael@decopools.com

749 W 17th St, Hialeah, FL 33010, USA

PREPARED FOR
Coral Bay Community Development District

6532 Buena Vista Drive, Margate, FL 33063

PROPOSAL DETAILS
Fay's Cove Pool

6532 Buena Vista Drive, Margate, FL 33063

POOL RESURFACING AND TILE RENOVATION

DESCRIPTION
TOTAL

1 Mobilization / Demobilization	\$15,000.00
Base Bid Item 1. Mobilization and demobilization, deck and site protection.	
2 Drain / Dewater	\$833.33
Base Bid Item 2. Drain and dewater approx 74,000 gallons to District approved discharge point.	
3 Complete Removal / Chip-Out	\$16,090.00
Base Bid Item 3. Chip-out existing interior finish to sound substrate. 3,033 SF total wetted area.	
4 Surface Prep / Minor Repairs	\$9,379.53
Base Bid Item 4. Prep and patching. 455 SF included, 15 percent of 3,033 SF wetted area.	
5 Waterline Tile Replacement	\$24,703.72
Base Bid Item 5. 185 LF of 6 inch waterline tile plus 185 LF of 2x6 non-skid mudcap at gutter lip edge. Laticrete 254 Platinum and Permacolor Select.	
6 Step / Safety / Depth Markers	\$5,070.58
Base Bid Item 6. 48 LF non-skid step and safety tile. Depth markers and NO DIVING per DOH 64E-9, quantity field verify.	
7 Diamond Brite Interior Finish	\$38,826.00
Base Bid Item 7. SGM Diamond Brite Original, standard color group, District selects color before award. 3,033 SF total wetted plus 185 LF roll-out gutter trough surface, trough width field verify.	
8 Fittings / Grates	\$1,666.67
Base Bid Item 8. New return fittings, inlet covers, VGB main drain grates and covers including frame. Fitting counts field verify. Gutter grates and ladder bumpers not in base bid, separately priced per RFP Section 4 item 10.	
9 Startup / Water Balancing	\$4,166.67
Base Bid Item 9. Pre-filtered refill approx 74,000 gallons, initial balance, startup, 3 service visits.	
10 Cleanup / Disposal / Closeout	\$6,666.67
Base Bid Item 10. Debris disposal, final clean, photos, DOH completion documentation and affidavit.	
11 Permits / Notifications Allowance	\$8,333.33
Base Bid Item 11. Broward County and DOH notifications and inspections. Permit and plan review fees by District.	
UP - Addl Delamination	\$2.50
RFP Section 5 unit price, per SF. Beyond the 455 SF carried in base bid.	
UP - Addl Shell / Concrete Repair - Partial Depth	\$3.33
RFP Section 5 unit price, per SF.	
UP - Structural Crack Repair - Minimum 10ft	\$50.00
RFP Section 5 unit price, per LF.	

UP - Rebar TreatmentMinimum 10ft RFP Section 5 unit price, per LF.	\$50.00
UP - Rebar Replacement - Minimum 10ft RFP Section 5 unit price, per LF.	\$83.33
UP - Addl Plumbing Repair-Excluded RFP Section 5 unit price, per LF.	\$0.00
UP - Main Drain Grate / Cover - Included in Base bid RFP Section 5 unit price, per EA.	\$0.00
UP - Light Niche Repair RFP Section 5 unit price, per EA.	\$2,000.00
AW - Coping Replacement - Minimum 10ft RFP Section 6 additional work, per LF.	\$150.00
AW - Coping Repair - Minimum 10ft RFP Section 6 additional work, per LF.	\$75.00
AW - Splash-Wall Tile - Minimum 10ft RFP Section 6 additional work, per LF.	\$83.33
AW - Dam-Wall Tile - Minimum 10ft RFP Section 6 additional work, per LF.	\$58.33
AW - Beam Wall Repair - Minimum 10ft RFP Section 6 additional work, per LF.	\$250.00
AW - Pool Deck Repair / Resurf - Excluded RFP Section 6 additional work, per SF.	\$0.00
	TOTAL
	\$133,542.32

POOL RESURFACING AND TILE RENOVATION

Coral Bay Community Development District

Fay's Cove Pool, 6532 Buena Vista Drive, Margate, FL 33063

RFP: Coral Bay CDD Request for Proposals dated August 20, 2026. Florida DOH Pool Permit No. 06-60-00701.

Deco Pools Job 1185

Owner Direct: Coral Bay Community Development District, managed by Governmental Management Services South FL, LLC.

This proposal covers Deco Pools' complete scope for the Fay's Cove Pool resurfacing and tile renovation, the eleven base bid items of RFP Section 10: drain and dewater, complete chip-out of the existing interior finish, surface preparation and minor patching, 6 inch waterline tile, 2 x 6 non-skid mudcap at the gutter lip edge, step and safety tile, depth markers and NO DIVING markings, SGM Diamond Brite interior finish to the pool shell and the roll-out gutter trough, replacement fittings and grates, refill, chemical balance and startup, and Florida Department of Health completion documentation. Structural shell repair, equipment replacement, deck work and coping are not carried in the base bid and are priced at the unit prices stated below. All work will comply with FBC 2023 and DOH 64E-9.

INCLUSIONS

MOBILIZATION AND DEMOBILIZATION (BID ITEM 1)

- Mobilization and demobilization to the project site.
- Protection of the pool deck, surrounding property, landscaping and District equipment during the work.

DRAIN AND DEWATER (BID ITEM 2)

- Drain and dewater the pool to a District approved point of discharge. Point of drainage by other.

REMOVAL AND CHIP-OUT (BID ITEM 3)

- Complete removal and chip-out of the existing interior finish to a sound substrate will be submitted as a separate line item
- Chipping out of hollow and delaminated plaster up to 25% of total plaster will be included in the base proposal.
- Removal of loose and delaminated material and preparation around existing tile, returns, lights, drains and fittings.

SURFACE PREPARATION AND MINOR REPAIRS (BID ITEM 4)

- Inspection of the exposed shell for cracks, delamination, voids, exposed reinforcing steel and other concealed conditions, reported to the District in writing with photographs.
- Minor surface preparation and patching to provide a suitable substrate, up to 455 SF, 15 percent of total wetted area. Quantities beyond this are carried at the unit prices below and performed only on written District approval.
- Surface preparation in accordance with the finish manufacturer's requirements.

WATERLINE TILE (BID ITEM 5)

- Furnish and install 185 LF of new 6 inch waterline tile, including preparation, setting materials, grout, cuts, corners and cleanup.
- Furnish and install 185 LF of new 2 x 6 non-skid mudcap tile at the gutter lip edge.
- Tile set with Laticrete 254 Platinum adhesive and Laticrete Permacolor Select grout.

STEP, SAFETY AND DEPTH-MARKER TILE (BID ITEM 6)

- Furnish and install 48 LF of non-skid step and safety tile.
- Furnish and install depth-marker tile and NO DIVING markings per DOH 64E-9, maximum 25 FT spacing.

INTERIOR FINISH (BID ITEM 7)

- Furnish and install new SGM Diamond Brite Original exposed-aggregate quartz interior finish to the pool shell and the roll-out gutter trough surface.
- Standard color group. Final color selected by the District prior to award at no change to the base bid. Premium and specialty colors priced separately.

FITTINGS AND GRATES (BID ITEM 8)

- Furnish and install new return fittings, inlet covers and VGB approved main drain grates and covers. This includes the main drain frame and grate. Replacing the sump for a fiberglass or PVC model not included.
- Broken or damaged gutter grates and ladder bumpers are not included in the base bid. Per RFP Section 4 item 10 these are separately priced on written District approval.
- Clean filters and baskets.
- Return fitting, inlet cover and main drain counts are field verify. Quantities confirmed at the pre-construction walk.

STARTUP AND WATER BALANCING (BID ITEM 9)

- Refill the pool through a pre-filtered filling system as required by the finish manufacturer. Water provided by Owner.
- Initial chemistry balance and pool startup on completion of Deco Pools finish work. Maintenance performed by other once the pool has been balanced. Removal of staining on the pool floor caused after initial balancing shall be at an additional cost.
- Three startup service visits included through the manufacturer cure period.
- Return the pool to normal operation.

CLEANUP, DISPOSAL AND CLOSEOUT (BID ITEM 10)

- Disposal of chip-out debris and removed tile.
- Work area left clean and the pool ready for normal operation.
- Final photographs and Department of Health completion documentation, including contractor affidavit of finish installation.

PERMITS, NOTIFICATIONS AND INSPECTIONS (BID ITEM 11)

- Broward County and Florida Department of Health notifications and inspections required for the interior finish and tile work.
- Permit fees and plan review fees are excluded and paid directly by the District.

UNIT PRICES NOT IN BASE BID

- Additional delamination and chip-out beyond the 455 SF carried in base bid, per SF
- Additional shell and concrete repair, per SF
- Structural crack repair, per LF
- Rebar treatment, per LF
- Rebar replacement, per LF
- Additional plumbing repair, per LF
- Main drain grate and cover replacement, per EA
- Skimmer repair or replacement, per EA
- Light niche repair, per EA
- Coping replacement, per LF
- Coping repair, per LF
- Splash-wall tile, per LF
- Dam-wall tile, per LF
- Beam wall repair, per LF
- Pool deck repair and resurfacing, per SF
- No unit price work is performed without written District approval. Unit prices are stated on the RFP bid form submitted with this proposal is at an allowance cost with a minimum linear of sqft cost associated with each line item performed.

CONDITIONS AND QUALIFICATIONS

- The District is tax exempt. No sales tax is included in this proposal. District to furnish a current Consumer's Certificate of Exemption prior to material ordering.
- Full payment on materials required prior to ordering.
- All material prices are subject to change based on market conditions. Any increases in material costs from the date of this proposal through the start of construction shall be passed through to the Owner as an adjustment to the contract sum.
- Owner to provide adequate site access, temporary utilities and water supply for cleansing, rinsing and filling of the pool.
- Continuous, coordinated access to the pool area is assumed. Work hours and pool closure will be coordinated through the Property Manager.
- Schedule to be established with the District at the pre-construction meeting.
- Prior to tile installation, float and square the beam and gutter surfaces. This proposal includes floating up to 1 inch of mortar. Any floating exceeding 1 inch in depth will be considered additional work and subject to a written change order.
- Repair mortar build-up to restore a flat, even substrate is included up to the 455 SF stated above. Structural shell repair beyond normal finish prep is carried at the unit prices above.
- The existing facility has no heater, heat pump or salt system. None is included, per RFP Section 7.

EXCLUSIONS

The following items are not included unless specifically stated above:

WORK BY OTHERS

- Heater, heat pump and salt system, per RFP Section 7.
- Electrical work of any kind, including conduit, wiring, power feeds, GFCI, panels and equipotential bonding.
- Bonding of pool structure and equipotential deck bonding by other. Deco Pools will consult with electricians on any matter related to pool and light connections.
- Plumbing work beyond the fittings listed above.
- Any repairs or replacement to the equipment room, pumps, filters, controllers or piping.
- All craning, hoisting, rigging and maintenance of traffic.
- Point of discharge for any water clean-up.
- Pool fill water provided by Owner.
- Painting, coating or color-coding of piping.
- Existing lights, handrails, ladders, signs, safety equipment and lifeguard equipment to remain existing.
- Waterproofing membrane or in-shell waterproofing system of any type at the pool shell, gutter trough or deck.

SITE WORK AND EXCAVATION

- Any work outside the pool shell and gutter interior, including decking, deck drains, coping, fencing and expansion joints.
- Excavation, core drilling or demolition required to reach new or existing plumbing.

PROFESSIONAL SERVICES

- Permit fees, plan review fees, DOH review fees and inspection fees. \$5,000 allowance provided
- Aquatic engineering.
- Payment and performance bond.
- Structural engineering, material testing and GPR scanning.

STRUCTURAL AND PRE-EXISTING CONDITIONS

- All pool structural repairs including rebar repair, spalling repair and epoxy injection beyond the 455 SF carried in base bid.
- Leak detection, leak repair and hydrophobic injection grouting.
- Temporary shoring and structural support.
- Concealed damage discovered during the work is not carried in the base bid and is priced at the unit prices above on written District approval.
- Curb angles and gutter grate hardware.

OTHER

- Removal and replacement of any pool appurtenances.
- Tropical and hurricane storm event demobilization and remobilization.
- Interim pool maintenance during construction and after balancing.

ANYTHING NOT EXPRESSLY INCLUDED IS EXCLUDED

The above specifications, costs, and terms are hereby accepted.

JULIO PADILLA

DATE

Coral Bay CDD

TAB C-4

FAY'S COVE POOL PROPOSALS

Florida Best Pool Proposal

to be provided at the Board Meeting

Coral Bay CDD

TAB D

**Southeast Land & Water Management
Reports**



Waterway Inspection Report

General Information:

Date	9-29-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	75	Wind Speed	5-12	Wind Direction	N/A
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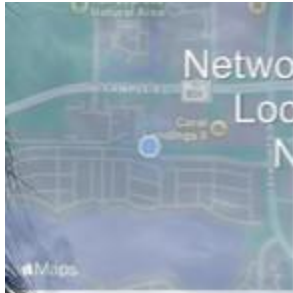
SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
All	✓	✓	✓			✓		✓	✓	High

Wildlife Observations:

Birds, Fish, Ducks

Comments:

Today we inspected and treated for surface/bottom algae & picked up debris off shorelines. Water levels are very high at this time.



Network: Sep 29, 2026 at 9:39:09 AM EDT
Local: Sep 29, 2026 at 9:39:09 AM EDT
N 26° 16' 18.803", W 80° 12' 39.809"
FL, Margate





Network: Sep 29, 2026 at 9:53:40 AM EDT
Local: Sep 29, 2026 at 9:53:40 AM EDT
N 26° 16' 18.726", W 80° 12' 40.070"
FL, Margate







Network: Sep 29, 2026 at 10:15:17 AM EDT

Local: Sep 29, 2026 at 10:15:17 AM EDT

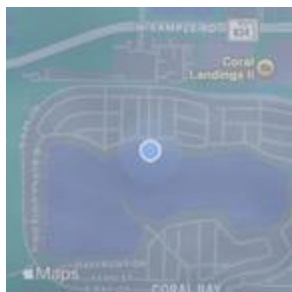
N 26° 16' 14.273", W 80° 12' 24.037"

FL, Margate, Coral Bay





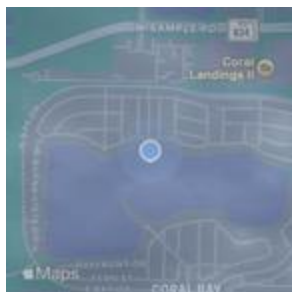




Network: Sep 29, 2026 at 10:32:34 AM EDT
Local: Sep 29, 2026 at 10:32:34 AM EDT
N 26° 16' 10.371", W 80° 12' 46.378"
FL, Margate, Coral Bay







Network: Sep 29, 2026 at 10:32:45 AM EDT
Local: Sep 29, 2026 at 10:32:45 AM EDT
N 26° 16' 10.371", W 80° 12' 46.378"
FL, Margate, Coral Bay



General Information:

Date	9-15-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	94	Wind Speed	5-12	Wind Direction	N/A
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SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
All	✓	✓	✓			✓			✓	High

Wildlife Observations:

Birds, Fish, Ducks

Comments:

Today we inspected and treated for surface algae and picked up debris from canal areas. Water levels are high in all.

















Waterway Inspection Report

General Information:

Date	9-1-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	93	Wind Speed	5-12	Wind Direction	N/A
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SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
All	✓	✓	✓			✓	✓		✓	Low

Wildlife Observations:

Birds, Fish, Ducks

Comments:

Today we treated for surface algae, floating aquatic plants & shoreline grasses. Water levels are low at this time.













Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

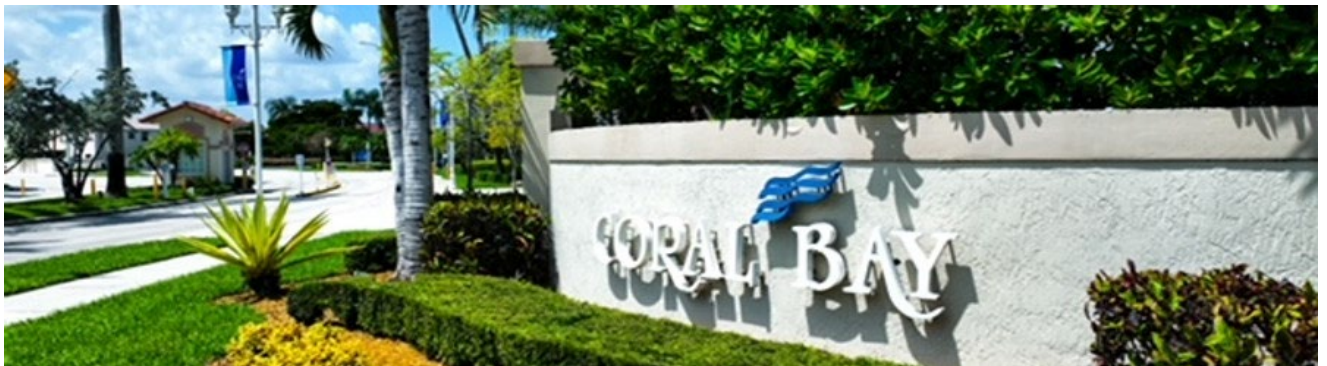
This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Andrew J. Gill
District Manager
GMS-SF

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Andrew J. Gill
District Manager
GMS-SF

Coral Bay Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 09, 2025 - Held
November 13, 2025 - Held
December 11, 2025 - Held
January 08, 2026 - Held
February 12, 2026 - Held
March 12, 2026 - Held
April 09, 2026 - Held
May 14, 2026 - Held
June 11, 2026 - Held
July 09, 2026 - Held
August 13, 2026 - Held
September 10, 2026 - Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District's website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Andrew J. Gill
District Manager
GMS-SF

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed an annual infrastructure inspection and submitted a report.

Result: Standard achieved.

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

Overall Determination

The Coral Bay Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Andrew J. Gill
District Manager
GMS-SF

Chair/Vice Chair: _____

Print Name: _____

Coral Bay Community Development District

Date: _____

District Manager: _____

Print Name: _____

Coral Bay Community Development District

Date: _____

Andrew J. Gill
District Manager
GMS-SF



Memorandum

To: Coral Bay Board of Supervisors

From: District Management

Date: October 8, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Coral Bay Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum number of board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: Where District infrastructure is present and an inspection is required, District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____
Coral Bay Community Development District

District Manager: _____
Print Name: _____
Coral Bay Community Development District

Date: _____