MINUTES OF THE MARCH 12, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, March 12, 2026	Coral Bay Recreation Center
7:00 p.m.	3101 South Bay Drive, Margate, Florida

Call to Order

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

Attendee Name	Title	Status
John Hall	Chairman	Present
Tony Spavento	Vice Chairman	Present
Tina Hagen	Treasurer	Absent
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; John Lynaugh; Regions Bank Representative (by ZOOM); Charlie Ladd; Barron Real Estate, Tommy Ruzzano; Margate City Commissioner, and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:07)

2. Presentations/Reports

A. Presentation with Regions Bank on Major Projects Loan

Mr. Hall (Tape Time: 0:00:53) stated a representative from Regions Bank was in attendance by ZOOM and had a presentation for the Board for the major projects loan.

(At this time (Tape Time: 0:01:13) Mr. John Lynaugh from Regions Bank introduced himself and gave a short PowerPoint presentation (by ZOOM) regarding a potential Major Projects loan)

(A Q&A session (Tape Time 0:05:37) was held among the Board members and Mr. Lynaugh relating to his presentation)

Mr. Gill (Tape Time: 0:08:23) stated he had previously reviewed this item relating to the loan with Ms. Hagen, and a motion from the Board to proceed with the loan would require District Counsel to draft a resolution for the Board to ratify at the next Board meeting.

MOTION:	Authorizing staff to draft a resolution with the terms from Regions Bank for the Major Projects Loan to bring back for ratification at the next Board meeting
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Authorizing staff to draft a resolution with the terms from Regions Bank for the Major Projects Loan to bring back for ratification at the next Board meeting was approved
Tape time: 0:08:54	

B. Presentation with Barron Real Estate, Inc. on Potential Redevelopment

Mr. Hall (Tape Time: 0:10:00) moved to item 2B, and stated there was a representative in attendance from Barron Real Estate to give a presentation on the potential redevelopment.

(At this time (Tape Time: 0:11:06) Mr. Charlie Ladd from Barron Real Estate introduced himself and gave a short presentation on the potential redevelopment)

(A Q&A session (Tape Time 0:18:28) was held among the Board members and Mr. Ladd relating to his presentation)(Following the Q&A session further discussion was held among the Board members and Commissioner Ruzzano relating to potential traffic issues)

6. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants

A. Letter Barron Real Estate, Inc. Representative Regarding Proposed Development

B. Draft First Amendment to Declaration of Restrictive Covenants

C. Declaration of Restrictive Covenants (12606-663) dated May 2, 1985

Mr. Gill (Tape Time: 1:04:53) stated item No. 6 addresses exactly what was just discussed, and asked if the Board wanted to jump down to this item and table it or just wait until they get to the item on the agenda.

(At this point (Tape Time: 1:05:05) a discussion was held among the Board members, Mr. Gill, Ms. Smoker, and Commissioner Ruzzano relating to items 6A, B and C listed above and whether or not the Board was ready to vote to amend the Declaration of Restrictive Covenants) (Ms. Smoker also gave a brief overview relating to items B and C stating there should be a title search done and the Board should probably request the developer to pay for that)(The Board agreed to table this item to the next Board meeting)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 1:14:02)

(At this point (Tape Time: 1:14:12) there were several comments from the attending audience regarding the potential traffic issues and the southbound exit to St. Road 7 relating to the potential redevelopment)(Commissioner Ruzzano also made a few additional comments relating to the recent city council meeting regarding potential future plans for the City of Margate)(Mr. Gallucci (Tape Time: 1:22:52) stepped out of the meeting for a few minutes at this time)

Mr. Hall then asked for any Supervisor's comments at this time. (Tape Time: 1:23:04)

Mr. Spavento (Tape Time: 1:23:15) made a comment to keep in mind all the men and women currently defending the country at this time relating to the current war conditions.

Mr. Mizusawa (Tape Time: 1:23:40) also made a few comments relating to the CDD website.

4. Discussion of:

A. Discussion of Estoppel Certificate related to Drainage Easement Granted to Preserve at Toscana

Mr. Hall (Tape Time: 1:32:07) moved to item No. 4A, discussion of estoppel certificate related to drainage easement granted to Preserve at Toscana and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 1:32:15) gave a brief explanation of this item stating the discussion was a little bit premature since he had already discussed it with the attorney, Samantha Bohn from D&K Law. He stated the estoppel certificate was initially drafted, however, it should have been drafted by District management because it was required to be certified by Management of any outstanding debts relating to the property. So management will be working with the engineer relating to the easement granted to Preserve at Toscana.

(At this point (Tape Time: 1:33:01) a discussion was held among the Board members, Mr. Gill, and Ms. Smoker relating to this item)(The Board requested District staff to continue to research this item and verify the information and come back to the next Board meeting with further information)

B. Envera Gate Hits, Letters, Fob Deactivations and other District Procedures

Mr. Hall (Tape Time: 1:36:23) moved to item No. 4B, Envera gate hits, letters, Fob deactivations and other District procedures and asked Mr. Gill for his input on this item.

Mr. Gill (Tape Time: 1:36:34) stated he wasn't sure if Envera had been reaching out to Mr. Hall beyond the emails but, he was still waiting on a spreadsheet from them that shows who was hitting the gate, whether or not they came out to fix it, and if they had come out to fix it, who the actual offender was. Mr. Gill also stated they have a letter ready to be sent out to whoever was responsible.

At this point (Tape Time: 1:36:57) a discussion was held among the Board members, and Mr. Gill relating to this item)(The Board requested Mr. Gill to obtain an organizational chart from Envera due to their recent reorganization to confirm the current account manager in charge for Coral Bay CDD)

C. Clubhouse and Peninsula Park Dock Installation

Mr. Hall (Tape Time: 1:46:4) moved to item No. 4C, clubhouse and Peninsula Park dock installation.

Mr. Mizusawa (Tape Time: 1:46:29) made a few comments relating to this item stating this was a concern and he wanted to identify what actions the Board would need to take, if any. He then gave a brief overview relating to the quotes that were provided in the agenda regarding the clubhouse and Peninsula Park dock demolition and the additional change orders. Mr. Mizusawa also stated that the vendor had spoken to the engineer about wanting to utilize galvanized steel hardware versus stainless steel, and the engineer would approve it. However, if there were any changes to the permitting it had to be redocumented and resubmitted for approval. Mr. Mizusawa stated it was his understanding the vendor was moving forward with installing galvanized steel hardware for the bolts and hangers as opposed to stainless steel, and nothing had been shown to the Board and no requests for approval from the vendor to change out those items. Mr. Mizusawa stated his suggestion would be to enforce the originally executed contract and engineering drawings and force the vendor to use stainless steel hardware.

(At this point (Tape Time: 1:55:09) a discussion was held among the Board members, Mr. Mizusawa, and Mr. Geiger relating to this item)(The Board discussed and made comments to Mr. Mizusawa's overall summary and review)(Mr. Spavento stated (Tape Time: 1:56:20) if the vendor didn't want to do the wrapping or whatever, he would request a reduction in the price of the hardware)(Mr. Geiger (Tape Time: 1:56:49) also stated the vendor had just recently passed their framing inspection so that would mean taking everything apart to install the other hardware which potentially would make it weaker than when it was put together the first time)(The Board agreed to have Mr. Padilla work with the vendor to get the project completed and whatever difference in price of the hardware, credit the District back at the end)

5. Discussion and Review of Islamorada Pergola Project

A. Islamorada Pergola Report – Feb 18, 2026
B. Pergola Quote Evaluation – Feb 20, 206
C. RFQ – Islamorada Pergola – Feb 23, 2026

Mr. Hall (Tape Time: 2:09:07) moved to item No. 5A, B and C, discussion and review of Islamorada Pergola project and asked Mr. Mizusawa for his input.

Mr. Mizusawa (Tape Time: 2:09:30) gave a brief presentation relating to this item which was included in the agenda stating the Board agreed at the last meeting to do an overall review of the design specs, so he took the reports and reviewed them, identified all the problems with the project, and what remediation could be done for those problems. He also stated his report was included in the agenda and he just wanted to send it out to the Board so they had an idea of what was actually documented. He then gave a brief summary of the RFQ he had put together which was also included in the agenda.

(At this point (Tape Time: 2:26:25) a discussion was held among the Board members, Mr. Mizusawa, Mr. Geiger and Mr. Padilla relating to this item)(Mr. Spavento (Tape Time: 2:35:09) suggest Mr. Padilla to contact the person who could repair the caps for the pergola first before moving forward with anything else and 911 could handle the rest if they were reasonable)(Mr. Mizusawa (Tape Time: 2:35:33) clarified the steps they would take would be to obtain quotes for the services to remove pergola in its entirety, and obtain quotes for services to perform the repairs of the caps)

6. Discussion of Proposed Redevelopment Near District and First Amendment to Declaration of Restrictive Covenants (Cont.)

A. Letter Barron Real Estate, Inc. Representative Regarding Proposed Development

B. Draft First Amendment to Declaration of Restrictive Covenants

C. Declaration of Restrictive Covenants (12606-663) dated May 2, 1985

(This item was addressed earlier in the meeting and tabled to the next Board meeting)

7. Discussion of:

A. Holiday Landscape Lighting Dispute

Mr. Hall (Tape Time: 2:40:30) moved to item No. 7A, discussion of holiday landscape lighting Dispute and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 2:40:36) stated he still hadn't heard back from CV Pro Lighting after requesting adequate verification documentation, and he had not gotten anything back since he requested that over two months ago, which was one set of their lighting inspections showing they came out, and the lights were actually working at a certain time but, they have not anything but he was working with the attorney to see what the steps would be.

(At this point (Tape Time: 2:41:05) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)(The Board requested Mr. Gill to obtain the last invoice and to have CV Pro Lighting send GMS inspection reports prior to payment) (The Board agreed to give the vendor an additional 30 days and if he doesn't send an invoice the Board would put it on the agenda for the next meeting)

B. Status of Envera Invoices for Gate Arms
C. Gate Hit Enforcement

Mr. Hall (Tape Time: 2:51:36) moved to item No. 7B, status of Envera invoices for gate arms and stated this item had already been discussed earlier. Mr. Hall stated that item 7C, gate hit enforcement was also already discussed and Management would be getting information from Envera on the service logs.

8. Discussion of Loan for District's Major Projects

Mr. Gill (Tape Time: 2:51:57) stated under item No. 8, Ms. Hagen, who was not in attendance, had provided a breakdown of what the $400,000 loan would cover and also a breakdown cost of each of the major projects that were voted on by the Board, approved and unapproved, which was included in the agenda. Mr. Gill also stated Ms. Hagen had provided a detailed letter of the funding to the Board, and this item would be discussed again at the next Board meeting, along with the loan application.

(At this point (Tape Time: 2:53:01) a discussion was held among the Board members and Mr. Gill relating to the information Ms. Hagen had provided in the agenda)

9. Staff Reports

Mr. Hall (Tape Time: 2:56:34) moved to item No. 9A, attorney, and asked Ms. Smoker if she had anything to report.

A. Attorney

Ms. Smoker (Tape Time: 2:56:36) stated she had nothing to report at this time other than to remind the Board members to complete their Form 1s which are due by July 1st.

B. Engineer

Mr. Hall (Tape Time: 2:56:51) moved on to item No. 9B, engineer, and asked Mr. Geiger for any updates.

Mr. Geiger (Tape Time: 2:56:58) gave a brief update and stated other than the dock item which had already been discussed earlier in the meeting the only other thing he had was the Islamorada circle replacement, which was completed and done and everything looked good. Mr. Geiger also stated for the Indian Key headwall erosion repair, the vendor furnished the designed plans and they started the permit processing under their engineering services contract, and they were also looking to get their construction phase contract completed per the new scope of work that was approved, and Mr. Padilla has the building form they need to sign and submit to the city.

C. Treasurer

1) Approval of Check Run Summary and Invoices
2) Acceptance of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Hall (Tape Time: 2:58:22) moved to item 9C, treasurer and asked for any questions, or a motion to approve the financials.

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tony Spavento
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	Check Run Summary and the unaudited financials were approved
Tape time: 2:58:30	

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 2:59:06) moved to item 9D, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 2:59:26) 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: 2:59:57) a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to a few of the items on the field manager's report and any updates referenced on the report)

Mr. Padilla (Tape Time: 3:03:39) continued with his field report stating he went around with Mr. Glynn and did an inspection and identified 22 Washingtonians that needed to be removed so Shinto Landscaping and Just Call James would be providing proposals to do that work.

(At this point (Tape Time: 3:04:08) a discussion was held among the Board members and Mr. Padilla relating to this item)(Mr. Padilla (Tape Time: 3:09:54) also stated he had a couple of items to bring up under Old Business at the agenda)

E. CDD Manager - Approval of the Minutes of the February 12, 2026 Meeting

Mr. Hall (Tape Time: 3:11:26) asked for a motion to approve the February 12, 2026 minutes.

MOTION:	Approve the Minutes of the February 12, 2026 Meeting
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The February 12, 2026 meeting minutes were approved
Tape time:	3:11:29

10. Old Business

Mr. Hall asked (Tape Time: 3:11:46) if there was any old business to discuss.

Mr. Padilla (Tape Time: 3:11:47) stated the City of Margate had sent him the annual debris agreement which needed to be approved by the Board, and also the trespass agreement that had expired with Margate Police Department needed to be approved.

MOTION:	Approve the Debris Agreement between the City of Margate and Coral Bay CDD for emergency hurricane cleanup
MOVER:	Tony Spavento
SECONDER:	Ron Gallucci
VOTE:	All in favor
RESULT:	The Debris Agreement between the City of Margate and Coral Bay CDD for emergency hurricane cleanup was approved
Tape time:	3:12:07

MOTION:	Approve the Trespass Agreement with Margate Police Department
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Trespass Agreement with Margate Police Department was approved
Tape time:	3:13:50

11. New Business – 6474 Buena Vista Drive – Shoreline Restoration Permit Request

Mr. Hall (Tape Time: 3:14:10) moved to item No. 11, 6474 Buena Vista Drive, shoreline restoration permit request and asked Mr. Gill to present this item.

Mr. Gill (Tape Time 3:14:15) stated he received a permit application for a shoreline restoration, and gave a brief explanation relating to the application stating the homeowners were requesting to install a cement bag wall to prevent further shoreline erosion. Mr. Gill also stated Mr. Geiger had reviewed this permit application stating there was some missing information and some deficiencies in the sketch to be approved, so Mr. Gill sent an email to the resident informing them of those deficiencies stating the permit application would need to be revised and attach the details to be approved.

(At this point (Tape Time: 3:15:52) a discussion was held among the Board members and Mr. Gill and Mr. Geiger relating to this item)(The Board agreed to table this item until the resident resubmits his revised application)

12. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 10:20 p.m.
Tape time: 3:17:41	

Signed by:
Andrew Gill
996FCF5DA76943E...
Secretary/Assistant Secretary

DocuSigned by:
John Hall
B68CC9D6CB674B2...
Chairman/Vice Chairman

docusign

Certificate Of Completion

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Subject: Coral Bay: Complete with Docusign: Meeting Minutes 4-9-26TH-LSEdits.docx, 03-12-26.docx		
Source Envelope:		
Document Pages: 23	Signatures: 4	Envelope Originator:
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AutoNav: Enabled		1001 Bradford Way
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Record Tracking

Status: Original 4/30/2026 12:58:20 PM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	Signed by: Andrew Gill 996FCF5DA76943E... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4801:7da0:df1:8f69:4fbf:a1fd	Sent: 4/30/2026 12:59:25 PM Viewed: 4/30/2026 12:59:45 PM Signed: 4/30/2026 1:02:51 PM

Electronic Record and Signature Disclosure:
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John Hall jwhallchip@msn.com Chairman, Board of Supervisors Security Level: Email, Account Authentication (None)	DocuSigned by: John Hall B68CC9D6CB674B2... Signature Adoption: Pre-selected Style Using IP Address: 2600:1702:6980:6090:c5a1:25a4:d566:30dd	Sent: 4/30/2026 12:59:25 PM Viewed: 4/30/2026 1:54:42 PM Signed: 4/30/2026 1:55:09 PM

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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/30/2026 12:59:25 PM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	4/30/2026 1:54:42 PM
Signing Complete	Security Checked	4/30/2026 1:55:09 PM
Completed	Security Checked	4/30/2026 1:55:09 PM

Payment Events	Status	Timestamps