

Coral Bay

Community Development District

Agenda

Thursday
October 9, 2025
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

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.)	

1. Roll Call and Pledge of Allegiance
2. Ratification of All Actions Taken at the Regular Meeting on September 11, 2025
 - A. Approval of Engagement Agreement with Grau and Associates to perform Audit for Fiscal Year Ending September 30, 2025
 - B. Approval of Small Project Agreement (Pressure Cleaning 2024) with 911 Commercial Cleaning, Corp. (Plan B - 3 Year Option)
 - C. Approval of Services Agreement (Tree Trimming and Palm Pruning) with Just Call James, Inc.
 - D. Approval of Services Agreement (Irrigation) with Shinto Landscaping, LLC
 - E. Approval of Service Agreement (Annuals) with Shinto Landscaping, LLC
 - F. Approval of Services Agreement (Landscaping & Disaster Response) with Shinto Landscaping, LLC
 - G. Approval of Check Run Summary and Invoices, September 11, 2025, Agenda
 - H. Acceptance of Unaudited Financials through August 31, 2025
 - I. Approval of the Minutes of the August 14, 2025, Meeting
3. Presentations/Reports
4. Audience Comments / Supervisors Comments
5. Item(s) for Board Consideration
 - A. Updated Holiday Lighting Proposal with CV Pro Lighting (Formerly Lighter Up Miami)
 - B. Updates on Major Project List
6. Update on:
 - A. Sidewalk Repairs Pursuant to The District's Contract With ABM
 - B. Revised Proposal From 911 Cleaning for Lake Maintenance Easement Inspections

7. Staff Reports

A. Attorney

B. Engineer

1) Update on Proposals for Indian Key Dead End Headwall Erosion Repair with Landshore Enterprises, LLC

2) Proposal to Replace Damaged Perimeter Wall Panel with Anzco

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Acceptance of Unaudited Financials

D. Field Manager – Monthly Report

E. CDD Manager – Approval of the Minutes of the September 11, 2025 Meeting

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>