

**CORAL BAY BUZZ**

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT / 954-689-4804  
WWW.CORALBAYCDD.COM

**DISTRICT SUPERVISORS**

- MINDY LEE, CHAIR
- LEWIS HORN, VICE-CHAIR
- BARRY SHORE, SECRETARY
- FRED BOURDIN, TREASURER
- JOHN HALL, III, SUPERVISOR

**DISTRICT OFFICIALS:**

**JIM J. MULLEN, JR.,  
DISTRICT ENGINEER**

**DENNIS E. LYLES,  
DISTRICT ATTORNEY**

**IRVING ROSENBAUM,  
DISTRICT MANAGER  
954-689-4804**

**INQUIRIES AND CORRESPONDENCE:**

**NEW COMMUNITY STRATEGIES  
4801-253 SOUTH UNIVERSITY DRIVE  
FORT LAUDERDALE, FL 33328-3839**

**SECURITY GATES NOW WORKING**

SECURITY GATES IN CORAL BAY ARE FINALLY DOWN AND THE GUARDHOUSE IS BEING STAFFED AROUND THE CLOCK. THE FIRST FEW DAYS WERE A DIFFICULT ADJUSTMENT AND SOME MINOR ISSUES ARE STILL BEING ADDRESSED. RESIDENTS WHO DIDN'T GET TRANSPONDERS CAME QUICKLY TO GET THEM. THOSE WHO NEEDED ADDITIONAL TRANSPONDERS ALSO WERE ANXIOUS TO GET THEM AND SOME RESIDENTS HAD TRANSPONDERS THAT NEEDED TO BE

EXCHANGED. IF YOU DON'T YET HAVE YOUR TRANSPONDER (THE ELECTRONIC "KEY" THAT AUTOMATICALLY OPENS THE GATE ARMS) DON'T FRET! **YOU CAN GET WHAT YOU NEED THURSDAY EVENINGS FROM 5PM TO 7PM AND SATURDAY MORNINGS FROM 10AM TO 12PM AT THE CLUBHOUSE OFFICE OPPOSITE THE GUARDHOUSE ON SOUTH BAY DRIVE.** BRING A CHECK OR MONEY ORDER FOR EACH TRANSPONDER (UP TO 3 PER

HOUSEHOLD, WITH ONE FREE PER HOUSEHOLD) MADE PAYABLE TO CORAL BAY CDD. THE COST IS \$30 EACH. YOU MUST ESTABLISH PROOF OF RESIDENCY TO GET YOUR TRANSPONDER.

**SEE THE INSIDE ARTICLES FOR SUGGESTIONS ON HOW TO USE YOUR TRANSPONDERS AND ALSO THE KEYPAD ENTRY SYSTEM FOR VISITORS AT THE GATES.**

**TICKETING AND TOWING OF ILLEGALLY PARKED CARS**

ILLEGAL PARKING HAS BECOME A PROBLEM IN SOME NEIGHBORHOODS OF CORAL BAY. DISTRICT RULES DO NOT ALLOW PARKING ANYWHERE ON DISTRICT PROPERTY, INCLUDING STREETS AND RIGHTS-OF-WAY. **THE DISTRICT WILL BEGIN TICKETING AND TOWING VEHICLES THAT PARK ON DISTRICT PROPERTY BETWEEN THE HOURS OF 2AM AND 6AM.** EACH VEHICLE WILL RECEIVE ONE WARNING BEFORE BEING TOWED.

VEHICLES PARKED IN TRAFFIC CIRCLES, OR NEAR FIRE HYDRANTS, OR IN AREAS MARKED AS "NO PARKING" AREAS WILL BE TOWED OR TICKETED WITHOUT WARNING. FAY'S COVE POOL, PENINSULA PARK POOL, OR OTHER AREAS WHERE EMERGENCY VEHICLES NEED ACCESS DO NOT ALLOW PARKING. PLEASE RESPECT THESE RULES AND PLEASE BE CONSIDERATE OF YOUR NEIGHBOR'S PROPERTY WHEN PARKING DURING THE DAY. IF YOU ARE

PLANNING A GATHERING OR PARTY OR EXPECT VISITORS, PLEASE TALK TO YOUR NEIGHBORS BEFOREHAND AND MAKE SURE YOUR GUESTS KNOW WHAT TO DO AND WHERE TO PARK. RESIDENTS WHO DO NOT HAVE ENOUGH PARKING SPACES ON THEIR OWN PROPERTY FOR THEIR VEHICLES NEED TO MAKE ARRANGEMENTS TO PARK THEM PROPERLY ELSEWHERE.

## KNOW THE GUARDHOUSE PHONE NUMBER:

954-975-4054

## GUARDHOUSE NOW STAFFED AROUND THE CLOCK

IN STEP WITH THE SECURITY GATES BEING ACTIVATED, THE GUARDHOUSE ON SOUTH BAY DRIVE IS NOW BEING STAFFED AROUND THE CLOCK. VISITORS ENTERING THE COMMUNITY THROUGH SOUTH BAY DRIVE WILL BE REQUIRED TO PRESENT IDENTIFICATION AT THE GUARDHOUSE. A LOG IS KEPT OF THE VISIT. IT'S IMPORTANT TO HAVE COMPLETED THE "METRO SECURITY SERVICES DATABASE REGISTRATION FORM". THE INFORMATION ON THIS FORM HELPS PROCESS YOUR GUESTS. IT ALSO HELPS ESTABLISH YOUR IDENTITY WHEN YOU CALL THE GUARDHOUSE. YOU CAN "PRE-

APPROVE" UP TO SIX GUESTS WHO CAN BE ALLOWED ENTRY EVEN WHEN YOU'RE NOT HOME. OTHERWISE, YOU'LL HAVE TO CALL THE GUARDHOUSE BEFORE YOUR VISITORS ARRIVE (AND GIVE YOUR GUARDHOUSE CODE) OR THE GUARDS WILL HAVE TO CALL YOU. THAT TAKES LONGER AND CREATES LONG LINES AT THE GUARDHOUSE. YOU CAN ALSO HAVE LAWN, POOL, AND OTHER SERVICES AS A VIP GUEST. THIS IS USEFUL WHEN YOU'RE NOT HOME. NOTE THE GUARDHOUSE PHONE NUMBER ON THE SIDEBAR NEXT TO THIS ARTICLE. YOU MAY WANT TO KEEP IT NEAR YOUR PHONE OR ON YOUR REFRIGERATOR.

THE KEYPAD AT THE GUARDHOUSE IS ONLY IN USE WHEN A GUARD IS TEMPORARILY AWAY FROM THE POST. DELIVERIES BY MAJOR COMPANIES SUCH AS UPS AND FEDEX SHOULD NOT BE AFFECTED IN ANY WAY. THESE COMPANIES NEED ONLY STOP FOR A FEW SECONDS IN THE RESIDENT'S LANE AT THE GUARDHOUSE ENTRANCE. THEIR VEHICLE NUMBER IS QUICKLY LOGGED AND THE GATE IS THEN OPENED. COMMENTS AND SUGGESTIONS CAN BE GIVEN TO METRO SECURITY SERVICES AT (954) 935-9690 (THIS IS NOT THE GUARDHOUSE NUMBER).

## RECENT CORAL BAY SALES

COMMUNITY	ADDRESS	SALE PRICE	ORIGINAL	DATE
LAS BRISAS	6314 DUVAL DRIVE	186,000	135,500	DEC-00
MALLORY HARBOR	6411 HARBOR BEND	210,000	123,000	AUG-92
ISLAMORADA	3267 WEST BUENA VISTA DRIVE	214,000	115,000	DEC-92
INDIAN KEY	6258 BUENA VISTA DRIVE	204,000	130,400	DEC-98
FAY'S COVE	6514 BUENA VISTA DRIVE	198,000	122,500	MAY-99
THE CAPE	3056 GREEN TURTLE PLACE	172,900	158,000	MAR-02
INDIAN KEY	3338 CHICKEE LANE	144,000	113,300	JUL-01
INDIAN KEY	6196 SEMINOLE TERRACE	175,000	115,000	SEP-96
THE CAPE	6732 BAYFRONT DRIVE	178,000	UNKNOWN	UNKNOWN
LAS BRISAS	6211 DUVAL DRIVE	180,000	158,000	NOV-02

SOURCE: MAYA HOMES REALTY LLC 954-978-2595

## NEWS FROM METRO SECURITY SERVICES

THE STAFF AT METRO SECURITY SERVICES WOULD LIKE TO THANK THE COMMUNITY FOR CHOOSING US TO PROVIDE SECURITY SERVICE TO CORAL BAY. WE ARE DELIGHTED AND ARE COMMITTED TO PROVIDING THE COMMUNITY WITH QUALITY SERVICE. WE WILL BE PROVIDING A SECURITY OFFICER AT THE MAIN ENTRANCE, 23-HOURS PER DAY TO PROCESS VEHICLE TRAFFIC IN THE VISITOR'S/GUEST LANE. IN ORDER TO MAKE THE ENTRY PROCESS EASIER AND QUICKER ON EVERYONE, WE ARE ASKING FOR THE FULL

SUPPORT AND COOPERATION OF THE COMMUNITY, RESIDENTS AND VISITORS. PLEASE BE REMINDED THAT EVERYONE MUST PRESENT THE DUTY OFFICER WITH A VALID PICTURE ID WHEN ATTEMPTING TO ACCESS THE PROPERTY IN THE GUEST LANE. THE DUTY OFFICER WILL NOT HAVE THE AUTHORITY TO ALLOW ACCESS TO ANYONE THAT CANNOT BE ANNOUNCED OR VERIFIED IN THE DATABASE. IN ORDER TO ANNOUNCE VISITORS, THE RESIDENT'S INFORMATION MUST BE IN THE DATABASE AT THE GUARDHOUSE. DATA

ENTRY WILL BE PERFORMED ONCE PER WEEK (WEDNESDAY MORNINGS) BY A SUPERVISOR. ACCESS TO THE PROGRAM TO MAKE CHANGES AND ENTER DATA IS RESTRICTED TO SUPERVISORY PERSONNEL ONLY. ANY AND ALL CHANGES TO THE DATABASE MUST BE SUBMITTED IN WRITING AND SIGNED BY THE HOMEOWNER OR LEGAL RESIDENT.

## TRANSPONDERS AND KEYPAD HINTS AND TIPS

**TRANSPONDERS** ARE BEST USED ON THE LEFT SIDE OF YOUR WINDSHIELD. THEY DON'T USUALLY WORK TOO WELL ANYWHERE ELSE. VEHICLES VARY SIGNIFICANTLY, SO FIND THE PLACE THAT BEST SUITS YOUR VEHICLE. IT'S A GOOD IDEA TO FASTEN THE TRANSPONDER TO YOUR WINDSHIELD WITH THE VELCRO PROVIDED WITH THE TRANSPONDER. WAVING THE TRANSPONDER CAN OFTEN CAUSE MORE DELAYS THAN TAKING THE TIME TO FIND THE BEST FIXED LOCATION ON YOUR WINDSHIELD. ALSO, DON'T PULL TOO FAR FORWARD OR YOU'LL PASS THE.

RECEIVING UNIT BY THE GATE. MOST WILL ADAPT VERY QUICKLY TO THE GATE SYSTEM.

**KEYPADS** ARE PROVIDED AT EACH GATE. EACH HOUSEHOLD THAT TURNED IN A FORM WHEN THEY GOT THEIR TRANSPONDER SHOULD BE IN THE KEYPAD SYSTEM. YOUR HOUSEHOLD NAME HAS A CODE ASSOCIATED WITH IT THAT ALLOWS VISITORS TO THE GATES TO ENTER THE CODE DIRECTLY WITHOUT HAVING TO SCROLL THROUGH EACH NAME IN THE DIRECTORY (THERE'S ABOUT 1,000

NAMES!) IT'S A CONVENIENCE TO GIVE YOUR GUESTS THE CODE. **IF YOU DON'T KNOW YOUR CODE, GO TO THE CLUBHOUSE OFFICE ON SOUTH BAY DRIVE OPPOSITE THE GUARDHOUSE ON THURSDAY EVENINGS FROM 5PM TO 7PM OR SATURDAY'S 10AM TO 12PM. BRING IDENTIFICATION!**

**DIAL "9" ON YOUR TOUCHTONE PHONE TO LET IN A GUEST THAT USED A KEYPAD AT ONE OF THE GATES**

**THE DISTRICT GETS MOST OF ITS BUDGET MONEY FROM ANNUAL ASSESSMENTS MADE DURING THE BUDGET PROCESS**

FENCING REPLACEMENT IS BEING CONSIDERED DURING THE BUDGET PROCESS. TO NOT WASTE MONEY ON FENCING THAT WILL LIKELY BE REPLACED IN THE COMING MONTHS, THE DISTRICT IS REPLACING ONLY MISSING, DAMAGED, OR UNSAFE FENCING.

## **BUDGET SEASON BEGINS! DISTRICT SEEKS COMMITTEES**

THE DISTRICT SUPERVISOR'S HAVE SET MONDAY, AUGUST 25<sup>TH</sup>, AS THE DATE FOR THE FIRST PUBLIC HEARING ON THE CORAL BAY CDD BUDGET. THE BUDGET SETS THE GOALS FOR THE NEXT FISCAL YEAR THAT BEGINS OCTOBER 1<sup>ST</sup>. RESIDENTS WILL GET A MAILING WITH BUDGET INFORMATION SENT TO THEM IN JULY. MANY

LONG-TERM IMPROVEMENTS TO THE COMMUNITY ARE BEING PROPOSED AND YOUR INPUT IS IMPORTANT.

THE DISTRICT IS CONSIDERING ESTABLISHING VARIOUS COMMITTEES THAT WOULD ASSIST THE BOARD AND MANAGEMENT WITH VARIOUS ISSUES FACING THE COMMUNITY. AT THE JUNE DISTRICT

BOARD MEETING, COMMITTEES FOR INTERGOVERNMENTAL AFFAIRS, FENCING, AND SECURITY WERE CONSIDERED. IF YOU ARE INTERESTED IN SERVING ON A COMMITTEE, PLEASE CONTACT ANY OF THE ELECTED BOARD MEMBERS OR THE DISTRICT MANAGER AT (954) 689-4804.

## **DEVELOPMENT OF VACANT LAND PROPOSED**

THE VACANT LOT AT THE SOUTHWEST CORNER OF SR-7 AND CORAL BAY DRIVE IS ABOUT TO BE DEVELOPED AS A MEDICAL OFFICE BUILDING. AT THE JUNE DISTRICT BOARD MEETING, AN AD HOC COMMITTEE WAS ESTABLISHED TO CONSIDER WAYS IN WHICH CORAL BAY

COULD INFLUENCE THE DEVELOPMENT IN A WAY THAT WOULD ENHANCE THE COMMUNITY APPEARANCE AND REDUCE ANY ADVERSE IMPACT THAT MAY OTHERWISE OCCUR. THIS COMMITTEE WILL EXPLORE WAYS TO IMPROVE LANDSCAPING ON CORAL BAY DRIVE AND AT THE

INTERSECTION. ALSO, IT WAS REPORTED DURING THE JUNE MEETING THAT MEDIAN AND ROADSIDE LANDSCAPING IMPROVEMENTS ARE IN THE WORKS FOR SR-7 AND SAMPLE ROAD.

## **LANDSCAPING PLANS BEING CONSIDERED**

THE DISTRICT HAS BEEN WORKING WITH THE LANDSCAPE CONTRACTOR IN DEVELOPING PLANS AND IDEAS TO IMPROVE AREAS THAT HAVE LITTLE OR NO LANDSCAPING OR THAT HAVE LANDSCAPING THAT HAS BECOME "TIRED" WITH AGE. WE HOPE TO WORK WITH EACH NEIGHBORHOOD DURING THE UPCOMING MONTHS IN IMPROVING

THE APPEARANCE OF THESE AREAS. ALSO, THE DISTRICT HAS APPLIED FOR LANDSCAPING AND BUTTERFLY GARDEN GRANTS FROM BROWARD COUNTY. IF APPROVED, THESE GRANTS WILL IMPROVE TRAFFIC ISLANDS AND HELP PROVIDE FUNDING FOR A LANDSCAPE BUFFER TO THE NEW APARTMENT COMPLEX ON THE WEST END OF

THE DISTRICT.

## HELP STOP VANDALISM TO GATES

SOME RESIDENTS ARE FRUSTRATED WITH THE NEW SECURITY SYSTEM AND SOME RESIDENTS AND OUTSIDE VISITORS SIMPLY DON'T LIKE GATES. UNFORTUNATELY, A VERY FEW OF THESE ARE CAUSING FREQUENT DAMAGE TO THE GATES. EACH HOMEOWNER EVENTUALLY PAYS FOR A SHARE OF THE REPAIRS. SO, WHETHER YOU'RE FOR THE GATES OR AGAINST THE GATES, EVERYONE PAYS FOR THE DAMAGE. IF YOU SEE SOMEONE VANDALIZING THE GATES

OR USING THEM IN AN INAPPROPRIATE WAY, PLEASE DO NOT CONFRONT THEM. IF YOU CAN, RIGHT DOWN A DESCRIPTION OF THE VEHICLE, ITS TAG, A DESCRIPTION OF THE PERSON, AND THE DAY AND TIME OF THE INCIDENT AND CALL THE DISTRICT MANAGER'S OFFICE AT 954-689-4804. WE WILL SEEK PROSECUTION AND RECOVERY OF DAMAGES.

## FLOODING TO STOP

DURING THE JUNE MEETING, THE DISTRICT ENGINEER REPORTED PROGRESS ON ELIMINATING THE FLOODING THAT PERIODICALLY OCCURS AT CORAL BAY DRIVE AND SOUTH BAY DRIVE. A DEVELOPER IN EXCHANGE FOR EASIER CANAL ACCESS THROUGH DISTRICT PROPERTY WILL MAKE DRAINAGE IMPROVEMENTS. THIS IMPROVEMENT WILL COME AT NO COST TO THE DISTRICT. THE PROJECT IS IN THE FINAL STAGES OF PERMITTING.

**VANDALISM COSTS THE DISTRICT THOUSANDS OF DOLLARS EACH YEAR. EACH HOMEOWNER PAYS THEIR SHARE OF THE COST**

## DISTRICT MEETING CHANGES

IN ORDER TO ALLOW FOR MORE RESIDENT PARTICIPATION, DISTRICT MEETINGS WILL NOW BEGIN AT 7PM. MEETINGS ARE THE 2<sup>ND</sup> THURSDAY OF EACH MONTH AND ARE HELD IN THE MEETING ROOM AT THE CLUBHOUSE ON SOUTH BAY DRIVE. ALSO, TO HELP KEEP THE MEETINGS ORGANIZED AND ALSO TO HELP IN PREPARING THE MINUTES OF THE MEETINGS, SPEAKER CARDS ARE BEING DONE AGAIN. SPEAKERS SHOULD COMPLETE THE

CARD WITH THEIR NAME AND ADDRESS. SPEAKERS ARE ASKED TO RESTRICT THEIR COMMENTS 3 MINUTES SO THAT ALL SPEAKERS CAN BE HEARD. ALSO, COMMENTS SHOULD BE LIMITED TO MATTERS CONCERNING COMMUNITY DEVELOPMENT DISTRICT MATTERS. ISSUES REGARDING HOMEOWNER'S ASSOCIATION SHOULD BE DIRECTED TO THE APPROPRIATE HOMEOWNER'S BOARD. CONTACT INFORMATION FOR THE VARIOUS

HOMEOWNER'S ASSOCIATIONS CAN BE FOUND ELSEWHERE IN THIS NEWSLETTER. CORAL BAY CDD IS A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT AND THE MEETINGS ARE OPEN TO ANY INTERESTED PARTY.

**THE DISTRICT MEETS THE 2<sup>ND</sup> THURSDAY OF EACH MONTH AT 7PM**

**CORAL BAY  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

NEW COMMUNITY  
STRATEGIES  
DISTRICT MANAGER  
4801-253 UNIVERSITY  
DRIVE  
FORT LAUDERDALE,  
FLORIDA 33328-3839

PHONE:  
954-689-4804

FAX:  
954-689-4806

E-MAIL:  
DISTRICTMANAGER@  
CORALBAYCDD.COM

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FLORIDA 33328

## VILLAGE HOMEOWNER'S ASSOCIATIONS

CORAL BAY HAS EIGHT INDEPENDENTLY CONTROLLED HOMEOWNER'S ASSOCIATIONS. THESE ASSOCIATIONS INSURE THAT PROPERTY OWNERS FOLLOW THE RESTRICTIVE COVENANTS THAT EXIST IN THE INDIVIDUAL NEIGHBORHOODS. THESE BOARDS MEET AT DIFFERENT TIMES AND PROPERTY OWNERS ARE ENCOURAGED TO ATTEND THE MEETINGS. FOR MORE INFORMATION, CALL THE CONTACT INFORMATION BELOW FOR YOUR NEIGHBORHOOD.

- **THE CAPE** MEETS THE FIRST THURSDAY OF EACH MONTH AT 7:30PM. CONTACT JAMES R. MILES OF CONSOLIDATED COMMUNITY MANAGEMENT (954) 341-7500
- **FAY'S COVE** MEETS QUARTERLY. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 724-2001 x3.
- **INDIAN KEY** MEETS QUARTERLY. CONTACT RUDY MENDEZ OF INTEGRITY PROPERTY MANAGEMENT (954) 346-0677 x107.
- **ISLAMORADA** MEETS THE FIRST TUESDAY OF EACH MONTH AT 7:30PM. CONTACT GLEN STOUT OF SUNDANCE PROPERTY MANAGEMENT (954) 255-6888 x222.
- **LAS BRISAS** MEETS THE SECOND TUESDAY OF EACH MONTH AT 7:00PM. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 724-2001 x3
- **LAS BRISAS DEL MAR** MEETS THE THIRD TUESDAY OF EACH MONTH WITH TIMES TO BE ANNOUNCED. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 724-2001 x3.
- **MALLORY HARBOR** MEETS THE THIRD THURSDAY OF EACH MONTH AT 7:00PM. CONTACT GLEN STOUT OF SUNDANCE PROPERTY MANAGEMENT (954) 255-6888 x 222
- **PORT ANTIGUA** MEETS THE 2<sup>ND</sup> WEDNESDAY OF EACH MONTH AT 7:00 PM. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 724-2001 x3.