



DECEMBER 2004

CORAL BAY BUZZ

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

DISTRICT SUPERVISORS

- FRED BOURDIN, CHAIRMAN
- FABIAN MINOTT, VICE-CHAIR
- JOHN HALL, SUPERVISOR
- MINDY LEE, SUPERVISOR
- SANDRA MCCORMICK, 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
4801-232 SOUTH
UNIVERSITY DRIVE
FORT LAUDERDALE,
FL 33328-3839**

DISTRICT CHOOSES CONCRETE PANEL FENCE SYSTEM FOR REPLACEMENT

RECENTLY, THE BOARD OF SUPERVISORS UNANIMOUSLY VOTED TO CONSTRUCT A CONCRETE PANEL FENCE TO REPLACE THE DISTRICT'S WOODEN SHADOWBOX FENCE THAT HAS MORE THAN OUTLIVED ITS USEFUL LIFE. THE BOARD RECEIVED INPUT FROM MANY RESIDENTS IN ATTENDANCE AND LISTENED TO A PRESENTATION FROM A VENDOR ON PVC FENCING. AFTER A LENGTHY DISCUSSION, THE BOARD VOTED TO GO WITH THE MORE EXPENSIVE CONCRETE PANEL SYSTEM. THE BOARD FELT THAT THE LIFE SPAN OF THE CONCRETE PANEL SYSTEM WOULD MORE THAN

JUSTIFY ITS ADDITIONAL COST. SINCE THE CONCRETE REPLACEMENT SYSTEM CAME IN WITHIN THE BUDGET THAT HAD PREVIOUSLY BEEN SET FOR THE FENCING REPLACEMENT, IT WAS FELT THAT THE VALUE ADDED TO THE COMMUNITY WOULD ALSO BE GREATER FOR THE CONCRETE SYSTEM. BOTH THE DISTRICT'S ENGINEER AND THE DISTRICT'S MANAGER RECOMMENDED FOR THE CONCRETE SYSTEM. CONSTRUCTION IS EXPECTED TO BEGIN IN DECEMBER AND WILL CONTINUE FOR 4-6 MONTHS. CONSTRUCTION WILL

BEGIN BY THE GUARDHOUSE AT SOUTH BAY DRIVE AND WILL CONTINUE ALONG THE PERIMETER UNTIL ITS TERMINUS AT NORTH BAY DRIVE BY THE TARGET ENTRANCE. SOUTH BAY DRIVE WAS CHOSEN AS THE BEGINNING POINT, SINCE MUCH OF THE FENCE THAT HAS RECENTLY FALLEN IS LOCATED AT THAT AREA. WE WILL INSTALL TEMPORARY SCREENING FENCE FOR THOSE AREAS THAT RECENTLY LOST FENCING DUE TO HURRICANE DAMAGE. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE PLACE IN SECTIONS.

PARKING BAN TO BE ENFORCED AT CLUBHOUSE PARKING LOT

OWING TO SEVERAL COMPLAINTS FROM RESIDENTS AND VOTERS DURING THE RECENT ELECTIONS, THE BOARD OF SUPERVISORS HAS VOTED TO REGULARLY ENFORCE THE EXISTING PARKING RULES THAT PROHIBIT PARKING ON DISTRICT PROPERTY AFTER 10:00 P.M. EFFECTIVE IMMEDIATELY, THE DISTRICT WILL TOW ANY VEHICLE LEFT IN THE DISTRICT PARKING LOT

AT THE CLUBHOUSE AFTER 10:00 EACH NIGHT. CARS MAY PARK AT THE FACILITY BETWEEN SUNRISE AND 10:00 P.M. THE DISTRICT WILL CONTINUE TO TOW VEHICLES LEFT ON STREETS, SIDEWALKS, AND SWALES AFTER 2:00 A.M. EACH DAY. RESIDENTS ARE ENCOURAGED, ONCE AGAIN, TO FIND OTHER PLACES TO PARK VEHICLES IF THEY DO

NOT HAVE ROOM AT THEIR OWN HOMES. GARAGE SPACE SHOULD BE CLEANED OUT TO MAKE ROOM FOR VEHICLES. THE DISTRICT RECEIVES MANY COMPLAINTS FROM NEIGHBORS REGARDING PARKING PROBLEMS IN THEIR NEIGHBORHOODS.

EROSION ON LAKESHORES CAN BE A VERY SERIOUS AND EXPENSIVE PROBLEM FOR HOMEOWNERS. DELAYING THE INSTALLATION OF EROSION CONTROL MEASURES WILL ONLY MAKE THE PROBLEM WORSE AND MORE EXPENSIVE.

LAKESHORE EROSION

CORAL BAY IS FORTUNATE TO HAVE SUCH A WONDERFUL LAKE THAT DEFINES OUR COMMUNITY. IT IS FULL OF GREAT FISHING AND PROVIDES FOR COOL BREEZES AND SERVES AS AN ATTRACTION FOR OTHER WILDLIFE. BUT THE LAKE IS VERY LARGE AND VERY DEEP AND IS PART OF A WATER CONTROL DISTRICT OPERATED BY BROWARD COUNTY. IN TIMES OF NEED, THE LAKE IS LOWERED BY THE COUNTY TO PREVENT FLOODING IN THE AREA. THE LAKE IS

ALSO A FORMER BORROW PIT THAT HAD ITS SOIL EXCAVATED TO PROVIDE FILL FOR PROJECTS IN SOUTH FLORIDA. WHILE THE DISTRICT OWNS THE LAKE, IT DOES NOT OWN THE SHORELINE, EXCEPT WHEN IT ABUTS OTHER DISTRICT PROPERTY. THE SHORELINE BEHIND YOUR HOME IS YOURS AND THE DISTRICT HAS A 20-FOOT EASEMENT ON YOUR PROPERTY. IN SEVERAL AREAS AROUND THE LAKE, UNDERMINING, OR "WASHING AWAY" OF THE SOIL AND ROCK IS OCCURRING. THE ONLY

WAY TO PREVENT OR RECLAIM THIS EROSION IS FOR YOU TO INSTALL SOME TYPE OF EROSION CONTROL. WHILE THIS IS A VERY EXPENSIVE PROPOSITION, IT IS THE ONLY WAY FOR YOU TO PROTECT YOUR PROPERTY. THE DISTRICT HAS APPROVED PROTOTYPE EROSION CONTROL PLANS AVAILABLE ONLINE AT THE DISTRICT'S WEBSITE AND WE ENCOURAGE AFFECTED HOMEOWNERS TO CONSIDER IMMEDIATE ACTIONS TO PROTECT THEIR PROPERTY.

RECENT CORAL BAY SALES

ADDRESS	VILLAGE	SALE PRICE
6499 OCEAN DRIVE	THE CAPE	237,000
3058 LIGHTHOUSE PLACE	THE CAPE	230,000
3069 PALM PLACE	THE CAPE	205,000
6680 FERN STREET	THE CAPE	185,000
6638 SALTAIRE TERRACE	PORT ANTIGUA	279,000
6711 SALTAIRE TERRACE	PORT ANTIGUA	279,000
6680 SCHOONER TERRACE	PORT ANTIGUA	276,000
6694 SALTAIRE TERRACE	PORT ANTIGUA	270,000
6723 SKIPPER TERRACE	PORT ANTIGUA	270,000
6666 SALTAIRE TERRACE	PORT ANTIGUA	265,000
3135 SUNSET CIRCLE	MALLORY HARBOUR	268,000
3065 CARYSFORT LANE	MALLORY HARBOUR	255,000
6357 SEAGRAPE CIRCLE	LAS BRISAS	270,000
6260 DUVAL DRIVE	LAS BRISAS	245,000
6375 SEAGRAPE CIRCLE	LAS BRISAS	235,000
3070 MARTELLO DRIVE	LAS BRISAS	205,000
3227 WEST BUENA VISTA	ISLAMORADA	263,000
3211 WEST BUENA VISTA	ISLAMORADA	251,900
3235 WEST BUENA VISTA	ISLAMORADA	250,000
6201 MOHAWK TERRACE	INDIAN KEY	250,000
3300 ORINOCO LANE	INDIAN KEY	249,900
3319 INDIAN KEY BLVD	INDIAN KEY	248,000
6227 BUENA VISTA	INDIAN KEY	226,900
6203 BUENA VISTA	INDIAN KEY	225,000
6333 SEMINOLE TERRACE	INDIAN KEY	219,999
3428 ORINOCO LANE	INDIAN KEY	210,000
3444 ORINOCO LANE	INDIAN KEY	198,000
6168 MOHAWK TERRACE	INDIAN KEY	196,000
3404 ORINOCO LANE	INDIAN KEY	192,000
6474 BUENA VISTA	FAY'S COVE	280,000
3324 YELLOWFIN LANE	FAY'S COVE	199,000
6429 FRENCH ANGEL TR	FAY'S COVE	186,000

SOURCE: MAYA HOMES REALTY LLC 954-978-2595

UPCOMING CAPITAL IMPROVEMENTS

IN MARCH, THE DISTRICT APPROVED A \$2 MILLION CAPITAL IMPROVEMENT PROGRAM WHOSE ASSESSMENTS ARE INCLUDED IN THE ADOPTED BUDGET FOUND ELSEWHERE IN THIS NEWSLETTER. THE BIGGEST PROJECT WILL BE THE FENCING REPLACEMENT. YOU CAN READ MORE ABOUT IT ON THE FRONT PAGE. OTHER PROJECTS THAT ARE CONTEMPLATED INCLUDE THE REFUNDING OF EXISTING DEBT, REHABILITATION OF THE LIGHTHOUSE AT PENINSULA PARK, REMODELING OF THE PUMP ROOM AND BUILDING AT PENINSULA PARK, LANDSCAPING IMPROVEMENTS DISTRICT-WIDE, CONSTRUCTING SOUTHWIND LANE AS A ONE-WAY STREET WITH PARALLEL OVERFLOW PARKING, LIGHTING OF THE BASKETBALL COURT, RESURFACING OF SOME OF THE ROAD SEGMENTS IN THE DISTRICT, ALL OF THESE PROJECTS ARE EXPECTED TO BE COMPLETE BY THE END OF 2005. THE FENCING SYSTEM WILL BE THE FIRST PROJECT UNDERTAKEN. LANDSCAPE IMPROVEMENTS ARE PLANNED FOR JANUARY

ELECTION RESULTS

VOTERS ELECTED TWO NEW SUPERVISORS TO THE DISTRICT'S BOARD OF SUPERVISORS IN THE NOVEMBER GENERAL ELECTION. CONGRATULATIONS TO SANDRA MCCORMICK AND FABIAN MINOTT ON THEIR ELECTION. BOTH CANDIDATES TOOK THEIR OATHS OF OFFICE AT THE NOVEMBER MEETING. THE OUTGOING BOARD MEMBERS, BARRY SHORE AND LEWIS HORN, WERE RECOGNIZED BY THE NEW BOARD FOR THEIR CONTRIBUTIONS AND HARD WORK ON BEHALF OF THE CORAL BAY COMMUNITY.

UNDER FLORIDA LAW, CORAL BAY SUPERVISORS ARE ELECTED OFFICIALS OF THE DISTRICT AND MUST BE U.S. CITIZENS WHO ARE REGISTERED VOTERS IN BROWARD COUNTY AND LIVE IN CORAL BAY.

YOU MAY CONTACT ANY OF YOUR BOARD OF SUPERVISORS BY EITHER CALLING THEIR VOICE MAIL LOCATED IN THE SIDEBAR OF A NEARBY PAGE OR BY SENDING THEM A LETTER TO THE DISTRICT'S OFFICE. YOU CAN FIND THE ADDRESS LOCATED ON THE BACK OF THIS NEWSLETTER.

CONSIDER REPLACING YOUR OWN FENCING

AS MANY OF YOU MAY HAVE NOTICED, THE DISTRICT HAS LOST SEVERAL SECTIONS OF WOODEN FENCING TO WINDSTORM DAMAGE. WE'RE REPLACING ALL OF THE DISTRICT'S FENCING, BUT WE WANT HOMEOWNERS TO CONSIDER THE CONDITION OF THE FENCING BETWEEN THEIR HOMES. THE DISTRICT DOES NOT OWN THAT FENCING. IT IS OWNED BY ONE OF THE HOMEOWNERS ON EITHER SIDE OF THE FENCE. OUR EXPERIENCE HAS SHOWN THAT THE SUPPORTING POSTS ARE USUALLY NOT NOW ABLE TO SUPPORT THE STRUCTURE AND WILL EASILY FALL OVER IN A STORM. THOUGH THIS IS AN EXPENSIVE REPAIR FOR HOMEOWNERS, IT IS WORTHWHILE TO CONSIDER REPLACING IT NOW. A FENCE IN DISREPAIR WILL HOLD DOWN PROPERTY VALUES AND WILL BECOME A HAZARD TO ALL DURING A WINDSTORM OR HURRICANE.

SUPERVISORS VOICEMAIL

MINDY LEE
954-974-0388

FABIAN MINOTT
954-974-7758

SANDRA
MCCORMICK
954-974-7811

FRED BOURDIN
954-974-7994

JOHN HALL
954-975-7311

THE
DISTRICT
MEETS THE
2ND
THURSDAY
OF EACH
MONTH AT
7PM

GATE DAMAGE RESULTS

THE BOARD OF SUPERVISORS HAS ADOPTED A POLICY OF PRINTING THE ADDRESSES OF VEHICLES THAT HAVE BEEN RECORDED DAMAGING DISTRICT PROPERTY. THE DISTRICT INITIATES CIVIL AND SOMETIMES CRIMINAL ACTIONS AGAINST THE OWNERS OR INDIVIDUALS.

VANCE FARMS WHOLESALE FLORISTS, CHRISTOPHER HABE, 595 LAKEVIEW DRIVE, CORAL SPRINGS. CASE #4035529, \$300 DAMAGE CAUSED BY TAILGATING.

ALLESSANDRO COSTA, 8865 OKEECHOBEE BLVD, WEST PALM BEACH, CASE #4061200, \$300 DAMAGE CAUSED BY MANUALLY FORCING GATE ARM UP.

FLORIDA TAG X63XUR, CASE # 4063593, \$150 DAMAGE CAUSED BY MANUALLY FORCING GATE ARM UP.

FLORIDA TAG A15JDA, CASE #4027933, \$150 DAMAGE CAUSED BY MANUALLY FORCING GATE ARM UP.

FLORIDA TAG W357YJ, CASE #4028179, \$150 DAMAGE CAUSED BY MANUALLY FORCING GATE ARM UP.

SAS LANDSCAPING COMPANY, CASE #4060673, \$150 DAMAGE CAUSED BY MANUALLY FORCING GATE ARM UP.

NON-RESIDENTS AND BUSINESSES HAVE ALSO BEEN PURSUED. PERSONS CAUGHT DAMAGING DISTRICT PROPERTY MAY BE PROSECUTED THE OWNER'S OF THE VEHICLES WILL BE RESPONSIBLE FOR THE DAMAGE. IF THE OWNER REFUSES TO PAY, AN INSURANCE CLAIM WILL BE FILED AGAINST THE OWNER'S INSURER AND LEGAL ACTION WILL BE TAKEN AGAINST THE REGISTERED OWNER OF THE VEHICLE. THE DISTRICT IS CURRENTLY PURSUING CRIMINAL ACTION AGAINST AT LEAST ONE REPEAT OFFENDER.

WE WILL ALSO OFFER REWARDS TO ANYONE OFFERING INFORMATION THAT LEADS TO THE ARREST OF ANY PERSON CAUGHT DAMAGING DISTRICT PROPERTY.

THE DISTRICT'S SECURITY COMMITTEE IS CONSIDERING VARIOUS SOLUTIONS TO THE NORTH BAY DRIVE GATES AND MAY MAKE A RECOMMENDATION TO THE BOARD AT AN UPCOMING MEETING.

DISTRICT ADOPTS FY2005 OPERATING BUDGET

	FY04 Adopted Budget	FY05 Manger Recommend	FY05 Approved
Annual Assessment, Net	\$723.02	\$913.94	\$870.70
Annual Assessment, Gross	\$769.17	\$972.28	\$916.53
Revenues			
Net Tax Levy	720,851	911,198	868,090
Federal Grants			
Other Charges and Fees	5,000		
Miscellaneous Revenues	300	12,000	12,000
Interest Income	5,000	4,300	4,300
Total Revenues	731,151	927,498	884,390
Expenditures			
Administrative			
Supervisor's Fees	13,000	13,000	13,000
Attorney's Fees	20,000	20,000	20,000
Engineering Fees	15,000	15,000	15,000
Annual Audit	6,500	6,500	6,500
Management Services	30,000	30,000	30,000
Property Appraiser	2,000	9,600	9,600
Postage and Delivery	1,300	2,240	2,240
Insurance	50,000	30,800	30,800
Printing and Binding	3,600	3,600	3,600
Legal Advertising-Other	3,000	1,500	1,500
Newsletter	0		
Office Supplies	1,100	800	800
Dues, Licenses, Subs	2,000	0	0
Total Administrative	147,500	133,040	133,040
Facilities Maintenance			
Contractual Security	105,000	133,150	112,000
Security System Lease (new account)	8,000	13,200	13,200
Telephone Expense	5,000	6,900	6,900
Electric Expense	67,000	67,000	67,000
Water and Sewer Expense	8,000	8,500	8,500
Trash Removal	2,400	3,250	3,250
Janitorial Contract Labor	20,000	20,000	20,000
Other Contract Labor	10,000	15,000	10,000
Landscape and Irrigation Maintenance	135,000	165,000	170,000
Other Maintenance	35,000	35,000	35,000
Fence Maintenance Sinking Fund	4,000		
Park and Pool Maintenance	24,000	40,000	35,000
Entry Maintenance	5,000	5,000	5,000
Road and Sidewalk Maintenance	7,500	25,000	10,000
Sign Maintenance	1,000	5,500	2,000
Gate Maintenance	10,000	18,000	15,000
Landscape Replacement		20,000	
Pressure Cleaning		12,000	8,000
Renewal and Replacement Fund		15,000	5,000
Electrical Repairs and Replacement		7,500	7,500
Major Repairs		53,000	30,000
Capital Outlay			
Total Maintenance	446,900	668,000	563,350
Debt Service			
Parks and Road Debt	32,137		
Gate 1 Debt	39,994		
Gate 2 Debt	33,648		
Gate 3 Debt	20,679		
Gate 3 Install			
Total Debt Service	126,458	126,458	188,000
Total Expenditures	720,851	927,498	884,390

THE TOTAL ASSESSMENTS INCLUDE THE PREVIOUSLY LEVY FOR THE \$2 MILLION BOND ISSUE THAT WAS ADOPTED IN MARCH. THAT LEVY IS EXPECTED TO COST EACH HOMEOWNER \$53 PER YEAR. IT IS INCLUDED IN THE LEVY SHOWN HERE

SAVINGS IN THE DISTRICT'S ADMINISTRATIVE COSTS HAVE BEEN TRANSFERRED TO THE DISTRICTS MAINTENANCE BUDGET.

THE DISTRICT WILL INCREASE ITS EFFORTS IN LANDSCAPING NEXT YEAR AND WILL EXPAND ITS MAINTENANCE INTO OTHER AREAS AS WELL. FAY'S COVE POOL WILL BE REMODELED AND THE POOL FIXED. THIS WILL BE IN ADDITION TO THE OTHER CAPITAL IMPROVEMENTS ALREADY PLANNED.

THE DEBT SERVICE INCREASE REFLECTS THE NEW \$2 MILLION CAPITAL IMPROVEMENT PROGRAM DESCRIBED ELSEWHERE IN THIS NEWSLETTER

**CORAL BAY
COMMUNITY
DEVELOPMENT
DISTRICT**

NEW COMMUNITY
STRATEGIES
DISTRICT MANAGER
4801-232 UNIVERSITY
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WE'RE ON THE WEB!

SEE US AT:

WWW.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 FOURTH THURSDAY OF EACH MONTH AT 7:30PM. CONTACT JAMES R. MILES OF CONSOLIDATED COMMUNITY MANAGEMENT (954) 718-9903
- **FAY'S COVE** MEETS QUARTERLY. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 572-5900 x3.
- **INDIAN KEY** MEETS QUARTERLY. CONTACT RUDY MENDEZ OF INTEGRITY PROPERTY MANAGEMENT (954) 346-0677 x107.
- **ISLAMORADA** MEETS THE SECOND MONDAY OF EACH MONTH AT 7:30PM. CONTACT GLENN 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) 572-5900 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) 572-5900 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 2ND WEDNESDAY OF EACH MONTH AT 7:00 PM. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 572-5900 x3.