

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

PARKING ENFORCED STARTING JANUARY 2

DISTRICT PARKING RULES WILL GO INTO EFFECT ON JANUARY 2ND. THE RULES WERE SUSPENDED IN JULY. VEHICLES PARKED ON DISTRICT PROPERTY BETWEEN THE HOURS OF 2AM AND 6AM WILL BE GIVEN ONE WARNING AND THEN THEY WILL TOWED OFF DISTRICT PROPERTY AT THE OWNER'S EXPENSE. DISTRICT PROPERTY INCLUDES THE STREETS, SWALES (GRASSY AREAS BETWEEN THE STREET AND SIDEWALK), AND SIDEWALKS. IN PREVIOUS EDITIONS OF THE BUZZ, RESIDENTS WERE ASKED TO CLEAN OUT THEIR GARAGES OR MAKE OTHER ARRANGEMENTS FOR VEHICLES THAT

COULD NOT BE PARKED ON THEIR OWN PROPERTY. A PARKING WORKSHOP WAS HELD IN JULY AND THE COMMUNITY RECOMMENDED MANY GOOD SUGGESTIONS AND MANY OF THEM ARE BEING CONSIDERED OR ARE UNDERWAY. CORAL BAY STREETS AND RIGHTS-OF-WAY NEED TO BE CLEARED OF THESE EXCESSIVE VEHICLES BECAUSE THEY INTERFERE WITH POLICE AND FIRE VEHICLES, CREATE SAFETY HAZARDS FOR PLAYING CHILDREN AND OTHER PEDESTRIANS, AND HURT THE OVERALL COMMUNITY APPEARANCE.

HIGH SCHOOL SERVICE HOURS

COMMUNITY SERVICE HOURS. ARE YOU A HIGH SCHOOL STUDENT WHO WOULD LIKE TO EARN COMMUNITY SERVICE HOURS THAT COUNT TOWARD YOUR GRADUATION REQUIREMENTS? WOULD YOU LIKE TO EARN THOSE HOURS WHILE HELPING YOUR NEIGHBORS AND CORAL BAY COMMUNITY? CORAL BAY CDD CAN USE YOUR HELP. WE HAVE MANY PROJECTS THAT WE THINK ARE JUST PERFECT FOR THE HIGH SCHOOL STUDENTS WHO LIVE IN CORAL BAY. CONTACT THE DISTRICT OFFICE FOR MORE INFO.

HOME DEPOT DONATES LANDSCAPE

HOME DEPOT HAS GENEROUSLY DONATED OVER \$13,000 WORTH OF LANDSCAPING TO CORAL BAY. THE LANDSCAPING WAS INSTALLED ON THE BERM IN THE FRONT OF THE COMMUNITY. THE LANDSCAPING THAT WAS REPLACED HAD BECOME TOO MATURE AND INFESTED WITH ASPARAGUS FERN. THE BOARD OF SUPERVISORS WILL BE

REPRESENTATIVES OF HOME DEPOT TO A FUTURE MEETING AND WILL PRESENT THEM WITH A TOKEN OF THE COMMUNITY'S APPRECIATION. HOME DEPOT IS A GOOD NEIGHBOR AND MODEL CORPORATE CITIZEN. THEIR NEW FLOORING CENTER LOCATED ACROSS FROM THE MAIN ENTRANCE TO CORAL BAY IS ALSO A WELCOME RELIEF FROM

SITE. IF YOU'RE IN THE MARKET FOR NEW FLOORING, PLEASE REMEMBER YOUR GENEROUS NEW NEIGHBOR, HOME DEPOT AND LET THEM KNOW WE APPRECIATE THEIR COMMUNITY EFFORTS. THANKS ALSO GO OUT TO THE DISTRICT'S INTERGOVERNMENTAL COMMITTEE FOR THEIR EFFORTS IN WORKING WITH HOME DEPOT.

IMPROVEMENTS AND ASSESSMENT HEARING

IMPORTANT NOTICE

THE WHITE PERIMETER FENCE WILL LIKELY BE REPLACED WITH A MASONRY WALL

PROPERTY OWNERS SHOULD START ACTING NOW TO MOVE LANDSCAPING AND OTHER ITEMS THAT WILL INTERFERE WITH THE CONSTRUCTION OF THE WALL.

THE DISTRICT HAS SET FEBRUARY 12TH AS THE DATE FOR THE SPECIAL ASSESSMENT HEARING TO CONSIDER PUBLIC IMPROVEMENT PROJECTS. THE DISTRICT HAS HEARD REPORTS FROM THE DISTRICT ENGINEER ON THE DILAPIDATED CONDITION OF SEVERAL DISTRICT ASSETS AND HAS RECOMMENDED THE FOLLOWING PROJECTS: REPLACEMENT OF PERIMETER FENCE WITH CONCRETE FENCE SYSTEM (\$1,148,490); REMOVE AND REPLACE SELECTED PAVEMENT SECTIONS (\$80,700); CONVERT SOUTHWIND LANE INTO A ONE-WAY TRAFFIC WITH PARALLEL PARKING (\$30,900); LIGHTING THE EXISTING BASKETBALL COURTS (\$27,900); REFURBISH THE LIGHTHOUSE TOWER (\$121,250); RELOCATED

ELECTRICAL PANEL AT PENINSULA PARK PUMP ROOM (\$21,425); REFURBISH PENINSULA PARK POOL BUILDING (\$53,750). THE DISTRICT WILL ALSO REFUND EXISTING DEBT AT A LOWER RATE AT THE SAME TIME. CURRENT ESTIMATES ARE THAT THE ANNUAL ASSESSMENT FOR DEBT SERVICE WILL INCREASE FROM ABOUT \$130 PER UNIT TO A NEW MAXIMUM AMOUNT OF ABOUT \$167 PER UNIT. FOR A MORE DETAILED LOOK AT THE DISTRICT ENGINEER'S REPORT, PLEASE GO TO THE DISTRICT'S WEBSITE OR CONTACT THE DISTRICT MANAGER'S OFFICE. PROPERTY OWNER'S WILL GET A NOTICE IN THEIR MAIL IN JANUARY ADVISING OF THE LOCATION AND TIME OF THE MEETING.

HOMEOWNER'S SHOULD START ACTING NOW TO REDUCE OR REMOVE ANY LANDSCAPING OR OTHER OBSTRUCTIONS THAT COME WITHIN ONE FOOT OF THE DISTRICT'S FENCE. DURING THE CONSTRUCTION OF THE NEW FENCE, THESE OBSTRUCTIONS THAT OCCUR ON DISTRICT PROPERTY OR EASEMENTS WILL BECOME THE OWNER'S RESPONSIBILITY TO REMOVE. WE WANT TO GIVE EVERYONE AS MUCH NOTICE TO PREPARE FOR THIS CONSTRUCTION AS POSSIBLE. PLEASE DON'T WAIT TO THE LAST MINUTE. IT COULD BE COSTLY.

RECENT CORAL BAY SALES

COMMUNITY	ADDRESS	SALE PRICE	SALE DATE
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SOURCE: MAYA HOMES REALTY LLC 954-978-2595

GUARDHOUSE UPDATES AND INFORMATION

METRO SECURITY SERVICES WOULD LIKE TO THANK THE RESIDENTS AND GUESTS OF CORAL BAY FOR THEIR COOPERATION AND SUPPORT. THE PROCESS AT THE GUARD GATE, WHICH IS THE MAIN ENTRANCE, HAS BECOME MUCH SMOOTHER NOW. WE ARE EXPERIENCING MORE COOPERATION FROM RESIDENTS AND VISITORS WHO ARE PREPARED WITH THE NECESSARY PICTURE ID WHEN USING THE VISITOR'S LANE TO ACCESS THE COMMUNITY. WE ARE ASKING THAT GUESTS BE CONSIDERATE OF TO OTHERS WAITING TO BE SERVICED WHEN THE

DUTY OFFICER IS UNABLE TO OBTAIN APPROVAL TO ALLOW ENTRY INTO THE COMMUNITY. IN SUCH CASES, WE ASK THAT THE VISITOR MAKE A U-TURN AND GET BACK IN LINE IF THEY WISH FOR ANOTHER ATTEMPT TO BE MADE TO REACH THE RESIDENT. RESIDENTS THAT EXPERIENCE A PROBLEM WITH THEIR TRANSPONDER SHOULD UTILIZE THE VISITOR'S LANE TO ENTER THE COMMUNITY UNTIL YOU ARE ABLE TO REPORT TO THE OFFICE TO CHANGE OUT THE UNIT. THE DAYS AND TIMES FOR THE OFFICE ARE POSTED AT THE CLUBHOUSE THAT IS NEAR THE

GUARD GATE. THIS IS BEING REQUESTED OUT OF CONSIDERATION FOR OTHER RESIDENTS THAT ARE COMING HOME. ALL FORMS FOR THE GATE COMPUTER SYSTEM MAY BE OBTAINED AT METRO'S OFFICE FROM 9AM TO 4PM M-F, WITH PROPER DOCUMENTS, PLEASE CALL AHEAD AT 954-935-9690. THE PEAK TRAFFIC TIMES AT THE GATE IS FROM 4PM TO 7PM, DURING WHICH DELAYS SHOULD BE EXPECTED. IF POSSIBLE, PLEASE PRE-ANNOUNCE YOUR GUESTS OR THEY MAY EXPERIENCE DELAYS WHILE THE GUARDS TRY TO CONTACT YOU.

**KNOW THE
GUARDHOUSE
PHONE
NUMBER:**

954-975-4054

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

IN REMEMBRANCE

"CHILD GONE HOME"

*Children's voices fill the air,
Life and laughter ring,
Across the hills of Heaven,
Small, sweet voices sing.*

*Gone to be in Heaven,
Each little girl and boy,
Now runs and plays as never
before,
In the land of eternal joy.*

*Never to know another tear,
Or face another pain;
What was a senseless loss on
earth,
Has now become Heaven's
gain.*

*While Heaven is much sweeter,
In your heart you'll not be
alone;
God filled it with memories of
laughter and love,
Of that child now gone home.*

Author Unknown

Eric Lanzet, at the age of 12, went home on December 17, 2003. The Coral Bay Board of Supervisors, Coral Bay Friends & Neighbors, and his many friends in Coral Bay sadly remember him. Our love and prayers go

with the Lanzet family.

SUPERVISORS VOICEMAIL

MINDY LEE
954-974-0388

LEWIS HORN
954-974-7758

BARRY SHORE
954-974-7811

FRED BOURDIN
954-974-7994

JOHN HALL
954-975-7311

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

DISTRICT PARK AREAS ENJOYED BY ALL CORAL BAY RESIDENTS

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT OWNS AND OPERATES SEVERAL RECREATION AREAS. THE DISTRICT HAS 3 POOLS. THE MAIN POOL IS LOCATED BY THE GUARDHOUSE ON SOUTH BAY DRIVE. THE PENINSULA PARK POOL (OR "LIGHTHOUSE POOL") IS LOCATED WITHIN THE CAPE AND FAY'S COVE POOL, WHICH IS LOCATED BETWEEN FAY'S COVE AND PORT ANTIGUA.

YOUR POOL KEY WILL OPEN THE GATES AT EACH OF THESE POOL AREAS. PARKING IS AVAILABLE ONLY AT THE CLUBHOUSE POOL. THE DISTRICT ALSO PROVIDES THE TOT LOT AND NATURE PRESERVE LOCATED NEXT TO THE "ROCK ISLAND" GATE. THE TENNIS AND BASKETBALL COURTS, ALONG WITH THE OPEN SPACE AREA, ALSO PROVIDE RECREATIONAL AREAS FOR CORAL BAY

RESIDENTS.

WE WILL BE WORKING TO MAKE THESE FACILITIES MORE ENGAGING SO THAT MORE PEOPLE WILL USE THEM.

IF YOU ARE A NEW RESIDENT, TAKE A STROLL OR A BIKE RIDE TO VISIT EACH OF THESE PARKS. THEY PROVIDE SOME PLEASANT SURPRISES FOR YOU!

SECURITY PATROLS

THE DISTRICT, IN COOPERATION WITH THE CITY OF MARGATE POLICE DEPARTMENT, IS TARGETING ILLEGALLY PARKED VEHICLES AND SPEEDERS WITHIN THE CORAL BAY COMMUNITY. RANDOM PATROLS WILL BE CONDUCTED DURING EACH MONTH IN AN EFFORT TO KEEP THE COMMUNITY SAFE. RESIDENTS SHOULD KEEP IN MIND DANGERS CREATED WHEN VEHICLES SPEED THROUGH NEIGHBORHOODS OR PARK ON SIDEWALKS AND OTHER UNSAFE PLACES. THIS PROGRAM WILL CONTINUE INDEFINITELY. IF YOU HAVE A PARTICULAR NEED IN YOUR COMMUNITY, PLEASE CONTACT THE DISTRICT OFFICE.

IN A PREVIOUS NEWSLETTER, WE LET YOU KNOW THAT A NEIGHBORING DEVELOPMENT WOULD BE PROVIDING A DRAINAGE SOLUTION TO CORAL BAY DRIVE. PORTIONS OF THIS ROAD FLOOD FROM TIME TO TIME. WHILE IT IS OWNED BY THE CITY OF MARGATE, CORAL BAY RESIDENTS HAVE SUFFERED DURING RAINS. THE APARTMENT COMPLEX BEING BUILT ON SAMPLE ROAD WILL CONNECT TO THE DISTRICT'S DRAINAGE SYSTEM. IN EXCHANGE, THE DEVELOPER WILL INSTALL IMPROVEMENTS TO FIX THE FLOODING. THE SOLUTION WAS A LONG TIME IN COMING. IT RESULTS FROM THE COOPERATION OF THE DISTRICT, THE CITY OF MARGATE, AND THE DEVELOPER. YOUR DISTRICT IS VERY ACTIVE

IN MAINTAINING GOOD RELATIONS WITH OTHER LOCAL GOVERNMENTS. THE FLOODING SOLUTION SAVED THE CITY MONEY, SAVED THE DEVELOPER MONEY AND SOLVED A LONG-STANDING PROBLEM FOR CORAL BAY RESIDENTS. AS THE APARTMENT PROJECT PROGRESSES, THE DRAINAGE WILL ALSO BE INSTALLED. IT SHOULD BE IN PLACE BEFORE THE RAINY SEASON.

DRAINAGE SOLUTION NEARING COMPLETION

THIS PAGE RESERVED FOR NOVEMBER BUDGET
NUMBERS

**CORAL BAY
COMMUNITY
DEVELOPMENT
DISTRICT**

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

PHONE:
954-689-4804

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WE'RE ON THE WEB!

SEE US AT:

WWW.CORALBAYCDD.COM

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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 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) 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.