

**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**

**IMPROVEMENTS AND ASSESSMENT HEARING  
RESCHEDULED TO MARCH 18TH**

THE DISTRICT HAS RESCHEDULED THE ASSESSMENT HEARING FOR CAPITAL IMPROVEMENTS TO MARCH 18<sup>TH</sup>. THE MEETING WILL BE HELD AT THE CHARLIE KATZ COMMUNITY CENTER, LOCATED AT 6111 NW 10<sup>TH</sup> STREET. THE MEETING DATE WAS CHANGED SO THAT THE BOARD OF SUPERVISORS COULD HOLD THE HEARING IN A ROOM LARGE ENOUGH TO ACCOMMODATE THE EXPECTED LARGE CROWD. OUR LAST NEWSLETTER LISTED SEVERAL OF THE PROPOSED PROJECTS, WHICH WE WILL REPEAT HERE, ALONG WITH TWO ADDITIONAL MINOR PROJECTS THAT HAVE BEEN ADDED FOR CONSIDERATION: 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); RELOCATE ELECTRICAL PANEL AT PENINSULA PARK PUMP ROOM (\$21,425); REFURBISH PENINSULA PARK POOL BUILDING (\$53,750). TWO ADDITIONAL PROJECTS SINCE THE LAST NEWSLETTER INCLUDE REPAIRS TO THE CLUBHOUSE BOAT RAMP, ESTIMATED TO COST \$52,520 AND LANDSCAPING IMPROVEMENTS

THROUGHOUT THE COMMUNITY, PARTICULARLY AT TRAFFIC ISLANDS AND OTHER LOCATIONS, ESTIMATED COST IS \$79,800. 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 CURRENTLY TO A NEW MAXIMUM AMOUNT OF ABOUT \$180 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.

**MOTORIZED BIKES AND SIDEWALKS**

MOTORIZED SCOOTERS, AKA GO-PEDS, ARE BEING TREATED BY THE POLICE DEPARTMENT IN THE SAME MANNER AS BICYCLE LAWS. THIS MEANS THAT SCOOTERS MUST OBEY ALL TRAFFIC CONTROL DEVICES (I.E. STOP SIGNS) AND MUST TRAVEL IN THE DIRECTION OF TRAFFIC. IF YOU ARE EXPERIENCING ANY PROBLEMS WITH SCOOTERS IN YOUR NEIGHBORHOOD, PLEASE CONTACT THE MARGATE POLICE AT

**ACT NOW TO BE READY FOR  
FENCE REPLACEMENTS**

PROPERTY OWNER'S WHO HAVE LANDSCAPING PLACED NEAR THE DISTRICT'S FENCE SHOULD ACT NOW TO START REMOVING ANY LANDSCAPING THAT IS NEAR THE FENCE. THE DISTRICT'S PROPERTY EXTENDS AT LEAST A FOOT INSIDE THE FENCE AND LANDSCAPING THAT OVERLAPS THIS AREA WILL BE REMOVED AT THE EXPENSE OF THE PROPERTY OWNER.

ATTACHMENTS OR OTHER OBSTRUCTIONS SHOULD BE RELOCATED OR REMOVED. SOME THINGS THAT WILL BE IN THE WAY OF CONSTRUCTION ARE SHEDS, DOG HOUSES, TREES AND SHRUBS, FENCING THAT WILL HAVE TO BE REATTACHED LATER OR ANYTHING THAT IS NEAR OR OVERHANGS THE DISTRICT'S FENCE. PLEASE DON'T WAIT UNTIL THE LAST MINUTE!

## DISTRICT NEGOTIATES PRESSURE CLEANING TO SAVE MONEY AND HELP HOMEOWNER'S

KEEPING YOUR ROOF CLEAN NOT ONLY ENHANCES THE VALUE OF YOUR PROPERTY, BUT CAN ALSO SAVE YOU MONEY ON ELECTRIC BILLS.

|   |   |   |
|---|---|---|
| THE DISTRICT RECENTLY BID OUT THE PRESSURE CLEANING OF ITS PROPERTY, INCLUDING THE SIDEWALKS, STREETS, CURBS, GUTTERS, BUILDINGS, PARKS, AND ENTRYWAYS. MUCH OF THIS WORK IS ALREADY COMPLETED. THE DISTRICT, AS PART OF ITS BID, OFFERED A | NON-EXCLUSIVE FRANCHISE WITH THE SUCCESSFUL VENDOR. THIS WILL ALLOW A HOMEOWNER TO CONTRACT DIRECTLY WITH THE DISTRICT'S VENDOR AT NEGOTIATED SET PRICES WITH A VENDOR THAT IS LICENSED AND INSURED. RESIDENTS ARE FREE TO USE WHATEVER | COMPANY THEY WISH, BUT WE ENCOURAGE YOU TO CONSIDER THE VENDOR LISTED BELOW WITH THE PRE-SET PRICE LIST FOR YOUR COMMUNITY. HOMEOWNER'S SHOULD CONTACT THE VENDOR DIRECTLY. |
|---|---|---|

### SURFACE MASTER'S CORAL BAY ROOF CLEANING SPECIALS

|                    | ONE-STORY | TWO-STORY |
|--------------------|-----------|-----------|
| LAS BRISAS DEL MAR | \$125     | \$135     |
| LAS BRISAS         | 125       | 135       |
| MALLORY HARBOR     | 125       | 135       |
| THE CAPE           | 125       | 135       |
| ISLAMORADA         | 135       | 145       |
| PORT ANTIGUA       | 135       | 145       |
| FAY'S COVE         | 135       | 145       |
| INDIAN KEY         | 125       | 135       |

PRICE INCLUDES ROOF, DRIVEWAY, AND SIDEWALKS  
CALL SURFACE MASTER'S AT 954-593-9937

### RECENT CORAL BAY SALES

| ADDRESS                | VILLAGE        | SALE PRICE |
|------------------------|----------------|------------|
| 6482 BUENA VISTA DRIVE | FAY'S COVE     | 210,000    |
| 6452 FRENCH ANGEL TER  | FAY'S COVE     | 197,500    |
| 6434 BUENA VISTA DRIVE | FAY'S COVE     | 194,000    |
| 6162 BUENA VISTA DRIVE | INDIAN KEY     | 205,000    |
| 6177 MOHAWK TERRACE    | INDIAN KEY     | 196,000    |
| 3171 W BUENA VISTA DR  | ISLAMORADA     | 208,000    |
| 3299 W BUENA VISTA DR  | ISLAMORADA     | 205,000    |
| 3135 SUNSET CIRCLE     | LAS BRISAS     | 254,000    |
| 6285 ISLAND WAY        | LAS BRISAS     | 196,000    |
| 3089 CARYSFORT LANE    | MALLORY HARBOR | 260,000    |
| 6340 OCEAN DRIVE       | MALLORY HARBOR | 260,000    |
| 6425 OCEAN DRIVE       | MALLORY HARBOR | 257,000    |
| 6336 OCEAN DRIVE       | MALLORY HARBOR | 249,000    |
| 6590 SALTAIRE TERRACE  | PORT ANTIGUA   | 234,000    |
| 6763 SALTAIRE TERRACE  | PORT ANTIGUA   | 230,900    |
| 6646 SALTAIRE TERRACE  | PORT ANTIGUA   | 230,000    |
| 6821 BAYFRONT CIRCLE   | THE CAPE       | 234,000    |
| 3110 GREEN TURTLE PL   | THE CAPE       | 217,000    |
| 6490 FERN STREET       | THE CAPE       | 205,000    |

*SOURCE: MAYA HOMES REALTY LLC 954-978-2595*

HOME VALUES IN CORAL BAY CONTINUE TO INCREASE

## HELPFUL GATE ENTRY TIPS

THE GATES ON THE ENTRANCES TO CORAL BAY ARE THE FRONT DOORS TO THIS COMMUNITY AND MUST BE RESPECTED THE SAME WAY THAT WE ALL RESPECT THE FRONT DOORS OF OUR NEIGHBORS AND OUR OWN HOMES. YOU CAN HELP YOUR VISITORS, WHETHER THEY ARE COMPANIES MAKING DELIVERIES, MAINTENANCE WORKERS, OR GUESTS USE THE GATE ENTRY SYSTEM MORE EFFECTIVELY BY FOLLOWING THESE TEN TIPS ABOUT USING THE GATE SYSTEM:

- TELL YOUR VISITORS THAT YOU LIVE IN A GATED COMMUNITY, AND THAT THEY CAN REACH YOUR HOME USING EITHER THE GUEST GATE ON NORTH BAY DR. OR THE ATTENDED GATE ON SOUTH BAY DR.
- KNOW YOUR HOME'S GATE CODE AND KEEP IT WRITTEN DOWN NEAR EACH TELEPHONE.
- GUESTS USING THE NORTH BAY DR. ENTRANCE MUST KNOW YOUR HOME'S GATE CODE.
- VISITORS MUST USE THE LEFT-HAND LANE AT EITHER THE NORTH BAY OR SOUTH BAY DR. ENTRANCES. THE RIGHT-HAND LANE AT BOTH ENTRANCES IS FOR RESIDENTS WITH GATE TRANSPONDERS ONLY.
- GIVE VISITORS CLEAR INSTRUCTIONS ON USING THE CALLBOX AT THE NORTH BAY DR.

GATE.

- GUESTS ***MUST*** USE THE CALLBOX SYSTEM AT THE NORTH BAY DR. GATE TO CONTACT YOUR HOME SO YOU CAN OPEN THE GATE FOR THEM. YOU CANNOT OPEN THE GATE FOR GUESTS WHO CALL YOU FROM CELL PHONES.
- VISITORS CANNOT ENTER CORAL BAY USING NORTH BAY DR. UNLESS YOU ARE AT HOME AND ANSWER THEIR CALL FROM THE CALLBOX. TO OPEN THE GATE FOR A VISITOR CALLING FROM THE CALLBOX, PRESS THE NUMBER NINE (9) ON YOUR TELEPHONE.
- VISITORS WHO HAVE DIFFICULTIES USING THE CALLBOX SYSTEM, HAVE FORGOTTEN OR LOST YOUR GATE CODE, OR WHO CANNOT REACH YOU USING THE CALLBOX MUST USE THE ATTENDED GATE ON SOUTH BAY DR. VISITORS WHO BLOCK NORTH BAY DR. OR BLOCK THE TURN AROUND LANE AT THE GATE TRYING TO FIND YOUR GATE CODE OR CALLING YOUR HOME REPEATEDLY DELAY AND FRUSTRATE OTHERS.
- YOU CAN MAKE ARRANGEMENTS WITH THE GUARD AT THE ATTENDED GATE ON SOUTH BAY DR. SO THAT SPECIFIC GUESTS, WHOM YOU IDENTIFY IN ADVANCE, CAN BE ADMITTED TO CORAL BAY WHEN YOU ARE NOT HOME.
- UPS, FEDEx, AND THE U.S. POSTAL SERVICE DO NOT ENTER THE

CORAL BAY ON NORTH BAY DR. THESE COMPANIES ALL ENTER THROUGH THE ATTENDED GATE ON SOUTH BAY DR. YOU DO NOT HAVE TO BE AT HOME FOR THESE COMPANIES TO REACH YOUR HOUSE INSTRUCTIONS FOR VISITORS USING THE CALLBOX ON NORTH BAY DR.:

- VISITORS MUST USE THE LEFT-HAND LANE ON NORTH BAY DR. THIS IS WHERE THE CALLBOX IS LOCATED. WHEN YOU GUESTS REACH THE CALLBOX, THEY MUST USE IT TO CALL YOUR HOME SO YOU CAN OPEN THE GATE FOR THEM.
  - VISITORS MUST PRESS THE POUND (#) KEY ON THE CALLBOX KEYPAD FOLLOWED BY YOUR HOME'S FOUR-DIGIT GATE CODE, AND THEN WAIT FOR YOU TO ANSWER THE PHONE. VISITORS SHOULD HEAR THE PHONE RINGING IF THEY COMPLETED THIS STEP CORRECTLY.
  - VISITORS SHOULD ANNOUNCE THEMSELVES, CLEARLY STATING THAT THEY ARE AT THE GATE, WHEN YOU ANSWER THEIR CALL. HAVING A LENGTHY CONVERSATION AT THIS POINT DELAYS OTHERS WAITING TO USE THE CALLBOX.
- TO OPEN THE GATE FOR A VISITOR AFTER **YOU** HAVE ANSWERED YOUR PHONE, PRESS NINE (9) ON **YOUR** PHONE.
- VISITORS, WHO DO NOT HAVE YOUR GATE CODE, HAVE DIFFICULTIES WITH THE CALLBOX, OR WHO RECEIVE NO ANSWER SHOULD GO TO THE ATTENDED GATE ON SOUTH BAY DR.

**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**

## 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  
2<sup>ND</sup>  
THURSDAY  
OF EACH  
MONTH AT  
7PM

## RESIDENTS ADJUST TO DISTRICT'S PARKING ENFORCEMENT

SINCE THE DISTRICT BEGAN ENFORCING ITS PARKING REGULATIONS IN JANUARY, WE HAVE NOTICED A CONSIDERABLE IMPROVEMENT IN THE PARKING HABITS OF OUR RESIDENTS. WHILE SOME AREAS STILL NEED CONSTANT ENFORCEMENT, MOST OF THE COMMUNITY APPEARS TO HAVE ADJUSTED TO THE NEW ENFORCEMENT AND THE STREETS OF CORAL BAY

HAVE IMPROVED QUITE A BIT. THE DISTRICT IS STILL EVALUATING ITS PARKING SITUATION AND HAS PROPOSED SOME MINOR IMPROVEMENTS THAT ARE INTENDED TO HELP WITH AVAILABLE OVERFLOW PARKING.

RESIDENTS AND GUESTS ARE REMINDED THAT PARKING IS NOT ALLOWED ON THE STREETS OF CORAL BAY BETWEEN THE HOURS OF 2AM AND 6AM.

VEHICLES FOUND ON THE STREETS DURING THAT TIME ARE SUBJECT TO BEING TOWED WITHOUT FURTHER NOTICE. THE DISTRICT TOWING POLICIES ARE IN ADDITION TO THOSE THAT YOUR HOMEOWNERS' ASSOCIATION AND THE CITY OF MARGATE MAY HAVE. BLOCKING A SIDEWALK, EVEN BY A SMALL AMOUNT, IS NEVER ALLOWED.

## HATRACKING TREES ILLEGAL

SOME RESIDENTS OF CORAL BAY HAVE BEEN VICTIMS OF LAWN SERVICE COMPANIES OR UNLICENSED VENDORS THAT OFFER TO TRIM THEIR TREES FOR A BARGAIN PRICE. MANY TIMES, "HATRACKING" OF THE TREE OCCURS AND A CODE ENFORCEMENT FINE RESULTS IN SEVERAL HUNDRED DOLLARS OF PENALTIES. THOUGH RARE, THE TREE MAY DIE AS A RESULT OF POOR PRUNING OR TRIMMING. WE ENCOURAGE HOMEOWNER'S TO USE ONLY LICENSED ARBORISTS TO MAINTAIN THEIR TREES. IF YOU HAVE ANY QUESTIONS ABOUT THE PROPER WAY TO MAINTAIN YOUR TREES, PLEASE CONTACT US AND WE'LL SEND YOU A COPY OF THE CODE.

DRAINAGE ON 62<sup>ND</sup> AVENUE SHOULD BE GREATLY IMPROVED BY THE TIME THIS NEWSLETTER GETS TO YOUR HOME.

AS NOTED IN PREVIOUS EDITIONS OF THE BUZZ, THE DEVELOPER OF THE APARTMENT COMPLEX ACROSS THE STREET FROM CORAL BAY IS IMPROVING THE DRAINAGE ON 62<sup>ND</sup> AVENUE AS PART OF AN AGREEMENT THE DISTRICT NEGOTIATED A FEW MONTHS AGO.

WHILE THE CONSTRUCTION PERIOD WAS A TEMPORARY INCONVENIENCE FOR ALL RESIDENTS AND GUESTS, THE SOLUTION TO FLOODING IN FRONT OF THE COMMUNITY HAS NOW ARRIVED. THE DEVELOPER STILL HAS SOME OTHER MINOR WORK TO UNDERTAKE, BUT THE PROJECT IS ESSENTIALLY COMPLETE.

AS PART OF THIS PROJECT, THE DEVELOPER WILL BE REPLACING THE LANDSCAPING AT THE NORTH ENTRANCE TO CORAL BAY BY TARGET. WE EXPECT THIS TO BE COMPLETED BY THE END OF APRIL.

## DRAINAGE SOLUTION COMPLETED

**OPERATING BUDGET RESULTS  
OCTOBER 1 THRU JANUARY 31**

|  | Adopted<br>Budget | YTD<br>Budget  | YTD<br>Actual  | Variance       | %<br>Budget |
|--|-------------------|----------------|----------------|----------------|-------------|
| Annual Assessment, Net                   | \$723.02          |                |                |                |             |
| Annual Assessment, Gross                 | \$769.17          |                |                |                |             |
| <b>Revenues</b>                          |                   |                |                |                |             |
| Net Tax Levy                             | 720,851           | 648,851        | 649,909        | 1,058          | 100%        |
| Federal Grants                           |                   |                |                | 0              |             |
| Other Charges and Fees                   | 5,000             | 1,667          | 0              | -1,667         | 0%          |
| Miscellaneous Revenues                   | 300               | 100            | 16,227         | 16,127         | 16227%      |
| Interest Income                          | 5,000             | 1,667          | 1,230          | -437           | 74%         |
| <b>Total Revenues</b>                    | <b>731,151</b>    | <b>652,284</b> | <b>667,366</b> | <b>15,082</b>  | <b>102%</b> |
| <b>Expenditures</b>                      |                   |                |                |                |             |
| <b>Administrative</b>                    |                   |                |                |                |             |
| Supervisor's Fees                        | 13,000            | 4,333          | 4,000          | -333           | 92%         |
| Attorney's Fees                          | 20,000            | 6,667          | 7,663          | 996            | 115%        |
| Engineering Fees                         | 15,000            | 5,000          | 8,340          | 3,340          | 167%        |
| Annual Audit                             | 6,500             | 6,500          |                | -6,500         |             |
| Management Services                      | 30,000            | 10,000         | 10,000         | 0              | 100%        |
| Property Appraiser                       | 2,000             | 2,000          | 6,242          | 4,242          | 312%        |
| Postage and Delivery                     | 1,300             | 433            | 814            | 381            | 188%        |
| Insurance                                | 50,000            | 50,000         | 17,055         | -32,945        | 34%         |
| Printing and Binding                     | 3,600             | 1,200          | 910            | -290           | 76%         |
| Legal Advertising-Other                  | 3,000             | 1,000          | 275            | -725           | 28%         |
| Newsletter                               | 0                 |                |                | 0              |             |
| Office Supplies                          | 1,100             | 367            | 162            | -204           | 44%         |
| Dues, Licenses, Subs                     | 2,000             | 667            | 1,675          | 1,008          | 251%        |
| <b>Total Administrative</b>              | <b>147,500</b>    | <b>88,167</b>  | <b>57,136</b>  | <b>-31,031</b> | <b>65%</b>  |
| <b>Facilities Maintenance</b>            |                   |                |                |                |             |
| Contractual Security                     | 105,000           | 35,000         | 30,357         | -4,644         | 87%         |
| Security System Lease (new account)      | 8,000             | 2,667          | 3,085          | 419            | 116%        |
| Telephone Expense                        | 5,000             | 1,667          | 2,227          | 561            | 134%        |
| Electric Expense                         | 67,000            | 22,333         | 23,090         | 756            | 103%        |
| Water and Sewer Expense                  | 8,000             | 2,667          | 4,155          | 1,488          | 156%        |
| Trash Removal                            | 2,400             | 800            | 986            | 186            | 123%        |
| Janitorial Contract Labor                | 20,000            | 6,667          | 4,689          | -1,978         | 70%         |
| Other Contract Labor                     | 10,000            | 3,333          | 6,104          | 2,770          | 183%        |
| Landscape Maintenance                    | 135,000           | 45,000         | 70,176         | 25,176         | 156%        |
| Other Maintenance                        | 35,000            | 11,667         | 5,657          | -6,010         | 48%         |
| Fence Maintenance Sinking Fund           | 4,000             | 1,333          |                | -1,333         | 0%          |
| Park and Pool Maintenance                | 24,000            | 8,000          | 23,196         | 15,196         | 290%        |
| Entry Maintenance                        | 5,000             | 1,667          | 582            | -1,085         | 35%         |
| Road and Sidewalk Maintenance            | 7,500             | 2,500          | 0              | -2,500         | 0%          |
| Sign Maintenance                         | 1,000             | 333            | 1,495          | 1,162          | 449%        |
| Gate Maintenance                         | 10,000            | 3,333          | 22,858         | 19,525         | 686%        |
| Capital Outlay                           |                   |                |                | 0              |             |
| <b>Total Maintenance</b>                 | <b>446,900</b>    | <b>148,967</b> | <b>198,655</b> | <b>49,688</b>  | <b>133%</b> |
| <b>Debt Service</b>                      |                   |                |                |                |             |
| Parks and Road Debt                      | 32,137            | 10,712         | 10,712         | 0              | 100%        |
| Gate 1 Debt                              | 39,994            | 13,331         | 13,331         | 0              | 100%        |
| Gate 2 Debt                              | 33,648            | 11,216         | 11,216         | 0              | 100%        |
| Gate 3 Debt                              | 20,679            | 6,893          | 6,893          | 0              | 100%        |
| Gate 3 Install                           |                   |                |                | 0              |             |
| <b>Total Debt Service</b>                | <b>126,458</b>    | <b>42,153</b>  | <b>42,153</b>  | <b>0</b>       | <b>100%</b> |
| <b>Total Expenditures</b>                | <b>720,858</b>    | <b>279,286</b> | <b>297,943</b> | <b>18,657</b>  | <b>107%</b> |
| <b>Excess Revenues over Expenditures</b> | <b>10,293</b>     | <b>372,998</b> | <b>369,423</b> | <b>-3,575</b>  | <b>99%</b>  |

CORAL BAY RECEIVES MOST OF ITS MONEY IN DECEMBER AND JANUARY. INSURANCE FROM LAST YEAR'S VANDALISM ACCOUNTS FOR MUCH OF THE MISCELLANEOUS REVENUE VARIANCE

ENGINEERING FEES ARE OVER FOR WORK RELATED TO THE CAPITAL IMPROVEMENT PROGRAM. SOME OF THIS EXPENSE WILL BE REIMBURSED FROM BOND PROCEEDS

LANDSCAPE IMPROVEMENTS PAID FOR BY HOME DEPOT, IRRIGATION SYSTEM PUMP REPLACEMENT, AND UNANTICIPATED PALM REMOVAL DUE TO DISEASE AND LIGHTNING DAMAGE ACCOUNT FOR THE VARIANCE. SAFETY REPAIRS AND MAJOR PUMP REPLACEMENTS AT THE POOLS AND PARKS ACCOUNT FOR THIS VARIANCE

**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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WE'RE ON THE WEB!

*SEE US AT:*

**[WWW.CORALBAYCDD.COM](http://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 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 2<sup>ND</sup> WEDNESDAY OF EACH MONTH AT 7:00 PM. CONTACT LEIGH HOFFMAN OF ALLIANCE PROPERTY SYSTEMS (954) 572-5900 x3.