

**DISTRICT SUPERVISORS**

- JOHN HALL,  
CHAIRMAN
- SANDRA MCCORMICK,  
VICE-CHAIRMAN
- FRED BOURDIN,  
SUPERVISOR
- FABIAN MINOTT,  
SUPERVISOR
- DANIEL DEAN,  
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**

## LANDSCAPE IMPROVEMENTS UNDERWAY

THE FIRST PART OF THE DISTRICT'S CAPITAL IMPROVEMENT PROGRAM HAS BEEN COMPLETED. THROUGHOUT CORAL BAY, TRAFFIC ISLANDS HAVE BEEN RE-LANDSCAPED WITH DROUGHT-TOLERANT PLANTS. THESE AREAS WILL BE HAND WATERED FOR SEVERAL WEEKS UNTIL THE PLANTS ARE ESTABLISHED AND THE SUMMER RAINY SEASON BEGINS.

THE PLANTS WERE CHOSEN FOR THEIR COLOR AND THEIR LOW WATER REQUIREMENTS. MOST OF THE TRAFFIC ISLANDS LACK IRRIGATION AND THE COST TO INSTALL AND MAINTAIN IRRIGATION

SYSTEMS AT THOSE LOCATIONS WOULD BE COST PROHIBITIVE.

THE PLANTINGS ARE SLOW GROWING VARIETIES THAT SHOULD ADAPT WELL TO THEIR LOCATIONS. THEY WILL TAKE SEVERAL MONTHS TO REACH A MATURE HEIGHT.

NAUTICAL LANDSCAPE BOLLARDS WERE ALSO INSTALLED TO MAKE THE COMMUNITY MORE HOMOGENOUS IN APPEARANCE AND TO DISCOURAGE VEHICULAR PARKING AROUND THE TRAFFIC ISLANDS. PARKING IS NEVER ALLOWED NEXT TO TRAFFIC ISLANDS. THE NEXT PHASE OF LANDSCAPE

IMPROVEMENTS SHOULD BE UNDERWAY BY THE TIME YOU RECEIVE THIS NEWSLETTER.

THE DISTRICT, WITH FINANCIAL ASSISTANCE FROM THE COUNTY'S *BROWARD BEAUTIFUL* PROGRAM, WILL BE INSTALLING LANDSCAPING FROM THE LIFT STATION ON NORTH BAY DRIVE TO A POINT WEST OF SOUTHWIND LANE. THIS LANDSCAPING IS DESIGNED TO SHIELD CORAL BAY FROM THE MULTIFAMILY COMPLEX AND WILL ALSO ADD SOME COLOR AND INTEREST TO THAT PART OF THE COMMUNITY.

## FAY'S COVE POOL TO BE CLOSED FOR RENOVATIONS

THE FAY'S COVE POOL LOCATED AT THE END OF SOUTHWIND LANE WILL BE CLOSED FOR A LITTLE OVER TWO MONTHS SO THAT THE POOL CAN BE DRAINED AND A LEAK CAUSED BY A BROKEN POOL BEAM CAN BE FIXED. ALSO DURING THIS TIME, THE BATHROOMS THAT HAVE BEEN VANDALIZED WILL BE RENOVATED WITH

FINISHES THAT ARE EASIER TO MAINTAIN AND THAT ARE MORE RESISTANT TO VANDALISM.

VANDALISM HAS BEEN A CONSTANT PROBLEM AT THIS POOL AREA AND THE DISTRICT HAS STEPPED UP SECURITY AND POLICE PATROLS.

WE ARE ASKING FOR YOUR HELP IN

MONITORING ACTIVITY AT THIS POOL AREA. SHOULD YOU SEE ANY SUSPICIOUS ACTIVITY, PLEASE CALL THE MARGATE POLICE DEPARTMENT OR THE GUARDHOUSE.

WE EXPECT TO HAVE THE POOL REOPENED IN TIME FOR SUMMER.

THE EXISTING WOOD SHADOWBOX FENCE WILL BE REPLACED WITH A SOLID CONCRETE PANEL SYSTEM. THE NEW CONCRETE PANEL FENCE WILL BE SIX FEET IN HEIGHT, THE SAME HEIGHT AS THE CURRENT FENCE. THE CONCRETE PANEL FENCE HAS AN INDEFINITE LIFE EXPECTANCY, PROVIDES SOUND ABATEMENT AND MORE PRIVACY FOR

## FENCING PROJECT TO BEGIN SHORTLY EXISTING FENCE TO BE REMOVED

THE DISTRICT IS EXPECTED TO BEGIN CONSTRUCTION OF THE CONCRETE FENCING SYSTEM IN THE VERY NEAR FUTURE. **THE EXISTING FENCE WILL BE REMOVED AND A TEMPORARY SCREENED CHAIN LINK FENCE WILL BE INSTALLED. HOMEOWNERS WHO HAVE NOT YET RETURNED THEIR EXECUTED EASEMENT AGREEMENTS TO THE DISTRICT WILL LIKELY NOT HAVE A TEMPORARY FENCE INSTALLED ON THEIR PROPERTY.** FOR THOSE HOMEOWNERS, THEY SHOULD KEEP SMALL CHILDREN AND ANIMALS INSIDE AND

AWAY FROM THE TRAFFIC ON BAY DRIVE. IF YOU DID NOT RECEIVE AN EASEMENT AGREEMENT, PLEASE CALL THE DISTRICT OFFICE AS SOON AS POSSIBLE.

THE DISTRICT IS EXPECTED TO RECEIVE AN ASSIGNMENT OF RIGHTS ON AN EXISTING EASEMENT ON THE AFFECTED PROPERTIES.

IF YOU HAVE CONCERNS ABOUT POSSIBLE CONFLICTS DURING OUR CONSTRUCTION PERIOD, PLEASE CONTACT THE DISTRICT OFFICES AT YOUR EARLIEST CONVENIENCE.

THE FIRST TWO PHASES WILL BE ON SOUTH BAY DRIVE AND WILL AFFECT

HOMES IN THE LAS BRISAS DEL MAR, LAS BRISAS, AND MALLORY HARBOR COMMUNITIES.

DURING THIS FIRST PHASE OF CONSTRUCTION, PARTS OF SOUTH BAY DRIVE WILL BE CLOSED DURING THE DAY AND ONLY THOSE PEOPLE WHO LIVE IN THOSE COMMUNITIES WILL BE ABLE TO USE SOUTH BAY DRIVE. IT WILL BE CLOSED OFF FROM THE BACK GATE. THIS WILL OCCUR ONLY DURING THE DAY.

## GUARDHOUSE TO BE CLOSED DURING THE DAY FOR THE FIRST PHASES OF THE FENCE CONSTRUCTION

DURING THE FIRST TWO PHASES OF FENCE CONSTRUCTION, THE GUARDHOUSE ON SOUTH BAY DRIVE WILL BE CLOSED WEEKDAYS FROM 7:00 A.M. TO 7:00 P.M. AS IT WILL BE NECESSARY TO LEAVE THE NORTH BAY DRIVE GATES OPEN DURING THESE TIMES TO PROVIDE ACCESS TO PARTS OF CORAL BAY, THE GUARDHOUSE IS BEING CLOSED AS A COST CUTTING MEASURE. ON WEEKENDS AND WEEKDAYS AFTER 7:00 P.M., THE GUARDHOUSE WILL BE OPERATIONAL, AS WILL BE THE NORTH BAY DRIVE GATES.

TRAFFIC BARRICADES AND DETOURS WILL BE ERECTED DURING THE CONSTRUCTION PERIOD. THE DISTRICT HAS BEEN WORKING WITH THE SCHOOL BOARD TO COORDINATE ANY NECESSARY CHANGES TO BUS ROUTES AND STOPS.

## NORTH BAY DRIVE TO BE MADE A “RESIDENT’S ONLY” ENTRANCE

### BOARD VOTES TO INSTALL SWING GATES AND ELIMINATE VISITORS ACCESS

AFTER TRYING DIFFERENT TACTICS TO CURB VANDALISM AT THE NORTH BAY DRIVE ENTRANCE, AND HAVING RECEIVED INPUT FROM A RECENT RESIDENT SURVEY, THE BOARD DECIDED AT ITS MARCH MEETING TO ACCEPT A PROPOSAL TO CLOSE NORTH BAY DRIVE TO VISITORS AND TO INSTALL SWING GATES SIMILAR TO THOSE AT THE BACK GATE. TO FUND THIS IMPROVEMENT, THE

BOARD WILL USE SOME OF THE SAVINGS FROM THE SCALED-BACK GUARDHOUSE OPERATION THAT IS FURTHER DESCRIBED ON A PAGE 2 ARTICLE.

NORTH BAY DRIVE AT THE GATES WILL BE REDUCED TO ONE LANE IN FOR RESIDENTS ONLY AND ONE WAY OUT FOR ALL TRAFFIC. THE CALL BOX WILL BE ELIMINATED AND VISITORS WILL BE REQUIRED TO ENTER THROUGH THE

GUARDHOUSE GATE. TRAFFIC STUDIES SUGGEST THAT ACCESS AT THE GUARDHOUSE SHOULD NOT BE OVERBURDENED. RESIDENTS SHOULD START INFORMING THEIR REGULAR GUESTS OF THIS CHANGE. THE GATE SHOULD BE INSTALLED BY THE END OF MAY.

KNOW THE  
GUARDHOUSE  
PHONE  
NUMBER:

954-975-4054

IT’S  
CROCODILE  
MATING  
SEASON.  
PLEASE BE  
MINDFUL OF  
YOUR PETS AND  
CHILDREN  
WHEN THEY ARE  
OUTDOORS. IF  
YOU SEE AN  
ALLIGATOR,  
CALL THE  
POLICE OR THE  
FISH AND  
WILDLIFE  
COMMISSION

## VANDALS CAUGHT FINANCIAL RECOVERY MADE

THE DISTRICT HAS RECOVERED NEARLY \$3,000 FOR ACTS OF VANDALISM OF DISTRICT PROPERTY OVER THE LAST SEVERAL MONTHS AND IS ACTIVELY PURSUING OTHERS WHO HAVE BEEN CAUGHT DAMAGING ITS PROPERTY. MONEY HAS BEEN COLLECTED IN FROM THOSE WHO HAVE BROKEN STREETLIGHTS, DAMAGED POOL AREAS, AND BROKEN GATES AND GATE ARMS.

TWO INSTANCES HAVE RESULTED IN CRIMINAL PROSECUTIONS BY THE STATE ATTORNEY’S OFFICE AND ONE CORAL BAY RESIDENT IS BEING SUED IN CIVIL COURT FOR DAMAGE CAUSED TO ONE OF THE DISTRICT’S GATES AND FOR WHICH THE VEHICLE’S OWNER REFUSES TO PAY FOR THE DAMAGES. THE CHANCE OF FINANCIAL RECOVERY OF ALL ITS COSTS, INCLUDING LEGAL FEES, IS VERY GOOD.

WITH ONE EXCEPTION, THE SAME PERSONS DO NOT DO MOST ACTS OF VANDALISM TO THE DISTRICT’S GATES. VISITORS AND RESIDENTS HAVE BEEN OBSERVED ON SURVEILLANCE VIDEO DAMAGING THE DISTRICT’S PROPERTY. MANY TIMES, THESE ACTS ARE DELIBERATE

THE DISTRICT OFFERS A \$250 REWARD FOR INFORMATION THAT LEADS TO THE ARREST AND CONVICTION OF PERSONS WHO HAVE DAMAGED THE DISTRICT’S PROPERTY. PLEASE CONTACT THE DISTRICT OFFICE OR THE MARGATE POLICE DEPARTMENT WHEN YOU HAVE INFORMATION THAT CAN HELP.

NEW COMMUNITY  
STRATEGIES  
DISTRICT MANAGER  
4801-232 UNIVERSITY  
DRIVE  
FORT LAUDERDALE,  
FLORIDA 33328-3839

PHONE:  
954-689-4804

FAX:  
954-689-4806

E-MAIL:  
DISTRICTMANAGER@  
CORALBAYCDD.COM

## VILLAGE HOMEOWNERS' ASSOCIATIONS

- **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 MONTHLY. CONTACT C. ERIC WHITTLE OF INTEGRITY PROPERTY MANAGEMENT (954) 346-0677 x111.
- **ISLAMORADA** MEETS ON THE 4TH TUESDAY OF THE MONTH AT 7:00 PM. CONTACT RODOLFO (RUDY) MENDEZ OF INTEGRITY PROPERTY MANAGEMENT AT (954) 346-0677 x112.
- **LAS BRISAS** MEETS THE SECOND TUESDAY OF FEBRUARY, APRIL, JUNE, AUGUST, OCTOBER, AND DECEMBER 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.

### VOLUNTEERS NEEDED TO HELP DELIVER THE MONTHLY NEWSLETTER

IN AN ATTEMPT TO SAVE MONEY ON POSTAGE AND SPEED UP DELIVERY OF THE MONTHLY NEWSLETTER, THE DISTRICT IS LOOKING FOR VOLUNTEERS TO HELP DELIVER THE NEWSLETTER TO EACH HOME. WHEN THE WORK IS SPLIT AMONG SEVERAL PEOPLE, IT DOESN'T REALLY TAKE TOO MUCH TIME FOR ANY ONE PERSON AND IT'S GOOD EXERCISE AND A WAY TO MEET OTHERS IN YOUR COMMUNITY. PLEASE CALL US AT THE DISTRICT OFFICE IF YOU WOULD LIKE TO HELP. HIGH SCHOOLERS CAN RECEIVE SERVICE CREDIT FOR THIS.

### ENTRYWAYS AND CLUBHOUSE TO BE REPAIRED AND PAINTED

THE CLUBHOUSE AND ITS POOL AREA WILL BE PAINTED DURING THE FIRST THREE WEEKS OF APRIL. ACCESS TO THE CLUBHOUSE AND THE POOL WILL NOT BE RESTRICTED AND RESIDENTS CAN USE FACILITIES DURING REGULAR HOURS.

MOST OF THE DISTRICT'S VILLAGE ENTRYWAYS WILL ALSO BE REPAIRED AND REPAINTED. NEW SIGNAGE IS BEING CONSIDERED. THE MAIN ENTRYWAYS AT NORTH AND SOUTH BAY DRIVE WILL BE REPAIRED, LIGHTING REWORKED AND ENTRYWAYS REPAINTED. THIS WORK

IS SCHEDULED TO BEGIN THE FIRST PART OF MAY AND SHOULD BE COMPLETED BY THE END OF MAY. AFTER THE ENTRYWAYS ARE REPAIRED AND PAINTED, THE DISTRICT WILL BE PLANTING ITS SUMMER ANNUALS AND WILL MULCH THE PLANTING BEDS. THE SUMMER PLANTINGS WILL REMAIN UNTIL THE FIRST PART OF OCTOBER.

WE'RE ON THE  
WEB!

SEE US AT.

[WWW.CORALBAYCDD.COM](http://WWW.CORALBAYCDD.COM)