

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

Tina Hagen,
Treasurer

Inquiries and Correspondence:

New Community Strategies
4801-232 South University Drive
Fort Lauderdale, FL 33328-3839

FENCE CONSTRUCTION STARTS THE WEEK OF AUGUST 8TH

After many delays, construction of the new concrete fence system is to begin the week of August 8th. Demolition and removal of the existing wooden shadowbox fence will be the first task. Columns will then be set and the concrete panels set in place between the columns. A concrete header will be added before the structure is sealed and painted.

Residents should not delay any further. Obstructions that are currently next to the existing fence should be removed.

A temporary chain link fence with screen will be constructed on affected

properties.

Traffic during the first phase will be detoured through the Las Brisas subdivision. **HOWEVER, WE ARE ASKING RESIDENTS IN THE CAPE AND MALLORY HARBOUR TO USE THE NORTH BAY DRIVE (TARGET) ENTRANCE** during this first phase of construction. We want to try to keep the traffic through subdivisions to a minimum.

The first phase of construction will affect Las Brisas Del Mar, Las Brisas, and Mallory Harbor. Once substantially complete, The Cape will be the next phase, followed by

Islamorada, Port Antigua, Fay's Cove, and finally, Indian Key.

New Entryway features will be added to the Las Brisas entrance near Island Way and Seagrape Circle and to the Port Antigua entrance at El Capitan.

All entryways will be repaired and repainted, with new signs and lights possibly added.

Our Architect will present the Board with color palette selections and other options at the August meeting. Entryway improvements will begin immediately.

HURRICANE SHUTTERS AND OTHER IMPROVEMENTS

During this time of year, we get many inquiries from property owners regarding the process that needs to be followed to install hurricane shutters.

Whether it is shutters or other improvements to your private property, property owners need not get the District's

permission for those improvements unless you are making them on easements that the District has on your property. You definitely need your Homeowners' Association approval as well as approval from the City of Margate's Building Department. The District has no authority over the

privately owned property within its boundaries, unless it involves an easement the District may have.

If you have any questions, please contact us or the Homeowners' Association at the phone numbers on the back of this newsletter.

Vandalism Can Best Be Prevented By Residents Reporting Suspicious Activity To The Margate Police Department.

An Adult Presence At Each Pool Or Park Can Greatly Reduce The Likelihood That Vandalism Can Occur

FAY'S COVE POOL CONSTRUCTION UNDERWAY AFTER CONTRACTOR DELAYS

Fay's Cove Pool is slated to begin construction on the pool area August 1st. Originally, this project was to have begun in late April with a contractor that has been in business for over 40 years. Finally, after giving notice to begin or face termination, the District was forced to terminate the agreement and bring in another contractor.

The pool was in need of significant repairs as the beam had been broken

due to settling and was leaking water. As part of this repair, the tiles will be replaced and the pool itself will receive a surface coat of diamond brite. Circulation problems will be corrected so that staining near the outlets at the pool's bottom will be prevented. Other minor repairs will also be performed at this time.

The pool restrooms will be repaired to fix the vandalism that has occurred over time. The

Men's restroom door will be relocated to deter this vandalism and lake access will be eliminated

Minor electrical repairs at this park will also be undertaken and diseased palms will be removed. The wooden decking has been budgeted for replacement in next years' budget. New pool furniture has likewise been slated for replacement in next years' budget.

RECENT CORAL BAYS SALES

Address	Subdivision	Sales Price
6435 Rock Beauty Terrace	Fay's Cove	249,900
6327 Navajo Terrace	Indian Key	275,000
61882 Navajo Terrace	Indian Key	279,900
61883 Navajo Terrace	Indian Key	289,900
6426 Buena Vista Drive	Indian Key	295,000
6204 Seminole Terrace	Indian Key	309,900
6378 Buena Vista Drive	Indian Key	312,000
6186 Buena Vista Drive	Indian Key	317,900
3123 West Buena Vista	Islamorada	315,000
6339 Island Way	Las Brisas	278,777
6212 Flores Del Mar	Las Brisas Del Mar	340,000
6343 Harbor Bend	Mallory Harbor	299,999
6698 West Buena Vista	Port Antigua	335,000
3362 Treasure Lane	Port Antigua	359,000

Courtesy of Eddie Velie, Realtor of VelieRealEstate.com

Guardhouse To Be Closed During Fence Construction Security Patrols To Be Implemented

The Construction of the new fence will require the District to keep the gates open at North Bay Drive and South Bay Drive. The West Gate (Rock Island Road) will continue to operate in the same way as it does today.

Because the gates will be left open during construction, the District will cease operations at the Guardhouse.

Residents should let their guests know in advance which gate should be used during their visit. If detours require local traffic to be diverted through other communities, then, please

have your guests use the other entryway into Coral Bay. The construction work is temporary and will be over in 4-6 months and we will all be inconvenienced during this time.

Before the gates are activated again, the District intends to install new swing gates at the North Bay Drive entryway and that entrance will be restricted to residents only. All visitors at that time will have to use the Guardhouse entryway.

During this construction period, the District will use periodic security patrols to reduce

vandalism and discourage illegal activity. Also, the security patrols will make sure that cars parked on detour routes are not adversely affecting detoured traffic.

Homeowners' that live along detour routes have been given flyers asking them and their guests to not park on the streets, sidewalks, or swales at anytime during the detour period. Cars will be towed without further notice and at the automobile owners expense if they are parked on the street, swale, or sidewalk adjacent to the detour routes.

Publix To Be Built On Sample Road

The District has been working with the Developer building the Publix Shopping Center that will be located to the west of the existing Target Store on Sample Road. The Developer has agreed to install a masonry sound and sight barrier to shield the residents located off of North Bay Drive. Also, the site will be extensively landscaped between the canal and the wall. Lighting will be kept to a minimum and we are glad that the Developer worked with the community in addressing our concerns. While development of vacant commercial parcels is inevitable, good development can occur when the developer and the adjacent property owners work together to address mutual needs. Construction of the new shopping center should begin within the next few months after the builder gets the requisite approvals from the City of Coral Springs.

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We're on the Web!

See us at:

www.coralbaycdd.com

- **Coral Bay Map**
- **Village Information, Including Association Documents**
- **Current and Prior Newsletters**
- **Forms: Clubhouse Rental, Permits, Pool Key Request**
- **Prototype Plans for erosion control**

Village Homeowners' Associations

- **The Cape** Meets the fourth Thursday of each month at 7:30pm. Contact Consolidate Community Management (954) 718-9903
- **Fay's Cove** meets quarterly. Contact Leigh Hoffman of Alliance Property System (954) 572-5900 x3.
- **Indian Key** meets monthly. Contact C. Eric Whittle of Integrity Property Management (954) 346-0677 x111.
- **Islamorada** meets on the 2nd Monday of the month at 7:30 PM. Contact Sundance Property Management at (954) 255-6888 x222.
- **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 gle 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.

Volunteers Needed To Deliver 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.

Clubhouse Boat Ramp To Be Repaired

As part of the District's ongoing capital improvement program, we will be reconstructing the Boat Ramp located next to the Clubhouse on South Bay Drive. The boat ramp and the adjacent drainage structure have been undermined by waterfront erosion and would become dangerous if left unrepaired. The estimated cost to reconstruct the boat ramp is under \$60,000. All residents are welcome to use this boat ramp to launch any boat, with the provision that boats cannot use any motor unless it is powered solely by a battery operated motor. Coral Bay residents can use sailboats, rowboats, kayaks, canoes, and any other boat during daylight hours (dawn to dusk). A pool key is required to open the boat ramp gate.

The District also uses this boat ramp to perform periodic lake and lakeshore maintenance and it is considered essential to our waterway operations.