



JULY 2005

CORAL BAY BUZZ

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

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

RESIDENTS URGED TO USE NORTH BAY DRIVE DURING CONSTRUCTION

THE BOARD HEARD CONCERNS FROM RESIDENTS IN LAS BRISAS REGARDING THE DETOURING OF SOUTH BAY DRIVE TRAFFIC DURING CONSTRUCTION OF THE NEW CONCRETE WALL. DURING THE INITIAL CONSTRUCTION PHASES, PORTIONS OF SOUTH BAY DRIVE WILL BE CLOSED TO TRAFFIC DURING THE DAY. THE MAINTENANCE OF TRAFFIC PLAN, APPROVED BY THE CITY OF MARGATE, DETOURS TRAFFIC THROUGH THE LAS BRISAS COMMUNITY. THE LAS BRISAS RESIDENTS ARE CONCERNED THAT THE INCREASED TRAFFIC WILL POSE

INCREASED RISKS TO CHILDREN WHO PLAY IN THE NEIGHBORHOOD. THE BOARD WAS ASKED TO RESTRICT THE DETOUR TO LAS BRISAS TRAFFIC ONLY, AND REQUIRE RESIDENTS OF OTHER VILLAGES AND THEIR GUEST TO USE THE OTHER ENTRANCES TO CORAL BAY. THE BOARD NOTED THAT THE DISTRICT COULDN'T DENY THE USE OF THESE PUBLIC ROADS IN LAS BRISAS TO ANY RESIDENT OR GUEST. HOWEVER, THE BOARD IS **STRONGLY ENCOURAGING** ALL CAPE AND MALLORY HARBOR RESIDENTS TO

REFRAIN FROM USING THIS DETOUR AND TO TAKE THE EXTRA TIME TO USE THE NORTH BAY DRIVE ENTRANCE DURING THE DAY. WE WILL BE PLACING SIGNAGE AT APPROPRIATE POINTS ALONG SOUTH BAY DRIVE TO ADVISE DRIVERS OF THE ALTERNATE ENTRANCE. SO, TO ALL AFFECTED RESIDENTS, PLEASE BE PATIENT DURING THIS TEMPORARY CONSTRUCTION PERIOD AND CONSIDER YOUR FELLOW NEIGHBORS AND THE CHILDREN THAT MAY BE AFFECTED IF YOU CHOOSE TO DRIVE THE DETOUR.

TREE TRIMMING UNDERWAY

ANNUAL TRIMMING OF THE DISTRICT'S PALMS AND HARDWOODS HAS BEGUN AND WILL CONTINUE FOR THE NEXT 3 WEEKS. COCONUTS WILL ALSO BE REMOVED AT THIS TIME. THE

DISTRICT'S ENTIRE TREE TRIMMING IS DONE UNDER THE SUPERVISION OF A LICENSED ARBORIST. THE DISTRICT OWNS LITERALLY THOUSANDS OF TREES AND PALMS

AND THE ANNUAL TRIMMING IS QUITE AN UNDERTAKING THAT RESULTS IN TONS OF FOLIAGE BEING REMOVED, PROVIDING FOR HEALTHIER AND SAFER TREES AND PALMS.

EACH OF CORAL BAY'S EIGHT VILLAGES WILL HAVE THEIR ENTRYWAYS REPAIRED AND REPAINTED

VILLAGE ENTRYWAYS AND MAIN ENTRANCES IMPROVEMENTS SLATED

THE DISTRICT HAS ENGAGED A CONTRACTOR TO MAKE MAINTENANCE IMPROVEMENTS AND REPAINT ALL OF THE ENTRYWAYS WITHIN CORAL BAY TO MATCH THEM WITH THE NEW WALL. AN ARCHITECT HAS BEEN HIRED TO PRESENT COLOR, SIGNAGE, AND LIGHTING CHOICES TO THE BOARD. ONCE THE BOARD

HAS MADE THE CHOICE, WORK WILL BEGIN IMMEDIATELY. WE HOPE TO HAVE THE ENTRYWAYS COMPLETED BY THE END OF AUGUST. WE HAVE DECIDED NOT TO PLANT SUMMER ANNUALS AND FLOWERS AT THE ENTRYWAYS BECAUSE OF THE PENDING CONSTRUCTION. WE WILL INSTALL THE FALL

PLANTINGS AFTER THE CONSTRUCTION HAS BEEN COMPLETED. WE'RE ANTICIPATING THAT THESE LONG-OVERDUE IMPROVEMENTS WILL MAKE QUITE A DIFFERENCE TO THE CORAL BAY COMMUNITY.

KNOW WHAT YOUR HOME IS WORTH CORAL BAY HOMES SHOULD SELL FOR MORE

BY JOHN HALL, CHAIR, CORAL BAY CDD

I BELIEVE THAT MOST CORAL BAY RESIDENTS WHO CHOOSE TO SELL THEIR HOMES COULD GET MORE THAN THEY ARE ASKING. I LOOK AT ARTICLES IN *THE SUN-SENTINEL* THAT STATE THE MEDIAN PRICE FOR A HOUSE IN BROWARD COUNTY IS \$367,000. OUR 3/2 OR 3/2.5 HOMES ARE COMPARABLE TO THE AVERAGE HOME. THEY ALL HAVE AT LEAST A ONE-CAR GARAGE AND A TWO-CAR DRIVEWAY. ACTUALLY, OUR COMMUNITY SHOULD BE CONSIDERED ABOVE AVERAGE. WE HAVE FAIRLY NEW HOMES BUILT IN 1989 OR LATER. WE ARE A GATED COMMUNITY WITH THREE COMMUNITY POOLS, A PRIVATE LAKE, TOT LOT, TENNIS COURTS, AND MORE. THE AVERAGE HOME IN BROWARD COUNTY CANNOT BOAST SUCH AMENITIES. PLEASE CONSIDER THESE THINGS WHEN SELLING YOUR HOME. IT WILL GET YOU A HIGHER PRICE AND HELP THE ENTIRE COMMUNITY.

DISTRICT LANDSCAPING THEFTS AND LAWN MAINTENANCE CONTRACTOR CONCERNS

HUNDREDS OF NEWLY INSTALLED PLANTS THAT WERE PLACED IN TRAFFIC ISLANDS THROUGHOUT CORAL BAY HAVE BEEN STOLEN. IT IS SUSPECTED THAT ROGUE LANDSCAPING COMPANIES STOLE THE PLANTS FOR THEIR OWN USE AT OTHER JOB SITES. ADDITIONALLY, DUE TO THE FREQUENCY WITH WHICH LANDSCAPE DEBRIS ARE DISCOVERED IN CORAL BAY PARKS AND OTHER AREAS, IT IS STRONGLY SUSPECTED THAT LANDSCAPERS WHO

DO NOT WANT TO PAY DISPOSAL COSTS FOR THE MATERIAL THEY HAVE REMOVED FROM HOE SITES ARE DUMPING THEIR DEBRIS. SOME OF THESE SAME LANDSCAPERS MAY ALSO ILLEGALLY "HAT-RACK" OR "UPLIFT" TREES. THESE PRACTICES CAN RESULT IN FINES IMPOSED BY THE CITY OF MARGATE THAT CAN RANGE INTO THE THOUSANDS OF DOLLARS. RESIDENTS CAN DO THEIR PART TO HELP PREVENT THESE CRIMES BY DOING

TWO THINGS. FIRST, MAKING SURE THAT THE LANDSCAPING COMPANIES THEY HIRE ARE LICENSED, INSURED, REPUTABLE, AND ESTABLISHED. COMPANIES WHO QUOTE JOBS FOR A LOT LESS THAN WHAT OTHERS CHARGE SHOULD BE CONSIDERED SUSPECT, AND EXTRA CARE TAKEN WHEN CONSIDERING CONTRACTING WITH THESE COMPANIES. SECOND, IF YOU WITNESS ILLEGAL OR SUSPICIOUS ACTIVITY, CALL THE POLICE.

KNOW THE GUARDHOUSE PHONE NUMBER:

954-975-4054

CONTACT THE MARGATE POLICE DEPARTMENT NON-EMERGENCY NUMBER TO REPORT VANDALISM:

954-972-7111

LAKE AND CANAL AQUATIC PLANTS

LARGE AMOUNTS OF JUNE RAINFALL COMBINED WITH SEASONAL APPLICATIONS OF FERTILIZERS HAVE RESULTED IN A NOTICEABLE INCREASE IN PLANT LIFE IN CORAL BAY'S LAKE AND CANALS. THE DISTRICT TREATS ITS WATERWAYS MONTHLY IN AN ATTEMPT TO CONTROL THE AQUATIC PLANT LIFE. LAST SUMMER, WE INTRODUCED THROUGH A WILDLIFE PERMIT SEVERAL THOUSAND TRIPLOID CARP THAT ALSO HELP KEEP THE AQUATIC GROWTH IN CHECK. HOWEVER, BECAUSE SOME OF THESE PLANTS CAN GROW INCHES IN A DAY, THE SUMMER POSES SPECIAL CHALLENGES FOR PROPER MAINTENANCE. PLEASE CONTACT THE DISTRICT'S OFFICES IF YOU NOTICE AN UNUSUAL AMOUNT OF AQUATIC PLANT LIFE NEAR YOUR PROPERTY AND WE WILL SPOT TREAT THESE AREAS TO CONTAIN THE GROWTH.

VILLAGE HOMEOWNERS' ASSOCIATIONS

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

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
- GUARDHOUSE SECURITY FORM

- **THE CAPE** MEETS THE FOURTH THURSDAY OF EACH MONTH AT 7:30PM. CONTACT 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 THE 4TH TUESDAY OF EACH MONTH. 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 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.

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.

HURRICANE SHUTTER AND STORM PANEL INFORMATION

THE DISTRICT RECEIVES MANY CALLS THIS TIME OF YEAR ASKING ABOUT PERMITS OR RULES FOR INSTALLING HURRICANE SHUTTERS OR PANELS ON HOMES IN CORAL BAY.

WHILE THE DISTRICT DOES NOT REQUIRE ANY SPECIAL PERMITS OR PERMISSION, RESIDENTS SHOULD CONTACT THEIR HOMEOWNERS' ASSOCIATIONS TO SEE IF AN ARCHITECTURAL

REVIEW IS REQUIRED. ALL STORM PANELS ALSO REQUIRE A CITY OF MARGATE BUILDING PERMIT. AN INSPECTION BY THE CITY INSURES THAT THEY HURRICANE PANELS THAT YOU PAID FOR COMPLY WITH THE SOUTH FLORIDA BUILDING CODE.