

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 IS SET WORK BEGINS IN LATE JUNE PERMITS RECEIVED

AT LONG LAST, THE DISTRICT HAS FINALLY RECEIVED THE REQUIRED APPROVALS (INCLUDING PERMITS FROM THE CITY OF MARGATE) TO BEGIN CONSTRUCTION OF THE CONCRETE WALL SYSTEM THAT WILL REPLACE THE SHADOWBOX FENCE THAT RUNS ALONG NORTH AND SOUTH BAY DRIVE. CONSTRUCTION WAS DELAYED WHILE THE DISTRICT ATTEMPTED TO OBTAIN EASEMENTS FROM EACH PROPERTY OWNER. THE DISTRICT HAS NOW BEEN ADVISED THAT DOCUMENTATION IS ON FILE SHOWING THAT THE CDD HAS THE DEDICATED EASEMENTS NECESSARY TO BEGIN CONSTRUCTION AND DO MAINTENANCE ON THE

PROPERTIES.

THE CONTRACTOR HAS RECEIVED THE NECESSARY PERMITS TO REMOVE THE EXISTING FENCE, ERECT A TEMPORARY FENCE, AND CONSTRUCT THE CONCRETE PANEL FENCING SYSTEM.

THE FIRST PHASE OF CONSTRUCTION WILL BEGIN AT MALLORY HARBOR, LAS BRISAS, AND LAS BRISAS DEL MAR.

IT WILL BE NECESSARY TO CLOSE SOUTH BAY DRIVE AT DIFFERENT LOCATIONS DURING THIS PHASE OF CONSTRUCTION. INITIALLY, TRAFFIC TO THE CAPE AND MALLORY HARBOR WILL BE DETOURED THROUGH LAS BRISAS. AFTER

THAT PHASE, ACCESS TO THE CAPE AND MALLORY HARBOR WILL BE AVAILABLE FROM NORTH BAY DRIVE ONLY. RESIDENTS IN THOSE COMMUNITIES WILL HAVE TO TEMPORARILY GO TO THE NORTH BAY DRIVE ENTRANCE OR THE 30TH STREET (ROCK ISLAND) ENTRANCE.

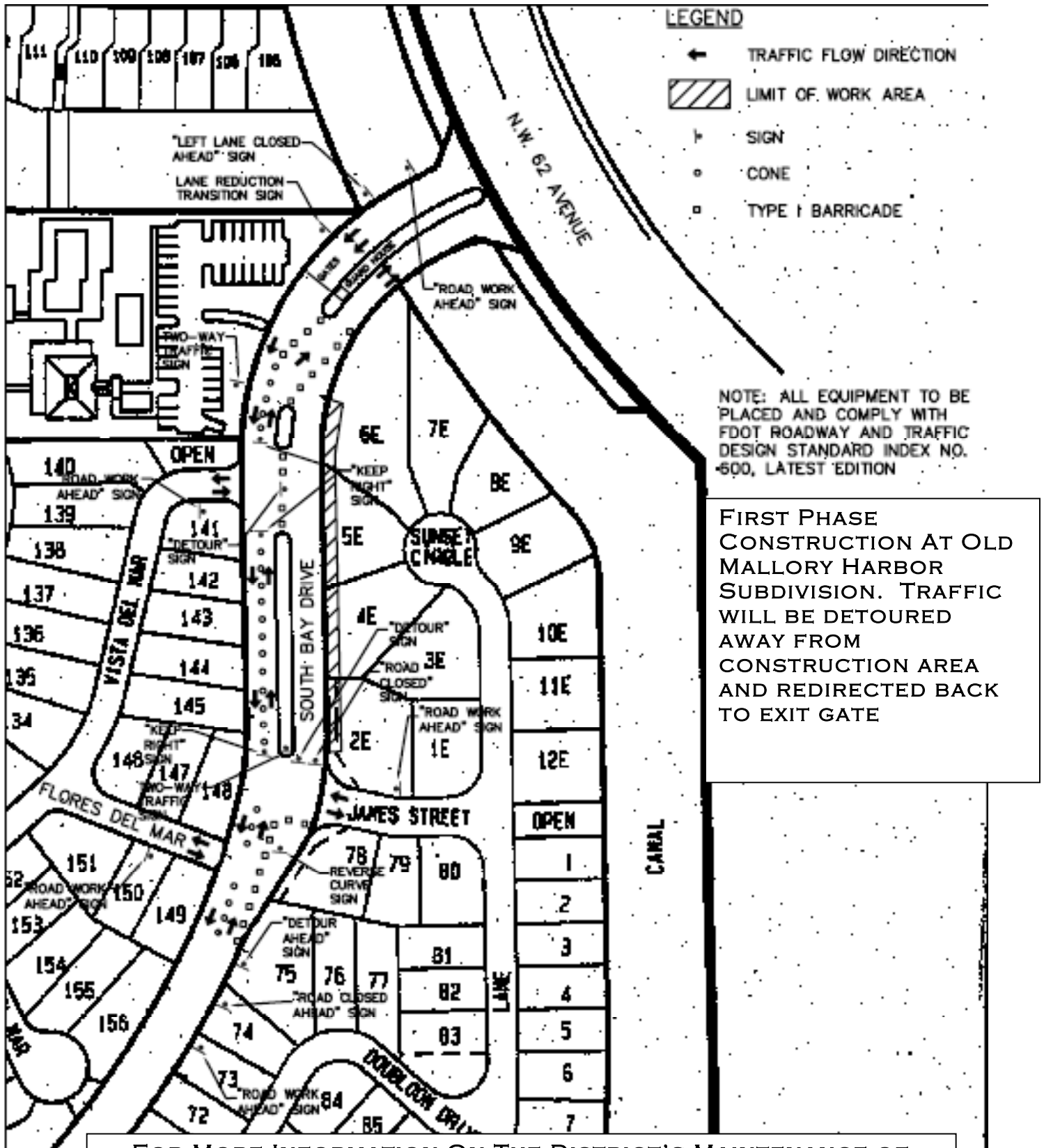
A TRAFFIC PLAN HAS BEEN PREPARED BY THE DISTRICT AND APPROVED BY THE CITY. WE HAVE REPRODUCED THOSE PLANS ON THE INSIDE COVER OF THIS EDITION OF THE NEWSLETTER AND WE ENCOURAGE ALL RESIDENTS TO STUDY THE PLAN AND CALL US IF THEY HAVE ANY QUESTIONS.

GUARDHOUSE TO BE CLOSED DURING FENCE CONSTRUCTION

THE DISTRICT WILL BE CLOSING GUARDHOUSE OPERATIONS DURING CONSTRUCTION OF THE NEW FENCING SYSTEM AND RELATED TRAFFIC DETOURS. ALL GATES WILL BE OPEN 24 HOURS WITH THE EXCEPTION OF THE 30TH STREET GATE.. BECAUSE THE COMMUNITY WILL BE OPEN TO ALL TRAFFIC

DURING THIS TIME, THE DISTRICT HAS ELECTED TO CLOSE THE GUARDHOUSE FOR THE 4-6 MONTHS THAT CONSTRUCTION WILL BE UNDERWAY. THE SAVINGS FROM THIS CLOSING WILL PROVIDE FUNDS FOR SWING GATES AT NORTH BAY DRIVE. THE SWING GATES WILL BE CONSTRUCTED AT

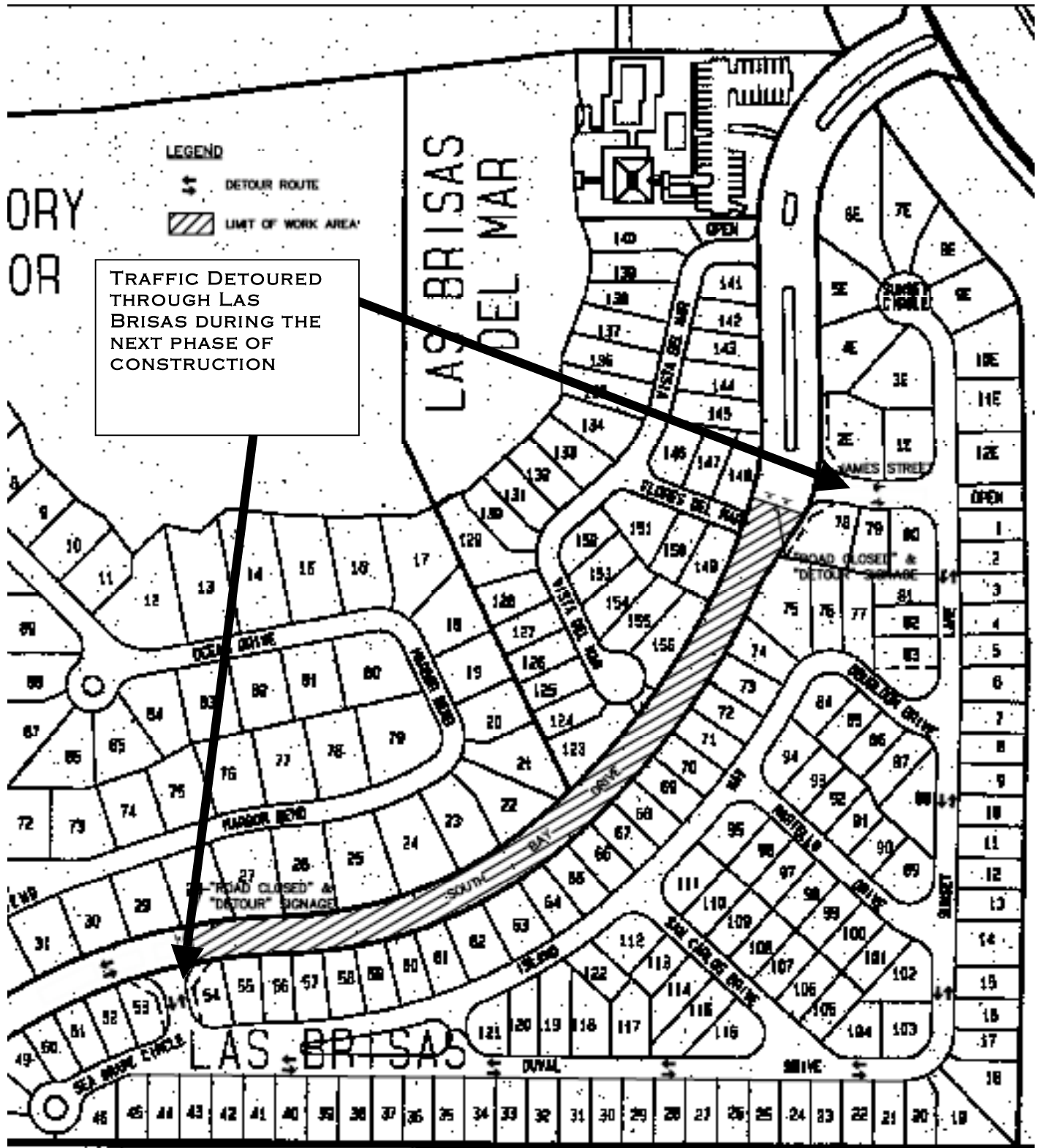
ABOUT THE SAME TIME THE WALL IS BEING COMPLETED. AT THAT TIME, THE NEW SWING GATES AND THE GUARDHOUSE WILL BE PUT BACK INTO OPERATION. THE 30TH STREET GATE WILL REMAIN CLOSED AND ACTIVE ONLY TO RESIDENTS WHO HAVE TRANSPONDERS.



NOTE: ALL EQUIPMENT TO BE PLACED AND COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX NO. 500, LATEST EDITION

FIRST PHASE CONSTRUCTION AT OLD MALLORY HARBOR SUBDIVISION. TRAFFIC WILL BE DETOURED AWAY FROM CONSTRUCTION AREA AND REDIRECTED BACK TO EXIT GATE

FOR MORE INFORMATION ON THE DISTRICT'S MAINTENANCE OF TRAFFIC PLAN THAT WILL BE USED DURING THE CONSTRUCTION PERIOD, PLEASE GO TO THE DISTRICT'S WEBSITE: WWW.CORALBAYCDD.COM



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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

- **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 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 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.

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

RECENT CORAL BAY SALES

ADDRESS	SUBDIVISION	SALE PRICE
3327 BONITO LANE	FAY'S COVE	340,000
6430 AMBERJACK TERRACE	FAY'S COVE	320,000
3342 BONITO LANE	FAY'S COVE	270,000
6435 ROCK BEAUTY TERRACE	FAY'S COVE	251,000
6317 SEMINOLE TERRACE	INDIAN KEY	278,000
3123 WEST BUENA VISTA DR.	ISLAMORADA	315,000
3171 WEST BUENA VISTA DR.	ISLAMORADA	272,000
3051 LILLIAN LANE	MALLORY HARBOR	340,000
6332 HARBOR BEND	MALLORY HARBOR	330,000
6701 SCHOONER TERRACE	PORT ANTIGUA	290,000