



MARCH 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

INQUIRIES AND CORRESPONDENCE:

NEW COMMUNITY STRATEGIES
4801-253 SOUTH UNIVERSITY DRIVE
FORT LAUDERDALE, FL 33328-3839

EASEMENT AGREEMENTS NEEDED TO BEGIN FENCE REPLACEMENT PROJECT

THE DESIGN WORK FOR THE REPLACEMENT OF THE SHADOW BOX FENCE AROUND NORTH AND SOUTH BAY DRIVE HAS BEEN COMPLETED. SURVEY WORK FOR UNDERGROUND UTILITIES HAS BEEN COMPLETED. A TRAFFIC MANAGEMENT PLAN HAS BEEN DISCUSSED. PERMITS HAVE BEEN APPLIED FOR AND THE DISTRICT ENGINEER IS ANXIOUSLY AWAITING THE GO AHEAD FROM THE CITY TO BEGIN THE CONSTRUCTION ON THIS MUCH NEEDED AND ANTICIPATED IMPROVEMENT.

UNFORTUNATELY, DESPITE TWO MAILINGS TO PROPERTY OWNERS,

THE DISTRICT HAS ONLY RECEIVED ABOUT 70% OF THE NEEDED EASEMENT AGREEMENTS. SOME HAVE BEEN RETURNED TO PROPERTY OWNERS FOR ADDITIONAL SIGNATURES AND OTHER INFORMATION. IN SOME COMMUNITIES, WE HAVE BEEN GOING DOOR-TO-DOOR AND WE HAVE FOUND THAT MANY "JUST HAVEN'T GOTTEN AROUND TO IT" YET.

WE ARE EXPECTING TO BEGIN CONSTRUCTION FIRST ON SOUTH BAY DRIVE BY THE GUARDHOUSE. ALL HOMEOWNERS WHO HAVE HOMES THAT ARE NEXT TO BAY DRIVE HAVE BEEN MAILED AGREEMENTS.

FOR THOSE HOMEOWNERS WHO HAVE NOT YET DONE SO, PLEASE EXECUTE AND RETURN THE AGREEMENTS SO THAT WE CAN BEGIN CONSTRUCTION AND AVOID COSTLY DELAYS. IF YOU HAVE ANY QUESTIONS REGARDING THE NATURE OR PURPOSE OF THE EASEMENT AGREEMENTS, OR IF WE CAN ANSWER ANY OF YOUR QUESTIONS, OR IF YOU FOR SOME REASON DID NOT RECEIVE THE AGREEMENT, PLEASE CALL US AT THE DISTRICT OFFICE AT 954-689-4804.

REWARD OFFERED FOR VANDALISM INFORMATION OTHERS CURRENTLY BEING PROSECUTED

THE DISTRICT IS OFFERING A STANDING \$250 REWARD FOR INFORMATION THAT LEADS TO THE ARREST AND CONVICTION OF THOSE PERSONS RESPONSIBLE FOR VANDALISM IN CORAL BAY. RECENT INCIDENTS INCLUDE THE GRAFFITI THAT DEFACED MANY OF THE COMMUNITY ENTRYWAYS

AND OTHER DISTRICT AMENITIES, AND VANDALISM OF THE FAY'S COVE POOL AREA. IF YOU HAVE ANY INFORMATION REGARDING THESE INCIDENTS, PLEASE CONTACT THE DISTRICT MANAGER'S OFFICE. THE INFORMATION YOU PROVIDE WILL BE HELD IN THE STRICTEST CONFIDENCE.

RECENTLY, A JUVENILE WAS ARRESTED AFTER BEING CAUGHT DAMAGING DISTRICT PROPERTY. WE ARE ALSO CURRENTLY ASSISTING THE MARGATE POLICE DEPARTMENT IN THE PROSECUTION OF A PERSON CAUGHT DAMAGING GATES.

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT IS A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT IN FLORIDA.

A HOMEOWNERS' ASSOCIATION ALSO GOVERNS EACH VILLAGE

TOGETHER, THESE ENTITIES MAINTAIN AND REGULATE ACTIVITIES WITHIN THE COMMUNITY

WHAT IS A COMMUNITY DEVELOPMENT DISTRICT?

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT IS A SPECIAL PURPOSE UNIT OF GOVERNMENT IN FLORIDA. IT WAS CREATED BY THE CITY OF MARGATE AND ITS BOARD OF SUPERVISORS IS MADE UP OF PUBLIC OFFICIALS ELECTED BY CORAL BAY REGISTERED VOTERS. THE DISTRICT MAINTAINS THE ROADS, WATERWAYS, PARKS, POOLS, PLAYGROUNDS, LANDSCAPING, AND SECURITY THROUGHOUT THE COMMUNITY. THE DISTRICT LEVIES AN ANNUAL ASSESSMENT AGAINST YOUR PROPERTY TO PAY FOR THE COSTS OF MAINTENANCE AND SERVICES PROVIDED TO YOU.

WITHIN CORAL BAY THERE ARE EIGHT

HOMEOWNERS' ASSOCIATION. THE BOARD OF THE HOA'S IS MADE UP OF PROPERTY OWNERS WHO ARE ELECTED BY A VOTE OF THE OTHER PROPERTY OWNERS. THE HOA'S ENFORCE THE RESTRICTIVE COVENANTS ON YOUR HOME. MANY OF THOSE RESTRICTIONS INVOLVE THE APPEARANCE OF YOUR HOME. THE HOA'S EXIST TO HELP YOUR COMMUNITY MAINTAIN YOUR HOME'S VALUE.

MANY COMMUNITY DEVELOPMENT DISTRICTS IN FLORIDA ALSO LEVY AN ANNUAL SPECIAL ASSESSMENT THAT PAYS FOR THE COSTS OF BONDS ISSUED ON BEHALF OF THE ORIGINAL DEVELOPER. THESE

BONDS USUALLY PAID FOR THE COST OF BUILDING THE DRAINAGE, STREETS, FENCING, AND OTHER AMENITIES. CORAL BAY PROPERTY OWNERS DO NOT CURRENTLY HAVE THAT BURDEN. CORAL BAY WAS ESTABLISHED IN 1989 AND HAS NOW REACHED THE AGE WHERE SOME OF THE INFRASTRUCTURE WILL NEED TO BE REPLACED OR REHABILITATED. THE DISTRICT FACILITATES THESE IMPROVEMENTS THROUGH SPECIAL ASSESSMENTS. AN ARTICLE ELSEWHERE IN THIS NEWSLETTER DISCUSSES THE MANY IMPROVEMENTS THAT ARE CURRENTLY UNDERWAY OR THAT ARE ABOUT TO BEGIN IN CORAL BAY.

NEW DISTRICT BOARD MEMBER APPOINTED

FOLLOWING THE RESIGNATION OF CHAIR MINDY LEE WHO HAS LEFT THE BOARD TO PURSUE A SEAT ON THE MARGATE CITY COMMISSION, THE BOARD APPOINTED INDIAN KEY RESIDENT DANIEL DEAN TO FILL OUT MS. LEE'S REMAINING TERM.

MR. DEAN WAS AN ACTIVE PARTICIPANT IN THE DISTRICT'S SECURITY COMMITTEE AND HAS ALSO BEEN VERY INVOLVED IN THE INDIAN KEY VILLAGE, SERVING ON THE INDIAN KEY VILLAGE HOMEOWNERS' ASSOCIATION.

UNDER FLORIDA LAW, THE REMAINING BOARD MEMBERS FILL VACANCIES THAT ARISE ON THE BOARD OF A COMMUNITY DEVELOPMENT DISTRICT AND MR. DEAN WILL SERVE UNTIL HIS TERM EXPIRES IN NOVEMBER 2006.

HELP AVOID PROBLEMS AT THE GUARDHOUSE

WE WANT TO THANK EACH RESIDENT WHO TOOK THE TIME TO COMPLETE AND RETURN THE SURVEY THAT THE DISTRICT SENT OUT IN THE LAST NEWSLETTER REGARDING THE OPERATIONS OF THE GUARDHOUSE. YOUR COMMENTS AND SUGGESTIONS WERE HELPFUL AND WE EXPECT TO IMPLEMENT AND FOLLOW-UP ON MOST OF THEM.

OUR GOAL IS TO PROVIDE EFFECTIVE OPERATION OF THE GUARDHOUSE. ONE OF THE THINGS THAT YOU CAN DO TO HELP

YOURSELF AND YOUR NEIGHBORS IS TO BE AWARE OF THE THINGS YOU NEED TO DO SO THAT YOUR GUESTS AND VISITORS ARE NOT NEEDLESSLY DELAYED.

FIRST: **KNOW THE NUMBER TO THE GUARDHOUSE.** IT'S ALWAYS PRINTED IN THE NEWSLETTER AND APPEARS NEXT TO THIS ARTICLE IN THE SIDEBAR. CUT IT OUT AND TAPE IT NEAR YOUR PHONE OR REFRIGERATOR. USE IT TO CALL THE GUARDHOUSE TO LET THEM KNOW **IN ADVANCE** THE NAME OF THE GUEST YOU ARE

EXPECTING.

ALSO, MAKE SURE THE INFORMATION YOU HAVE AT THE GUARDHOUSE COMPUTER IS UP-TO-DATE AND COMPLETE. MAKE SURE YOUR LAWN AND POOL SERVICE NAMES ARE ON YOUR LIST. MAKE SURE THE PHONE NUMBERS YOU HAVE PROVIDED THE GUARDHOUSE ARE THE ONES WHERE YOU CAN BE MOST LIKELY REACHED. LASTLY, REMIND YOUR GUESTS THAT THEY MUST HAVE A PHOTO ID READY WHEN THEY ARRIVE.

**KNOW THE
GUARDHOUSE
PHONE
NUMBER:**

954-975-4054

RECENT CORAL BAY COMMUNITY SALES

ADDRESS	VILLAGE	SALES PRICE
3351 BONITO LANE	FAY'S COVE	225,000
6242 BUENA VISTA DRIVE	INDIAN KEY	250,000
6220 SEMINOLE TERRACE	INDIAN KEY	255,000
3303 INDIAN KEY BLVD.	INDIAN KEY	260,000
3324 ORINOCO LANE	INDIAN KEY	266,000
6314 W BUENA VISTA DR.	INDIAN KEY	275,000
6322 BUENA VISTA DRIVE	INDIAN KEY	288,000
6244 VISTA DEL MAR	LAS BRISA DEL MAR	293,000
3106 SUNSET LANE	LAS BRISAS	300,000
6425 OCEAN DRIVE	MALLORY HARBOUR	315,000
6686 SALTIRE TERRACE	PORT ANTIGUA	297,000
6670 FERN STREET	THE CAPE	252,750
6670 FERN STREET	THE CAPE	261,000
3046 LIGHTHOUSE PLACE	THE CAPE	264,000

SOURCE: MAYA HOMES REALTY LLC 954-978-2595

MUCH WORK HAS BEEN DONE “BEHIND THE SCENES” IN ADVANCE OF THE ACTUAL CONSTRUCTION OF THE NEW PROJECTS

PROJECTS UNDERWAY IN CORAL BAY FENCING, ENTRYWAYS, AND LANDSCAPING WILL BE FIRST

SINCE THE DISTRICT’S BONDS WERE ISSUED AT THE END OF SEPTEMBER, A LOT OF WORK HAS BEEN UNDERWAY THAT WILL SOON BE PHYSICALLY EVIDENT TO ALL CORAL BAY RESIDENTS.

FIRST, THE FENCING REPLACEMENT PROJECT CONSTRUCTION WILL SOON BEGIN. THE WOODEN SHADOWBOX FENCE WILL BE

REPLACED WITH A CONCRETE PANEL SYSTEM. AS PART OF THAT NEW CONSTRUCTION, MOST ENTRYWAYS INTO EACH VILLAGE WILL BE REPAIRED AND PAINTED TO MATCH THE NEW WALL.

BIDS FOR LANDSCAPING IMPROVEMENTS HAVE BEEN RECEIVED AND INSTALLATION OF THE NEW PLANTINGS WILL

LIKELY BEGIN AND BE COMPLETED IN MARCH. THESE IMPROVEMENTS INCLUDE LANDSCAPING IMPROVEMENTS AT NEARLY ALL OF THE DISTRICT’S TRAFFIC ISLANDS AND SIGNIFICANT IMPROVEMENTS TO NORTH BAY DRIVE FROM EL CAPITAN DRIVE TO THE LIFT/IRRIGATION STATION TO THE WEST.

NEWSLETTER WILL RETURN TO A SHORTER, MONTHLY FORMAT DELIVERED BY VOLUNTEERS

BEGINNING THIS MONTH, THE CORAL BAY BUZZ WILL BE HAND DELIVERED BY VOLUNTEERS ON A MONTHLY BASIS.

THE NEWSLETTER WILL GENERALLY BE 4 PAGES LONG TO SAVE ON PRODUCTION COSTS AND WILL BE DELIVERED TO EACH HOME’S DOOR.

WITH ALL THE NEW PROJECTS WE HAVE UNDERWAY, WE HOPE THAT MORE FREQUENT COMMUNICATIONS CAN KEEP OUR RESIDENTS BETTER INFORMED.

NORTH BAY DRIVE GATE IMPROVEMENTS DISCUSSED

THE CORAL BAY CDD BOARD OF SUPERVISORS IS CONSIDERING CHANGES TO THE GATE SYSTEM AND ACCESS AT THE NORTH BAY DRIVE OR “TARGET” ENTRANCE.

THE CHANGE BEING CONSIDERED WOULD RESTRICT TRAFFIC AT THIS UNSTAFFED SYSTEM TO RESIDENTS ONLY. VISITORS WOULD BE REQUIRED TO UTILIZE THE GUARDHOUSE ENTRANCE.

AS PART OF THIS RESTRUCTURING, THE DISTRICT WOULD CONSTRICT THE NUMBER OF TRAVEL LANES AND INSTALL EITHER A ROLLING GATE OR A SWING GATE AT BOTH THE ENTRANCE AND EXIT TO THE

COMMUNITY.

IT IS IMPORTANT TO NOTE THAT THIS IS CURRENTLY AT THE EXPLORATORY STAGE. THE DISTRICT HAS CONSIDERED THE COMMENTS OF THE COMMUNITY FROM THE EARLIER SURVEY THAT WAS SENT TO RESIDENTS AND THERE SEEMED TO BE STRONG SENTIMENT TO UNDERTAKE THIS IMPROVEMENT. THE BOARD OF SUPERVISORS IS CURRENTLY CONSIDERING THE DIFFERENT OPTIONS AVAILABLE TO THEM, BUT THEY ARE COMMITTED TO MAKING THE SYSTEM WORK BETTER.