



MAY 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**

HARBOR CIRCLE PARTIALLY CLOSED FOR EMERGENCY REPAIRS

A SERIOUS CONDITION WAS UNCOVERED DURING A ROUTINE POTHOLE REPAIR TO THE CONCRETE PAVEMENT ON THE TRAFFIC CIRCLE IN THE ENTRYWAY TO THE CAPE AND MALLORY HARBOR.

THE DISTRICT HAD ITS ENGINEERS INSPECT THE DRAINAGE SYSTEM LOCATED NEAR THE POTHOLE. THE INSPECTION INDICATED THAT THE DRAINAGE SYSTEM WAS INTACT AND THAT ONLY MINOR MAINTENANCE WAS NECESSARY.

HOWEVER, ONCE REPAIRS WERE COMMENCED, THE CONTRACTOR DISCOVERED SUBSTANTIAL EROSION OF THE ROADBED

ADJACENT TO THE POTHOLE. THE CAUSE OF THE EROSION COULD NOT BE INITIALLY DETERMINED AND THAT SECTION OF THE ROADWAY WAS DEEMED UNSAFE TRAFFIC WAS RE-ROUTED ON A TEMPORARY, EMERGENCY BASIS.

UNFORTUNATELY, THIS IS THE ONLY ENTRYWAY FOR SEVERAL HUNDRED HOMES, BUT DUE TO SAFETY CONCERNS, IT WAS NECESSARY TO TEMPORARILY CLOSE THE AFFECTED AREA OF THE CIRCLE.

AFTER THE ROADWAY SECTION WAS CLOSED, ADDITIONAL EXTENSIVE TESTING AND EVALUATION WAS DONE TO THE DRAINAGE SYSTEM AND WATER

AND SEWER LINES LOCATED IN THE AREA. NO PROBLEMS WERE NOTED WITH THOSE SYSTEMS, AND NO CAUSE COULD BE FOUND FOR THE ROADBED EROSION.

FINDING A LICENSED AND INSURED CONTRACTOR WHO COULD PERFORM THE WORK ALSO PROVEN DIFFICULT.

A CONTRACTOR HAS BEEN ENGAGED AND THE ROAD SHOULD BE REOPENED SHORTLY AFTER THIS NEWSLETTER IS DELIVERED TO OUR HOMES.

NORTH BAY DRIVE GATE IMPROVEMENTS PENDING

THE DISTRICT IS MOVING TOWARDS MAKING THE NORTH BAY DRIVE GATE A RESIDENT'S ONLY ENTRANCE AND THIS MAY HAPPEN DURING THE MONTH OF MAY.

SWING GATES WILL LIKELY BE ADDED TO THE GATE ARMS. TRAFFIC LANES WILL BE REDUCED TO ONE LANE IN AND ONE LANE OUT

AT NORTH BAY DRIVE.

VISITORS WILL BE DIRECTED TO THE SOUTH BAY DRIVE GUARDHOUSE ENTRANCE. RECENT TRAFFIC STUDIES INDICATE THAT THE RELOCATED TRAFFIC WILL NOT BURDEN THAT ENTRANCE.

THE DISTRICT IS CONSIDERING USING

EITHER BOLLARDS OR ALUMINUM FENCING THAT MATCHES THE SWING GATES TO CLOSE THE ROADWAYS. A TEST OF THIS CONCEPT MAY BE UNDERTAKEN DURING THE MONTH OF MAY, SO PLEASE WATCH FOR DIFFERENT TRAFFIC PATTERNS AT THAT ENTRYWAY.

EASEMENT AGREEMENTS ARE DESIGNED TO GIVE THE PROPERTY OWNER PROTECTION DURING CONSTRUCTION AND MAINTENANCE OF THE FENCE

FENCING PROJECT TO BEGIN EXISTING FENCE TO BE REMOVED OWNERS WITHOUT SIGNED EASEMENT AGREEMENTS WON'T GET TEMPORARY FENCING

THE DISTRICT EXPECTS TO BEGIN THE FENCE REPLACEMENT PROJECT VERY SOON. UNFORTUNATELY, WE STILL DO NOT HAVE SIGNED EASEMENT AGREEMENTS WITH SEVERAL PROPERTY OWNERS. WITHOUT THE SIGNED AGREEMENTS, WE WILL NOT BE ABLE TO PUT A TEMPORARY FENCE IN THE YARDS OF THOSE HOMES. WE WILL SEND LETTERS TO THOSE HOMEOWNERS WARNING THEM THAT THEIR PROPERTY WILL

BE EXPOSED DURING THE CONSTRUCTION PERIOD. WE HAVE ATTEMPTED SEVERAL TIMES AND MADE EVERY ACCOMMODATION TO TRY TO FINALIZE ALL AGREEMENTS, BUT WE MUST BEGIN CONSTRUCTION IMMEDIATELY. IF YOU ARE ONE OF THE PROPERTY OWNERS AND YOU NEED A COPY OF THE AGREEMENT TO SIGN, PLEASE CONTACT US IMMEDIATELY AND WE WILL FORWARD YOU THE AGREEMENT FOR YOUR

SIGNATURE. ONCE CONSTRUCTION BEGINS, WE LIKELY WON'T BE ABLE TO INSTALL A TEMPORARY FENCE FOR YOU. THE DISTRICT WILL BE STARTING ON THE SOUTH SIDE OF THE COMMUNITY, BEGINNING AT LAS BRISAS DEL MAR AND THE ORIGINAL MALLORY HARBOR SECTION BY LAS BRISAS. PLEASE CALL US IF YOU HAVE ANY QUESTIONS.

RECENT CORAL BAY COMMUNITY HOME SALES

3327 BONITO LANE	FAY'S COVE	340,000
6430 AMBERJACK TERR	FAY'S COVE	320,000
3342 BONITO LANE	FAY'S COVE	275,000
6431 AMBERJACK	FAY'S COVE	225,000
6317 SEMINOLE TERRACE	INDIAN KEY	278,000
3146 WEST BUENA VISTA	ISLAMORADA	285,000
3171 W. BUENA VISTA DR	ISLAMORADA	272,000
3051 LILLIAN LANE	MALLORY HARBOR	340,000
6332 HARBOR BEND	MALLORY HARBOR	330,000
6701 SCHOONER TERR	PORT ANTIGUA	290,000
6650 FERN STREET	THE CAPE	307,500

SOURCE: MAYA HOMES REALTY LLC 954-978-2595

FAY'S COVE POOL REPAIRS BEGUN POOL TO REMAIN CLOSED UNTIL MID- JUNE

THE DISTRICT HAS CLOSED THE FAY'S COVE POOL LOCATED AT THE END OF SOUTHWIND LANE BETWEEN PORT ANTIGUA AND FAY'S COVE. THIS IS ONE OF THREE POOLS OPERATED BY THE DISTRICT FOR THE BENEFIT OF ALL CORAL BAY RESIDENTS. DURING THE RENOVATION PERIOD, RESIDENTS CAN STILL USE EITHER THE PENINSULA PARK POOL, LOCATED AT CAPE

CIRCLE IN THE CAPE, OR THEY CAN USE THE CLUBHOUSE POOL LOCATED NEAR THE GUARDHOUSE ON SOUTH BAY DRIVE. PARKING IS AVAILABLE ONLY AT THE CLUBHOUSE POOL.

REPAIR WORK AT THE FAY'S COVE POOL INCLUDES REPAIRS TO THE POOL'S STRUCTURE TO CORRECT A SIGNIFICANT LEAK THAT HAS RESULTED IN ELEVATED WATER BILLS FOR THE POOL. OTHER

WORK THAT WILL BE UNDERTAKEN DURING THE CLOSURE INCLUDES: REPAIR AND RENOVATION OF THE RESTROOMS, REPLACEMENT OF THE POOL FURNITURE WITH UNITS SECURED IN PLACE, AND EROSION CONTROL ALONG THE SHORELINE OF THE LAKE.. WE ASK FOR YOUR PATIENCE DURING THIS RENOVATION PERIOD. OUR GOAL IS TO HAVE THE POOL REOPENED BY THE SUMMER SWIM SEASON.

SOUTHWIND LANE MODIFICATIONS PROGRESS

AS PART OF ITS CAPITAL IMPROVEMENT PROGRAM, THE DISTRICT WILL BE CHANGING SOUTHWIND LANE TO A ONE-WAY STREET WITH PARKING SPACES ADDED TO ALLEVIATE CONGESTION IN NEIGHBORING VILLAGES AND TO PROVIDE PARKING FOR THE FAY'S COVE POOL. BRICK PAVERS THAT HAVE BEEN DISLODGED BY TREE ROOTS WILL BE REPAIRED TO ELIMINATE THE TRIP HAZARDS THAT CURRENTLY EXIST. ONE OF THE SIDEWALKS WILL BE ELIMINATED AND LANDSCAPING WILL PUT IN PLACE. LIGHTING IMPROVEMENTS WILL ALSO BE UNDERTAKEN AS PART OF THIS IMPROVEMENT.

THE FENCING THAT IS ADJACENT TO THE ROAD ALSO WILL BE REPLACED WITH THE SAME CONCRETE PANEL FENCING THAT WILL BE ON NORTH AND SOUTH BAY DRIVE. THIS FENCING WILL PROVIDE MORE PRIVACY TO THE HOMEOWNERS ADJACENT TO THE IMPROVEMENT AND NOISE TO THEIR PROPERTY SHOULD BE REDUCED.

ENGINEERING SURVEYS HAVE BEEN COMPLETED AND DESIGN IS NEARING COMPLETION. IT WILL BE A FEW MONTHS STILL BEFORE CONSTRUCTION BEGINS, BUT OUR AIM IS TO MAKE THIS IMPROVEMENT AT ABOUT THE SAME TIME AS THE FENCING IS REPLACED ON SOUTHWIND LANE.

IF YOU HAVE ANY QUESTIONS REGARDING THE PROJECT, PLEASE FEEL FREE TO CALL US.

**KNOW THE
GUARDHOUSE
PHONE
NUMBER:**

954-975-4054

CONCRETE
PANEL FENCING
GREATLY
REDUCES THE
NOISE THAT
CAN
CURRENTLY
REACH A HOME
THROUGH A
SHADOWBOX
FENCE

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

VILLAGE HOMEOWNERS' ASSOCIATIONS

- **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 4TH TUESDAY OF THE MONTH AT 7:00 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.

PENINSULA PARK POOL TO BE RENOVATED AFTER THE SUMMER SWIM SEASON

WE WILL BE KEEPING THE PENINSULA PARK AND POOL OPEN DURING THE SUMMER SWIM SEASON. AFTER THAT, WE WILL BE CLOSING IT FOR A FEW MONTHS AS EXTENSIVE REPAIRS TO THE POOL BUILDING AND LIGHTHOUSE ARE MADE. THE LIGHTHOUSE WILL BE ENTIRELY REWORKED TO REPAIR OR REPLACE THE DETERIORATED PORTIONS OF THE STRUCTURE.

AS PART OF THIS IMPROVEMENT, THE POOL BUILDING WILL BE RENOVATED ELIMINATE THE MAINTENANCE ISSUE ASSOCIATED WITH

HAVING THE POOL EQUIPMENT IN THE SAME ROOM AS OTHER UTILITIES. OTHER REMODELING WILL BE UNDERTAKEN TO IMPROVE THE OVERALL USEFULNESS AND APPEARANCE OF THE BUILDING.

PARKING IS NOT ALLOWED ON THE TRAFFIC CIRCLE BY THE POOL. CARS PARKED ON THE TRAFFIC CIRCLE WILL BE TOWED AND TICKETED.