

*District Supervisors*

- John Hall,  
Chairman
- Sandra  
McCormick,  
Vice-Chairman
- Fred Bourdin,  
Supervisor
- Daniel Dean,  
Supervisor
- Tony  
Spavento,  
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  
4801-132 South University  
Drive  
Fort Lauderdale, Fl 33328-  
3839

## Improvement Program Update

The Management proposed project to replace the old, dilapidated wooden fencing with a concrete panel system is substantially complete. Only minor punch list items remain. The concrete panel system weathered hurricane Wilma without any damage and has even survived a vehicle accident a few months ago. The wall won. With the fencing complete, planned village entryway improvements have begun. Each entryway was repainted and each will also receive new landscaping enhancements.

As a separate project, the main entryways to Coral Bay and each Village entryway are being revitalized. Work at these locations includes replacing the landscaping and the light fixtures. The district received money from its insurer and from FEMA for the lighting project. This project has been put out to bid and we expect installation to be complete in August.

We're still waiting for approval from FEMA for the fencing replacement on South Bay Drive and elsewhere in the District. We're hopeful that this will be given in July. At the June Board Meeting, the District Supervisors approved a short-term borrowing to provide the District enough funds to complete project that currently lack funding due to Wilma damage. This borrowing will be included in next year's assessment due in November on your property tax bill. With the approval of the borrowing and with the hope that FEMA will approve the scope of the work, we are now in the process of bidding the new replacement fencing.

The District has twice bid out renovations to the Peninsula Park pool building. Though several contractors picked up the plans and specifications, none submitted bids, with some indicating that they were too busy to do the work. The District instructed its engineer to directly negotiate with reputable contractors so that work may begin. Work on the lighthouse repair at that park should begin shortly as the Board approved the award of the contract at its last meeting. Unfortunately, we find it as difficult to get licensed and insured contractors as others do.

The Board and Management have spent many hours at public meetings on each of these and other projects and we appreciate those residents who attend the meetings and stay till the end to keep abreast of the many projects underway in Coral Bay.

## **Vehicle Ticketing and Towing To Resume Immediately**

The District will again be removing vehicles parked on District property. Parking on streets, swales, sidewalks, and other District property between the hours of 2 a.m. and 6 a.m. will result in one warning and then the vehicle will be towed at the owner's expense.

Please make arrangements to keep your vehicles in your garage or in your driveway between the sidewalk and your home. If a vehicle is in the driveway, but is blocking the sidewalk, even partially, it may be towed without warning. If your vehicle is missing in the morning, please contact the tow company phone number listed at the entrances to Coral Bay to see if it was towed and to find out what you'll have to do to get it back.

Parking enforcement is necessary for public safety purposes and to keep up the community's appearance.

## **District Looks To Hire Coral Bay Residents For Maintenance Work**

Daily maintenance has always been an issue at Coral Bay as the District has struggled to find reputable contractors who show up to do the work constantly required.

The District has approved the hiring of an on-site part-time manager and up to three maintenance personnel. If you are interested in working part-time in your community, we are interested in talking to you. We feel there are people in Coral Bay who will look after their community better than someone who doesn't live here.

The openings are immediate and if you have transportation (you'll need to pick things up and throw them away!) and a good attitude, are in good physical condition and can pass a drug test, give us a call at the District offices 954.689.4804.

### **Coral Bay Candidate Information**

Coral Bay CDD will have an election in November. Qualifying for the vacant seats begins July 17<sup>th</sup> and ends July 21<sup>st</sup>. For more information, contact the Broward County Supervisor of Elections at 954.357.7050 or at [elections@broward.org](mailto:elections@broward.org).

## Landscaping Improvements

One of the improvements over the last several months has resulted in many positive calls to our District office. The landscaping improvement on North Bay Drive from Southwind Lane west to the second Port Antigua entrance was funded in part by a grant from Broward County's Broward Beautiful program. The District beat out many other applicants and the District provided the rest of the funding.

The plant selection of native species has adapted very well and the plants color is wonderful. The planting even survived hurricane Wilma. Residents are encouraged to choose plants such as these when improving their own landscaping.

The grant provided \$10,000 to the District. The District was also able to procure \$15,000 in replacement landscaping a few months ago for the berm across from Home Depot. Home Depot representatives met with the District when we expressed concern that the renovations there would have a negative impact on the community. Together, \$25,000 in donations or grants has given to Coral Bay.

## 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 are 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. The assessment is part of your annual property tax bill. This assessment is not based upon the value of your home. Currently, even with all the improvements underway, this assessment is lower than similar CDD's and master HOA's in Broward County, and stands at less than \$100 per month, net.

Board members are elected public officials and must follow the same laws that govern Florida's cities. The District owns the assets and enjoys limits on its liability under Florida's Sovereign Immunity laws. The District is also eligible for reimbursement from FEMA for federally declared disasters, such as hurricane Wilma last year. Without FEMA, the District, and ultimately its property owners, would have been left to pay an estimated \$2 to \$3 million for storm cleanup and repairs. Though this is a slow process, the financial advantages are immense.

Also, as a unit of local government, management was able to enroll the District in an insurance program that provided better coverage to the District while saving over \$40,000 annually in premiums.

The District does not regulate the appearance of your home or any activity that may occur on your property (except certain easements). Your homeowners' associations are responsible for the enforcement of your rules and you may contact them at the numbers located on the back of this newsletter. Coral Bay does not have a master homeowners' association.

## Village Homeowners' Associations

New Community Strategies  
District Manager  
4801-132 University Drive  
Fort Lauderdale, Florida  
33328-3839

Phone:  
954-689-4804

Fax:  
954-689-4806

E-Mail:  
Districtmanager@  
coralbaycdd.com

- The Cape** meets monthly. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3
- 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 2<sup>nd</sup> Monday of the month at 7:30 PM. Contact Dennis Holste at New Community Strategies (954) 689-4804.
- Las Brisas** meets as announced. 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 2<sup>nd</sup> Wednesday of each month at 7:00 pm. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.

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We're on the Web!

*See us at:*

[www.coralbaycdd.com](http://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
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