

Coral Bay Wins FEMA Appeals

One of the many advantages that Coral Bay has as a Community Development District (instead of say, a master homeowners' association) is that as a CDD, Coral Bay can receive direct FEMA funding to help repair damage caused by a disaster, such as hurricane Wilma. That does not mean that the process of getting FEMA funding is always quick or easy. Coral Bay applied for and received direct FEMA funding for nine projects to repair damage caused by hurricane Wilma.

Unfortunately, the approved funding levels for two projects did not provide enough money to repair the damage. Those projects are replacement of the damaged boat ramp and damaged wood fencing. Believing that FEMA provided too little funding for these projects, the District appealed the FEMA decisions that led to the approved funding levels. The District's efforts have resulted in decisions in our favor on both projects. FEMA has approved:

- \$125,000 to repair the boat ramp.
- Funds to replace 2,670 linear feet of the damaged wood fencing.

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New District Management Company

Coral Bay has a new District Management company, Alliance Property Systems. Alliance takes over as District Manager on August 13, 2007. Coral Bay's files, records, and day-to-day management are being transferred to Alliance during the 30-day transition period that Alliance requested.

Four companies responded to the District's legally-required Request for Proposals for District Management services. At its April meeting the Board chose Alliance based on their maintenance, management and organizational strengths. Also at this meeting, the Board terminated its contract with New Community Strategies (NCS). A new contract was negotiated with Alliance, which was approved at the July Board meeting and signed by the District and Alliance during July.

Two members of Alliance's 13-person staff will be Coral Bay's primary contacts: Leigh Hoffman as District Manager and Millie Otero as Assistant District Manager. The Board looks forward to working Leigh and Millie, and to ensuring a higher level of service for Coral Bay.

Alliance has been in business in Broward County for 17 years, and manages more than 50 properties across South Florida. Their experience includes seven years of experience as Coral Bay's previous District Manager (1997 – 2003) and as current manager of five of Coral Bay's village associations.

A District office in the clubhouse building on South Bay Drive will be staffed by Alliance. This office will be open at least two days a week for no less than four hours each day. The District office will make it easier for residents and vendors to contact Coral Bay staff. Pool keys, gate transponders, and clubhouse reservations will continue to be available through the District office.

The District would like to thank NCS, and in particular Irv Rosenbaum, Chris Wallace, and Lennie De Paola for their four plus years of service to Coral Bay. 

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The appeal of the boat ramp project funding was granted earlier in the year. Since that time, the contract for repairing the boat ramp has been awarded, the building permits have been applied for, and construction is scheduled to begin in late August, pending permit approval.

At its June 2007 meeting, the Board contracted for the installation of fencing at the Indian Key entry way, along Southwind Lane, and across from the NW 30th Street gate (the “back” gate.) This project is will begin pending the approval of the building permits and the clarification of some project details with FEMA. The area between Coral Bay and Coral Cay (South Bay Drive) was not considered at the June meeting as the results of the FEMA appeal were still pending. Now that the appeal has been granted, the Board expects to award the contract for the South Bay Drive location in the very near future. Bids for the South Bay Drive fencing location were obtained at the same time as the bids for the other locations. 🌿

Parking in Coral Bay

Fact: The original developers built Coral Bay with narrow streets.

Fact: Coral Bay is a community of single family homes.

Fact: Each house in Coral Bay has parking, as required by law, in the garage and driveway to meet the needs of the maximum number of adults intended to live there.

These things should not be new to anyone. They have existed since every resident in Coral Bay moved here.

The District does not permit parking on Coral Bay’s streets from 2 AM to 6 AM. During the rest of the day, standard City of Margate and State of Florida parking regulations apply.

So what does this mean for homeowners?

- In general, every vehicle stopped or parked where parking is permitted should be parked with the right wheels within 12 inches of the right-hand curb.
- By law, parked vehicles can never block a sidewalk.
- Parked vehicles cannot block your neighbors’ driveways.

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- A vehicle parked so that there is less than ten feet of the roadway for free movement of vehicular traffic is illegally parked.
- Where curbs are not provided, vehicles must be parked on the swale so that they do not take up more than 12 inches of the paved portion of the roadway. Because Coral Bay’s swales are so narrow, this effectively means that you cannot legally park on the swale.
- Respect your neighbors. Make sure that room is left for them get into and out of their driveways and have access to their mailbox.
- If you have guests, find out where they parked and make sure that they parked legally and in a way that respects your neighbors.
- Overnight, all of your vehicles must be parked either in the garage or on the driveway. Parking on your lawn or yard may put you in violation of your Village’s HOA regulations. The CDD does not make or enforce HOA regulations.

Most of the rules listed in this article are from the City of Margate’s parking regulations and apply everywhere in the city. If you have concerns about vehicles parked illegally under City or State law, please contact the Margate Police Department at 954-972-7111. 🌿

Play Structure at Tot Lot Being Repaired

The play structure at the Tot Lot is being repaired thanks to the volunteer efforts of Mallory Harbor resident Eddie Velie and Margate’s Cub Scout Pack 836. Repairs are scheduled to be finished in mid-August and the structure is expected to be open for use shortly thereafter.

After the initial work was completed, the Board hired a structural engineer to inspect the play structure and certify the structure to be sound. There are still a few things to be done including building a new suspension bridge.

Mr. Velie solicited the help of Pack 836 to get the boys involved in a community service project. The finishing touches for the project are scheduled for August 12, 2007 at 2 PM (weather permitting) when the Pack 836 will assist in building the new suspension bridge.

Thanks to both Mr. Velie and to the members of Cub Scout Pack 836 for contributing to Coral Bay! 🌿

DISTRICT SUPERVISORS

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Chair

Sandra McCormick,
Vice-Chair

John Hall,
Supervisor

Daniel Dean,
Supervisor

Ron Gallucci,
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Street Signs Receive Face Lift

Over the years, Coral Bay’s street signs have become an odd collection of multiple post and sign styles that gave Coral Bay a non-uniform appearance. Before Hurricane Wilma, the Board had budgeted funds to begin replacing our street and traffic signs in phases.

When hurricane Wilma damaged about one third of the District’s 198 street and traffic signs, we were given FEMA funding to replace the damaged signs. The Board decided to combine the advantage of volume purchase pricing with the FEMA funding to replace all of the street signs and not just the damaged ones. The goal was to improve the appearance of Coral Bay by replacing old and faded signs at the same time as the ones damaged by Wilma, getting the most out of the money spent.

The new signs are easy to maintain, uniform, attractive, and made up of readily available stock parts including:

- Square, white, metal posts that are clean and sturdy, and that do not rust or rot.
- Green, metal street signs with white letters.
- Highly reflective traffic control signs that are easy to see day or night, under a variety of weather conditions.

Work has been delayed by the weather (the new posts are being set in concrete) and problems removing the old signs (many signs were originally installed so that the concrete footer was poured around electrical lines and irrigation pipes.)

The signs damaged by hurricane Wilma have been replaced. Replacement of the rest of the signs is underway. This project is expected to be complete in four to six weeks (weather permitting) giving Coral Bay an improved appearance. 🌬️

Peninsula Park Renovation

Anyone who remodels a building takes the chance of running into any number of unknown and unexpected challenges. So it was with the lighthouse building at Peninsula Park.

During preparation for the remodeling work, several additional problems were uncovered that had to be addressed. Additionally, the City of Margate’s building division kept requiring revisions to the building plans. After many cycles of review and revision, the building permit was granted on July 10, 2007.

The contractor can now begin the construction phase of this project. The contractor has 90 days from the date of the permit approval to complete the project.

As part of the demolition phase of this project, electrical service to the Peninsula Park building was disconnected. Once the remodeling work has reached a point where it is safe to do so, this service will be restored and work can begin on the pool and pool equipment.

The Board has met with the building contractor and will continue to work with him to coordinate work at the site so that Peninsula Park can be re-opened as soon as possible. 🌬️

Care for Your Pet, Respect Your Neighbors

Having a four-legged companion in your household can be a wonderful thing. However, pet ownership also comes with responsibility. This is not just responsibility to care for your pet in your home, but also the responsibility to keep your pet from being a nuisance to your neighbors and other residents of Coral Bay.

Unfortunately, it seems that some Coral Bay residents are not accepting this responsibility. Remember, all responsible pet owners:

- Clean up after pets on the District's and other residents' property.
- Dispose of the pet waste in a sanitary manner.
- Ensure that their pets are licensed and wearing ID tags.
- Keep cats indoors and away from situations where they can be a nuisance.
- Obey state and local animal laws, including leash laws.
- Maintain a flea and tick control program to keep pests from spreading to other areas.
- Keep dogs clean and work to control excessive barking.
- Take their pets to the vet for a checkup — every year.
- Take their dogs to obedience school or teach their dogs five basic obedience commands: heel, sit, stay, down, and come.
- Get their dogs a permanent form of identification, such as an implanted micro-chip, tattoo, etc. 🏹

Entryway Lighting Replacement Project

After many delays, including the delivery of the wrong light fixtures, work to replace or repair the lighting at the entryway of each village has been completed. This also includes the entryway lights on the Coral Bay entrances.

The major item remaining in this project is the replacement of the six decorative street lights at each main Coral Bay entrance. These light fixtures were selected at the same time as those installed on the village entryways and were ordered from the same vendor to ensure consistency.

The lights were delivered to Coral Bay, but have not yet been installed. As this project is being partially funded by FEMA, the District must have three written bids for installing the lights or risk losing the FEMA money. To avoid the possibility of losing this FEMA funding, the District has been working to meet the bid requirement.

As soon as the third bid has been received, the contract for installing the lights can be awarded. 🏹



Village HOA Meetings and Contact Information

- **The Cape** each month at 7:30pm. Contact 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 on the 3rd Wednesday of the 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 Matt Rosenbaum 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 on the 3rd Tuesday of each month with times to be announced. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.
- **Mallory Harbor** meets on the 3rd Thursday of each month at 7:00pm. Contact Glen Stout of Sundance Property Management (954) 255-6888 x 222.
- **Port Antigua** meets on the 2nd Wednesday of each month at 7:00 pm. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.