

District Supervisors

- Tony Spavento,
Chair
- Sandra
McCormick,
Vice-Chairman
- John Hall,
Supervisor
- Daniel Dean,
Supervisor
- Ron Gallucci,
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

Lethal Yellowing On Palms

Many Coral Bay palms are suffering from a disease called “Lethal Yellowing”. The disease is caused by a small bacteria-like organism and is likely spread by insects (usually a plant hopper) feed on the palm sap. The first sign of the disease is the premature dropping of most or all of the palms fruiting or nuts. Most of the fallen fruit or nuts will be dark brown or black in color nearest the stem. The blackening of the flower stalks follows this stage. Healthy stalks are golden-yellow in color, but in diseased palms, the male flowers will be dead and no fruits or nuts will set. Next, the palm fronds (branches) will turn yellow, usually starting at the bottom and moving upwards toward the crown of the palm. Sometimes, a young frond will turn yellow early on. At the end of the disease, the youngest unfolded leaf or “spear leaf” will collapse and the palm will be left with just a bare trunk. From the point of the first symptom, it takes 3-6 months for the palm to die. There is no cure for a palm already infected, but it is possible to save other palms from being infected. A knowledgeable gardener or landscaper should individually inspect each palm. The District is removing its infected palms and has been and will continue to treat its remaining palms. However, because plant hoppers likely spread this disease, it’s important for property owners to evaluate and treat their palms. Observations made throughout the community leads us to believe that this disease has infected many homeowners’ palms already. Please take the time to evaluate your palms and, if necessary or in doubt, treat them promptly.

Best Buy Developer To Amend Initial Plans

As many of you know, the vacant land across from the District’s North Bay Drive (or Target) entrance is scheduled to be developed into a new shopping center with Best Buy as one of the main anchor tenants. The District filed an appeal with the City of Margate regarding decisions that had been made by the City’s Board of Adjustment. At the Coral Bay Board of Supervisor’s special December meeting, the Developer made a presentation to the Board on some of the changes that they had made and they heard the community’s concerns about the project. The Developer agreed to come to the Board’s January 11, 2007 meeting with some more revisions. You are encouraged to come to that meeting to hear about and see the changes that are being offered as solutions to our concerns.

Flagpole To Be Constructed

The New Year will begin with the installation of a new twenty-five foot flagpole. The flagpole will be installed on the landscape area between the clubhouse and the guardhouse at North Bay Drive. It will be lighted so that the American flag can be flown at all hours. Once erected, we expect to have a small dedication ceremony.

Board Officers Changed

At the December special meeting of the Board of Supervisors, new officers were installed following nominations from the Board. The new Board officers are: Tony Spavento, Chair; Sandy McCormick, Vice-Chair; Tina Hagen, Treasurer; Christopher Wallace, Secretary; and Dan Dean and Ron Gallucci, Assistant Secretaries.

Entryway Lights Ready

The manufacturer of our replacement lighting has informed us that the lights are ready for delivery and installation. North Bay Drive and South Bay Drive will each get six new pole lights with two fixtures and sign banner arms. Each entryway and all Village entryways will also get new lights that match the fixtures at the main entryways. All of these lights will be bigger than those damaged by storms and age and will be brighter as well. As each entryway is upgraded, damaged lighting systems, including the underground cabling, will be repaired. We're all looking forward to this installation after much delay. Installation will begin immediately after the City issues permits.

Security Patrols To Ticket and Tow Vehicles

The Board of Supervisors suspended for the holiday season ticketing and towing of illegally parked vehicles on District property. The security company has resumed ticketing and towing of vehicles. This is a reminder that vehicles are not allowed on the streets, swales or sidewalks between 2:00 a.m. and 6:00 a.m. each day. Cars will be towed at the owner's expense.

JANUARY REGULAR MEETING AGENDA

**Coral Bay Community Development District
Regular Meeting
3101 South Bay Drive, Margate, Florida
January 11, 2007
7:00p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes
 - a. November 9, 2006 minutes (Tabled From December 14, 2006)
 - b. December 12, 2006 minutes
 - c. December 14, 2006 minutes
4. Approval of Invoices
5. Presentations
 - a. Fred Bourdin, Plaque For Community Service
 - b. Best Buy Development (Prestige Group)
 - c. District Manager Presentations
6. Audience Comments
7. Supervisor Comments
8. District Engineer's Report
9. District Attorney's Report
10. District Treasurer's Report
11. District Manager's Report
12. Old Business
 - a. Action Items (attached)
 - b. Security Gate Improvements (Supervisor Dean)
13. New Business
14. New Action Items
15. Adjournment

All members of the Public are invited to attend the Board meetings. Ownership of property is not a requirement. Audience Comments are open to all persons, but comments are limited to 3 minutes for each speaker. Audience Comments are not allowed during other portions of the meeting, unless the item is noticed as a public hearing item.

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** 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 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 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 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

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, swales, sidewalks, 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 District does not have any authority except on property that it owns, such as the roads and pools. It does not control what happens on private property, such as your home. The District controls parking on the District's property, such as the streets and swales.

Within Coral Bay there are 8 Homeowners' Association. The Boards of the HOA's are made up of property owners who are elected by a vote of all property owners in that HOA. 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. They usually have the authority to enforce what color your home is painted and other improvements made to the outside of your home.

The City of Margate's Code Enforcement operations serve to enforce the local laws of the City of Margate and can also help you with problem neighbors and other concerns that occur on private property.