

Fiscal Year 2008–2009 Budget Approved

At the August 28, 2008 Budget Hearing, the Board adopted the District's Fiscal Year 2008–2009 budget. See page 2 of this issue for the approved Fiscal Year 2008-2009 budget.

The approved budget sets the Coral Bay Community Development District (CDD) non-ad valorem assessment at \$1,320.19. This amount is same as the amount published on your "2007 Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments." More importantly to all of us, this amount is the same as the last year's assessment.

This year's assessment includes the costs of normal operations as well as bond servicing and repayment. It allows for proper on-going, day-to-day operations and maintenance of Coral Bay's community property. Some of the budget lines have been increased to account for the increased charges for Electric and for a number of our contractors that use a large amount of gasoline in the performance of their duties, for example the Landscapers.

There are a few projects originally planned for in Fiscal

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The next meeting of the Coral Bay Community Development District Board of Supervisors will be held:

**October 9, 2009 at 7:00 P.M.
Coral Bay CDD Recreation Center
3101 South Bay Drive**

Year 2007-2008 that were not completed by the end of the fiscal year. These projects will be funded in Fiscal Year 2008-2009 using the portion of the reserves created by not spending the funds in Fiscal Year 2007-2008. See **Coral Bay's Current Projects** in this issue of the Buzz.

Note: Every homeowner can save up to 4% on their property taxes and non-ad valorem assessments by paying early. Refer to your tax bill for additional information. 

Peninsula Park Restoration

Work on the pool building at Peninsula Park is nearing completion. The following items have been completed:

- The lighthouse tower has been refurbished.
- The building's exterior has been repaired, sealed, refinished with new stucco, and painted.
- The restrooms were moved to more suitable locations.
- Design flaws that led to maintenance problems with the old pool pump equipment were corrected.

Work continues on finishing the observation deck on top of the building.

Returning the 20-year old pool to operational status will require:

- Excavation around the pool to access the leaking underground plumbing. Analysis indicated more than 40 leaks around the pool's perimeter.
- Replacement of the underground plumbing around the pool's perimeter.
- Resurfacing the inside of the pool.
- Installation of new pool lights and ladders.
- Replacement of the pool deck with pavers to make future repairs easier and less costly.

Based on the cost of the pool renovation, the District is required by law to award the contract based on a competitive bidding process. The bidding process has been completed and the District is in the process of finalizing a

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Coral Bay CDD Fiscal Year 2008–2009 Adopted Budget

REVENUES

Net Tax Levy	\$1,263,580.25
Grants-Environmental / Hurricanes.....	\$160,000.00
Due From FEMA	\$7,000.00
Misc. Revenue	\$1,800.00
Insurance Reimbursement.....	\$0.00
Interest Income.....	\$30,000.00
Draw from Reserves.....	\$244,699.75

TOTAL REVENUES **\$1,707,080.00**

EXPENDITURES

Administrative Expense

Supervisor's Fees	\$13,000.00
Attorney's Fees	\$32,000.00
Engineering Fees	\$17,000.00
Accountant Fees.....	\$6,000.00
Annual Audit.....	\$15,000.00
Management Services	\$52,800.00
Property Appraiser	\$14,630.00
Postage and Delivery.....	\$900.00
Insurance	\$50,000.00
Printing and Binding	\$4,500.00
Legal, Advertising & Other.....	\$1,500.00
Office Supplies	\$1,000.00
Dues, Licenses, Subscriptions	\$1,500.00

Total Administrative Expense..... **\$209,830.00**

Facilities Maintenance

Bond Interest	\$69,072.00
Bond Principal	\$103,871.00
Contractual-Security.....	\$125,000.00
Security Patrols.....	\$25,200.00
Security System Lease.....	\$400.00
Telephone.....	\$9,000.00
Electric.....	\$92,000.00
Water & Sewer	\$7,400.00
Trash Removal.....	\$5,000.00
Janitorial Contract Labor.....	\$28,000.00
Pest Control.....	\$1,000.00
Landscape Maintenance.....	\$190,000.00
Other Maintenance.....	\$3,000.00
Irrigation Pumps Maintenance & Repair	\$27,000.00
Wall Maintenance/Repair.....	\$5,000.00
Hurricane Costs.....	\$160,000.00
Lake & Fountain Maintenance & Repair	\$14,000.00
Park & Pool Maintenance & Repair.....	\$66,000.00
Landscape Repairs & Improvement.....	\$35,000.00
Drainage System Maintenance	\$6,000.00
Road & Sidewalk Maintenance & Repair	\$32,000.00
Irrigation Water Treatment	\$5,000.00
Sign Maintenance & Repair	\$2,000.00
Pressure Cleaning	\$13,500.00
Electrical Repair & Replacement	\$46,000.00
Major Projects	\$406,807.00
Gate Repair & Replacement.....	\$20,000.00
Transponder Costs	\$0.00

Total Facilities Maintenance..... **\$1,497,250.00**

TOTAL EXPENSE **\$1,707,080.00**

At A Glance

- Fiscal year 2007–2008/2008–2009 per Home Assessment Comparison:
 - Fiscal year 2007–2008 (*last year*):

Total Assessment	\$1320.19
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 - Fiscal year 2008–2009 (*this year*):

Total Assessment	\$1,320.19
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- This year's assessment is the same as last year's.
- The "Hurricane Wilma Costs" Expenditure line represents the costs associated with completing repair of damages caused by Hurricane Wilma.
- Due to Property Appraiser discount, Total Net Tax Levy must be 96% of Gross Tax Levy.
- Expenditure for Property Appraiser is calculated based on Gross Tax Levy.
- Increased expenses for:
 - Electricity
 - Landscaping
 - Management fees
 - Annual Audits
 - Maintenance and Janitorial services

Peninsula Park *Continued from page 1*

contract with Aqualogic Pools. It is anticipated that all of the pool-related work should take about 60 days from the time that the necessary permits have been secured.

When this work is complete the District will apply for re-certification of the pool and announce it's re-opening. Stay tuned for further details! 🏊

Addressing Coral Bay's Security Issues

Last year, the Board hired TranSystems, an independent security and gating consulting firm, to help us design and implement a system that works well and achieves the objectives all residents desire—an attractive, functional system that reduces traffic, increases the sense of security and increases our property values.

TranSystems filed their final report, and the Board is actively addressing many of the overall security program recommendations contained in the report, including restoration of Coral Bay's gating system.

The TranSystems report states that fully 80% of our security problems (vandalism, etc.) are caused by Coral Bay residents and/or their visitors. The report backs up this claim and also states that it is not unique to Coral Bay. The Board is considering this information in its planning.

The consultant's recommended security program includes:

- Community participation and involvement. The report stresses that resident participation and involvement is of the utmost importance in any community, regardless of other security program or measures.
- Controlling vehicular access with gates on North Bay Drive and South Bay Drive that are similar to the swing gates at NW 30th St.
- Handling all visitor and/or residents without transponders through the South Bay Drive entrance.
- Locking pool gates and restroom doors.
- Improving lighting levels around the community.
- Video surveillance of the gates and park and pool areas to help identify the individuals responsible for damage to Coral Bay's property. The Board is currently looking at a system that provides for monitoring of the video feeds.

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Based on the community's needs, the Board has met with the City to identify any problem areas the City might have with the installation, and to open a constructive dialog. The Board is currently investigating both gate and camera system options.

Security and the future of the gates remain a top priority for many Coral Bay residents, including the CDD Board. While the Board recognizes the importance of the gates to Coral Bay, the Board also recognizes the importance of building this project in a manner that avoids the problems and high rate of vandalism/repair costs that led to the failure of the previous gating system. 🏊

Vandalism can best be prevented if residents report suspicious activity to the Margate Police Department. The non-emergency number is:

954-972-7111

When you call this number, you are anonymous unless you choose to identify yourself.

Vandalism of CDD Property – the Cost to You

During the period of October 1, 2007 through September 1, 2008, Coral Bay:

- Averaged \$1,970 per month in billed costs related to vandalism.
- The total billed cost of vandalism related damage to Coral Bay's property during this period is \$21,627.

This is money that could have been spent on improvements to our amenities. The table at the end of this article summarizes the vandalism costs by location. A detailed breakdown of the District's vandalism costs can be found on the Financial Documents page of Coral Bay's web site (www.coralbaycdd.com/CB_CDD_FinancialDocs.htm).

While refurbishing the tennis courts and lighting the basketball courts has been discussed, there is reluctance to do any work until we have the Community's support in lowering property damage. These two locations alone account for approximately 10% of the total vandalism cost even though the tennis court is brightly lit at night and patrolled regularly.

Community involvement and support are critical to lowering vandalism around the community.

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Vandalism Costs *Continued from page 3*

Location	Fiscal Year-to-Date Vandalism Cost
Basketball Court	\$444.20
Club House	\$4,793.25
Clubhouse Pool	\$950.06
Fay's Cove Pool	\$1,105.88
Gates	\$5,362.47
Irrigation System	\$915.64
Lake and Canals	\$341.78
Lighting and Electrical	\$1,810.34
Miscellaneous Vandalism	\$591.06
Nautical Bollards	\$620.57
Perimeter Wall	\$2,012.43
Street and Traffic Signs	\$1,053.84
Tennis Court	\$1,625.46
Total Fiscal Year to Date Vandalism Cost	\$21,627.01



Coral Bay's Current Projects

The Board and District Management continue to work to improve our community in that most responsible and effective ways possible. The following projects have been completed in the last several months:

- Installation of commercial grade PVC fencing on South Bay Drive, on Southwind Lane, at the Indian Key entry, and on either side of the Littoral Preserve. Anticipating reduced future maintenance costs the Board chose to upgrade the fence material to PVC. FEMA will only reimburse the cost of a wood fence (what existed before Wilma), but had to approve the use of the upgraded material. The District pays the difference.

Waiting while FEMA approved our enhanced fencing was frustrating, but the community's patience resulted in a FEMA reimbursement of \$179,600.00 (\$179.53 per home in saved assessments) for this project.

- Installation of landscaping to shield Coral Bay from the new Best Buy plaza. District Management is working with the Landscaper to add additional

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landscaping further blocking the view of the plaza. This project is funded using money the District received as a result of negotiations with the plaza developer.


- Replacement of the old, unsafe, and costly "Coral Bay" neon signage at the North Bay Drive and South Bay Drive entries with energy-efficient LED signage.
- Installation of new pole lights at the North Bay and South Bay Dr. entrances providing for a more attractive appearance during the day and enhanced lighting at night. This is another project where the Board's diligence in vigorously pursuing additional FEMA funding saved each homeowner money.
- Repair of the District's boat ramp. Here again, the Board's perseverance resulted in a significant FEMA funding increase.

In addition, the following projects are in the planning and/or construction stages:

- Making Peninsula Park operational. See **Peninsula Park Restoration** in this issue for details.
- Repairing the headwalls and eroded shoreline.

Based on an agreement with FEMA, the District Engineer has performed a topographical survey of all of the headwalls around the lake and the CDD owned shoreline and recommended appropriate repairs. Based on information available at the time, FEMA had previously approved an estimated cost of \$212,100.00.

The District Engineer has provided a new cost estimate of \$370,300 to implement the recommend repairs, based on the results of his survey. Since this new estimate is much larger than the current amount approved by FEMA, the District has filed a request for project review. Management is optimistic that FEMA will either approve this increased amount or recommend an alternative that will be fully funded.

- Gates and security camera system. See **Addressing Coral Bay's Security Issues** in this issue for additional information on the Gates
- Reconstructing the docks. The vast majority of the damage to the docks is due to age. The Board has hired an architect to provide plans that reconstruct the docks to code. 

FEMA Projects: Your Board Working for You

DISTRICT SUPERVISORS:

Tony Spavento¹,
*Supervisor, Seat 1
Chair*

Sandra McCormick²,
*Supervisor, Seat 2
Vice-Chair*

Ronald Gallucci³,
Supervisor, Seat 3

John Hall⁴,
Supervisor, Seat 4

Daniel Dean⁵,
Supervisor, Seat 5

1. Appointed September 2005
2. Elected November 2004
3. Elected November 2006
4. Re-elected November 2006
5. Uncontested Election November 2006

DISTRICT OFFICIALS:

Leigh Hoffman,
*Alliance Property Systems
District Manager*

Millie Otero
*Alliance Property Systems
Assistant District Manager*

Robert D. Cole, III, P.E.,
*Craven Thompson & Associates Inc.
District Engineer*

Michael J. Pawelczyk,
*Billing, Cochran, Heath, Lyles,
Mauro & Anderson, P.A.
Coral Bay CDD Attorney*

Tina Hagen,
Treasurer

**ADDRESS INQUIRIES &
CORRESPONDENCE TO:**

Coral Bay CDD
PO Box 452199
Sunrise FL 33345

PHONE:

954-572-5900 x 2
954-968-6286 (Clubhouse Office)

WEB SITE:

www.coralbaycdd.com

We all find the FEMA process time consuming and sometimes frustrating. However, not following FEMA's prescribed procedures will only result in each of us paying a higher proportion of the hurricane related expenses. The Board and the District staff have worked hard to minimize the financial impact of hurricane Wilma by following procedures and remaining patient. The patience of management, the Board and the community has paid off handsomely.

The table in this article details the costs of the FEMA projects, FEMA payments, and savings to Coral Bay. (Note: Figures in the table are rounded to the nearest \$100.)

Column B in the table shows the amount that FEMA originally awarded the District for each project. Compare these amounts to those in Column C, which shows the current award amounts that the Board and staff have fought to obtain.

Compare the total in Column E (the cost Coral Bay would have paid if the Board had not fought to reduce our costs) with the total in Column F (the total cost that Coral Bay currently will not be reimbursed for.) This comparison shows a savings of about \$440,600, or almost \$441 for each home in Coral Bay.

If the Board had proceeded without FEMA approval, we may not have received any reimbursement whatsoever for three projects: the Boat Ramp, the Headwall drainage structures, and the Wood Fencing. The cost estimate for these three projects is about \$770,500. By following procedures and being patient, the District is already approved to receive \$785,300 and does not have to assess homeowners for these costs!

Column A Project	Column B Original FEMA Award	Column C Current FEMA Award	Column D Cost Estimate	Column E Original Cost to Coral Bay	Column F Current Cost to Coral Bay
Debris Cleanup	\$96,900	\$115,300	\$175,600	\$78,700	\$60,300
Boat Ramp	\$47,200	\$124,600	\$156,600	\$109,400	\$32,000
Headwalls	\$32,200	\$212,100	\$370,300	\$338,100	\$158,200
Irrigation	\$8,800	\$10,000	\$26,400	\$17,600	\$16,400
Street Signs	\$19,800	\$22,600	\$23,700	\$3,900	\$1,100
Wood Fencing	\$96,900	\$179,600	\$243,600	\$146,700	\$64,000
Gates	\$3,400	\$3,600	\$3,600	\$200	\$0
Lighting	\$34,100	\$112,100	\$124,800	\$90,700	\$12,700
TOTALS	\$339,300	\$779,900	\$1,124,600	\$785,300	\$344,700


For each project, there is a closeout process where funds received and bills documenting the project's cost are reconciled. The District cannot keep money received without corresponding documented expenses. If the District has legitimate, additional expenses within the scope of the project, as FEMA has approved it, there are procedures that Coral Bay can use to receive additional funds. These procedures were used by the District to obtain additional funds when the Debris and Pole Light Projects (North Bay Drive and South Bay Drive entrances) were closed.

The status of each of Coral Bay's current remaining costs (Column F of the table) is:

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Your Board Working for You *Continued from page 5*

- \$60,000 for Debris cleanup – FEMA will not reimburse the cost of stump grinding.
- \$32,000 for the Boat Ramp – The District anticipates being reimbursed for this amount at closeout, resulting in \$0 cost to Coral Bay!
- \$158,200 for the Headwalls and Shoreline Erosion - The District anticipates receiving funding for these additional expenses. See **Coral Bay's Current Projects** in this issue for more details.
- \$16,400 for Irrigation – The Board anticipates that this amount will remain the District's responsibility; not all repairs were identifiable as hurricane Wilma damage.
- \$1,100 for the Street Signs – The Board anticipates that this amount will be reimbursed at closeout.
- \$64,000 for the White PVC Shadowbox Fencing – The District is responsible for the difference between the cost of wood and PVC fencing. See **Coral Bay's Current Projects** in this issue for more details.
- \$12,700 for the Lighting – The District is responsible for the costs of additional lights, purchased to standardize the look of village entryway lighting.

Due to the continuing work of the Board and management, the District anticipates lowering the total cost to District as currently shown in Column F of the table by an additional \$93,100! 

CDD Board Meeting Dates for Fiscal Year 2008–2009

All Coral Bay CDD meetings are held on the second Thursday of each month, unless that date is a legal holiday. Special meetings are held as advertised.

A budget hearing will be scheduled when the Broward County Property Appraiser establishes the deadline for submission of next year's assessment amount.

The following are the currently scheduled regular Coral Bay CDD Board meeting dates for the 2008–2009 Fiscal Year:


- | | |
|---------------------|----------------------|
| • October 9, 2008 | • April 9, 2009 |
| • November 13, 2008 | • May 14, 2009 |
| • December 11, 2008 | • June 11, 2009 |
| • January 8, 2009 | • July 9, 2009 |
| • February 12, 2009 | • August 13, 2009 |
| • March 13, 2009 | • September 10, 2009 |



Coral Bay's Web Site

Thanks to a donation of time and effort by Supervisor Dean, Coral Bay's website (www.coralbaycdd.com) has been given a facelift and made available online.

The site has a new look and feel as well as considerably more information about Coral Bay that should be of interest to all residents.

Check the site periodically as new information will be added on a regular basis! 

Village HOA Meetings and Contact Information

- **The Cape** meets on the 1st Thursday of every other month at 7:30pm. Contact Millie Otero of Alliance Property Systems, (954) 572-5900 x 2.
- **Fay's Cove** meets every other month. Contact Millie Otero of Alliance Property Systems, (954) 572-5900 x 2.
- **Indian Key** meets on the 3rd Wednesday of the month at 7:00 PM. 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 on the 2nd Tuesday of each month at 7:00pm. Contact Millie Otero of Alliance Property Systems, (954) 572-5900 x 2.
- **Las Brisas Del Mar** meets on the 3rd Tuesday of each month with times to be announced. Contact Millie Otero of Alliance Property Systems, (954) 572-5900 x 2.
- **Mallory Harbor** meets on the 3rd Thursday of each month at 7:00pm. Contact Chuck or Nicole Swift of Swift Management Solutions, (954) 341-6340.
- **Port Antigua** meets on the 2nd Wednesday of each month at 7:00 pm. Contact Millie Otero of Alliance Property Systems, (954) 572-5900 x 2.