

Proposed 2009-2010 Budget

At the August Budget Hearing, the Board decided to continue the process of adopting the 2009-2010 fiscal year budget to the September meeting, *after* the final decision on Phase 2 of the Video Monitoring and Re-Gating project is made.

Due to the challenging financial times we are all facing, the Board has set this year's maximum assessment at the same amount as last year's assessment of \$1,320.19. The 2010 budget includes several important projects, without an increased assessment:

- Restoring the Gates – The initial construction costs and the monitoring and telecommunications costs of the gates for the 2010 fiscal year are included in the budget.
- Resurfacing of the basketball and tennis courts
- Painting the public side of the perimeter wall
- Restriping Coral Bay's roads and parking lots.

Regardless of the decision on Phase 2 of the Video Monitoring and Re-Gating project, the other projects will be accomplished.

Additionally, the monitoring and telecommunications costs of the park and pool security systems are included in this budget.

The final budget will be adopted at the September meeting after the decision about the re-gating is made. The adopted budget will be available in the next Buzz and on the web site after the meeting. 

Articles In This Issue

- 1 Proposed 2010 Budget
- 1 Video Monitoring and Re-Gating Project
- 2 Current Projects
- 2 Projects Completed in Fiscal Year 2008-2009
- 3 The Truth About Coral Bay's Fencing
- 3 Management Team Changes
- 4 Temporary Park and Pool Hours
- 4 NW 30th Street Gate
- 4 Peninsula Park: Remaining Work

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

September 10, 2009 at 7:00 P.M.
Coral Bay CDD Recreation Center
3101 South Bay Drive

Unless a legal holiday, all Coral Bay CDD meetings are held on the 2nd Thursday of each month. Special meetings are held as advertised.

Video Monitoring and Re-Gating Project

Early in 2009 the Board divided the on-going security system effort into two phases:

- Phase 1 – Installation of a video monitoring and system at Coral Bay's parks and pools and a passive camera system at the NW 30th St. gate. This project is currently underway, see the Current Projects article.
- Phase 2 – Video Monitoring and Re-Gating Coral Bay. The Board voted in June to proceed with re-gating the community and installing the Envera Systems access control system, subject to ratification at the September meeting.

The Board took this approach to:

- Allow time for you to receive the mailing describing what to expect from a gate system in a CDD.
- Afford all residents the opportunity to voice their opinions, *before* the decision is ratified.

Additional information about both Phase 1 and 2 can be found on Coral Bay's web site (www.coralbaycdd.com) by clicking the [Gate Info](#) link at the top of each page. The information available on that page includes videos that illustrate how the system functions and a report presented to the Board after a site visit to multiple Envera installations and their central monitoring station.

Phase 2 of this project significantly enhances and expands Phase 1 by restoring the gates and providing interactive monitoring services as well as a camera system for the replacement gates. The Phase 1 Park and Pools portion will stay as is. Neither the park and pool monitoring system nor the passive camera system at the NW 30th Street gate are subject to ratification in September; they are in fact operational at this time.

If the re-gating decision is ratified in September:

- The Board has taken steps to begin the permitting phase of the project almost immediately.
- There will be additional communication about:
 - Making sure everyone understands how to use the new system.
 - Making sure that all Coral Bay households are correctly entered in the new system.
 - Construction and go-live time frames. 

Current Projects

Currently, there are three projects of significance underway in our community. The description accompanying each of these projects indicates the project's current status along with the installation cost, and the cost of ongoing operations (if applicable). All of these projects have been and are being funded within the Fiscal Year 2008-2009 approved budget.

- **Headwall Restoration and Shoreline Erosion Repair** – This project covers all headwall and shoreline locations owned by the District that were damaged by hurricane Wilma and/or had deteriorated prior to Wilma. The goal of this project is twofold: (a) to shore-up and protect the places where Coral Bay's storm water drainage system empties into the lake and (b) to restore eroded shoreline along one side of Peninsula Park and in back of the clubhouse.

Work on this project is currently underway. (You can see the barges and heavy equipment on the lake.)

FEMA is paying \$158,000 of the cost of this project. This is the cost for repairing the damage caused by hurricane Wilma. Coral Bay is funding the remaining \$138,000 representing the damage that existed before hurricane Wilma.

- **Rebuilding Docks** – The Board has contracted to rebuild the docks at the Clubhouse and Peninsula Park. Architectural and engineering drawings are complete; the building permit has been issued, and construction will begin shortly. Expected completion dates will be published as soon as they become available.

To reduce future maintenance costs, the Board chose to build a total of two docks, one at Peninsula Park and one at the clubhouse. Both docks will be made of a renewable, rot-resistant material.

The current estimated project cost is \$87,000. 

Projects Completed in Fiscal Year 2008-2009

The following projects were completed during fiscal year 2008 - 2009:

- **Phase 1 Video Monitoring and Re-Gating: Park-and-Pools and NW 30th Street Gate** – This phase includes the installation of a video monitoring system at the Clubhouse, Peninsula Park, the Tennis Court and Fay's Cove pool. This system provides 24 hour video recording as well as

Continued at top of next column

monitoring while the parks and pools are closed; those entering the park or pool areas after hours will be verbally confronted and instructed to leave; if the intruders do not comply the Police will be called.

Phase One of this project also includes a passive camera system at the NW 30th St. gate that protects the gate by recording video to help the District prosecute those who vandalize the gate.

These systems were in test operation the week of August 24th and went into full operation on August 27th. They have already proven effective. The cameras at the NW 30th St. gate are active awaiting repair of the gate. Additional information and illustrative video can be found on Coral Bay's web site (www.coralbaycdd.com) by clicking the [Gate Info](#) link at the top of each page.

The estimated construction cost of Phase 1 of this project is \$96,000, with all indications that the project will remain on budget. Additionally, this project has a monthly cost of \$3,341 (\$40,092 annually) for monitoring and telecommunications expenses. The annual monitoring rate is guaranteed for three years and is already incorporated into the projected Fiscal Year 2009-2010 budget.

The proposed second phase of this project that includes the re-gating the North Bay Drive and South Bay Drive entryways, and an active 24/7 monitoring system is discussed in this issue.

- **Canopy Restoration Along North Bay Drive** – 72 trees were planted along North Bay Drive on the west side of Coral Bay. The ficus trees previously in this location were destroyed by hurricane Wilma.

A few years ago, Coral Bay was able to secure a Broward Beautiful Grant matching funds from the county to landscape a portion of the north side of North Bay Drive (opposite Fay's Cove and Port Antigua). Since then, Broward County changed its eligibility requirements for such grants, resulting in the District no longer being eligible to apply for one on its own.

This year, Coral Bay partnered with the Las Brisas Village Association that received a Broward Beautiful matching funds grant to landscape the area along west side of the District.

The trees planted under the Broward Beautiful grant received by the Las Brisas Village Association meet Broward Beautiful specifications and FPL's "Plant the Right Tree in the Right Place" guidelines.

Continued on page 4 See "Completed Projects"

DISTRICT SUPERVISORS:

Tony Spavento¹,
*Supervisor, Seat 2
Chair*

Daniel Dean²,
*Supervisor, Seat 5
Vice-Chair*

Tina Hagen³,
Supervisor, Seat 1

Ronald Gallucci³,
Supervisor, Seat 3

John Hall⁵,
Supervisor, Seat 4

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- 1. Elected November 2008
 - 2. Uncontested Election November 2006
 - 3. Uncontested Election November 2008
 - 4. Elected November 2006
 - 5. Re-elected November 2006

DISTRICT OFFICIALS:

Leigh Hoffman,
*Alliance Property Systems
District Manager*

Tony Piracci,
*Alliance Property Systems
Assistant District Manager*

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

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

Tina Hagen,
Treasurer

ADDRESS INQUIRIES & CORRESPONDENCE TO:

Coral Bay CDD
PO Box 19439
Plantation FL 33318

PHONE:

954-968-6286 (clubhouse)
954-473-4733 x 2 (Assistant
District Manager)

WEB SITE:

www.coralbaycdd.com

The Truth About Coral Bay’s Fencing

Hurricane Wilma damaged significant portions of the fencing around Coral Bay. FEMA created and funded a project at four locations where damage occurred. The project was completed in the summer 2008, and was paid for almost totally by FEMA.

Before proceeding, the Board reviewed a number of alternatives. After careful analysis and increased FEMA funding, the Board made the decision to restore the shadowbox fence using PVC, a durable and weather resistant material, rather than wood. All Board decisions were made based on cost to the District, appearance, estimated future maintenance, and useful life.

Before, during and after this project was completed, there were several communications criticizing the Board’s decisions. These communications did not provide you with accurate or complete information. They did not tell you that:

- FEMA funding would not have been available for the suggested chain-link fence alternative since FEMA only pays for replacement in-kind.
- The cost presented for chain-link fencing did not include demolition of the four old fences or reconstruction at three of the four sites.
- The proposed landscaping to hide the chain-link fence would not have been covered by FEMA and was an additional cost not included in the proposal.
- Chain-link fence was not an option for the other three locations that abutted the property of Coral Bay homeowners.

The time that the project took would not have been significantly shorter, unless Coral Bay gave up *almost all* FEMA funding. Since the project was written for four fence locations, there would have been time required to separate the South Bay Drive fence location from the three other locations and to obtain funding for them. Time would also have been needed to follow required competitive bidding procedures.

The reality is that:

- The project is now complete and closed with FEMA.
- The cost of the PVC fence at all four locations totaled \$216,945; including removal of all damaged fencing, engineering, project management, and construction.
- Due to the Board’s perseverance, the FEMA reimbursement was increased to \$179,648 (the cost for wood), about \$100,900 more than the initial \$78,748.40 awarded to repair the damaged portions only

The total cost of the fence to the District was \$37,297, or \$30.30 per home in Coral Bay. This amount is considerably less than the true cost of the proposed chain-link fence alternative which was not appropriate for all the damaged locations. 

Management Team Changes

In the last few months Coral Bay has seen some changes in its management team:

- At the end of July, Millie Otero resigned from Alliance Property systems to return to the New York area for personal reasons.
- Alliance Property Systems hired Tony Piracci to assume Millie’s responsibilities with the CDD and with the various HOAs that Millie managed in Coral Bay. Tony has an LCAM license.
- The Board has hired Dennis Baldis as field manager in Coral Bay. Dennis’ responsibilities include oversight of the landscaping and other contractual services around Coral Bay. Dennis currently also performs this task for the Turtle Run CDD, just north of Sample Road.

Help us welcome both Tony and Dennis to the Coral Bay management team! 

Completed Projects *Continued from page 2*

- **Clubhouse Pool Resurfacing and Repair** – After many years of service, the clubhouse pool was in need of and received necessary underwater repairs and a new surface.
- **Repairs on the Peninsula Park Pool** – The pool at Peninsula Park had extensive repairs done to the plumbing surrounding the pool, most of the pool's fixtures were replaced, a new surface was put on the pool, and the pool deck surrounding the pool was completely replaced. These repairs were undertaken with the intent of re-opening the pool during the summer of 2009, however when the erosion control work was delayed due to complications with the FEMA funding, the decision was made to hold the opening of the park until after that work was complete.
- **Peninsula Park Pool Building Renovation** – After numerous delays, the building was finally completed. The many items that caused delays included the redesign of a new roof due to code changes, redesign of the bathroom entrances to include handicap access, and waiting for the City of Margate to approve the changes and reissue permits. 🌿

Temporary Park and Pool Hours

As part of the Park and Pool monitoring project, the Tennis Court, Clubhouse pool, and Fay's Cove pool are now open from 6:30 AM until 10:00 PM. Peninsula Park remains closed until construction is complete.

These hours of operation are temporary. The Board will establish revised, permanent hours of operation in the near future. 🌿

NW 30th Street Gate

Repairs to the NW 30th St. gate, which was significantly damaged by lightning, are nearing completion. Major repairs, including replacement all the components that control the gate's operations have been made. These repairs revealed additional damage in parts of the system that were thought to be undamaged. Additional repair work is being coordinated.

When the gate is operational again, the new passive Envera camera system is already in place to help catch those who attempt to vandalize the gate. 🌿

Peninsula Park: Remaining Work

Work on the pool and building at Peninsula Park is complete. The major work remaining at this facility is:

- Shoreline stabilization to control further erosion.
- Rebuilding the dock at the end of the peninsula

Unfortunately, the shoreline erosion work involves heavy construction equipment, and therefore, as a matter of safety, the park must remain closed until this work is complete. Additionally, while the vendor has been awarded the contract to rebuild the dock, we must wait for the City of Margate to issue the permit before construction can begin.

The Board has asked District Management to prepare a final punch list for the facility and to provide a date for the park's reopening. If possible the park will be reopened while the dock is under construction.

The park and Pool monitoring system was completed on schedule is active at Peninsula Park. 🌿

Village HOA Meetings and Contact Information

- **The Cape** meets bi-monthly on the 1st Thursday of the month at 7:00pm. Contact Tony Piracci of Alliance Property Systems, (954) 473-4733 x 2.
- **Fay's Cove** meets quarterly. Contact Tony Piracci of Alliance Property Systems, (954) 473-4733 x 2.
- **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 Tony Piracci of Alliance Property Systems, (954) 473-4733 x 2.
- **Las Brisas Del Mar** meets on the 4th Wednesday of each month with times to be announced. Contact Eddie Velie of Velie Association Management, LLC at (954) 263-6287.
- **Mallory Harbor** meets on the 3rd Thursday of each month at 7:00pm. Contact Eddie Velie of Velie Association Management, LLC at (954) 263-6287.
- **Port Antigua** meets on the 2nd Wednesday of each month at 7:00 pm. Contact Tony Piracci of Alliance Property Systems, (954) 473-4733 x 2.