

Getting Ready for Gates

The Board would like to thank everyone who attended the September 10, 2009 meeting and gave their opinions on the gates. Based on your input and the Board's previous discussions and analyses, the Board unanimously voted to re-gate North Bay Drive and South Bay Drive and to install the active Envera access control and monitoring system at the gates. The kiosk portion of the system will provide the equivalent of a guard at both of these gates. After discussion, the Board also unanimously voted for the NW 30th Street gate to remain a resident-only entry and exit.

For the gate system to work as efficiently and effectively as we all want it to each household must be registered in the new access control system and have accurate information on file. Accurate and complete information will help both residents and their guests enter Coral Bay through the gates as quickly as possible.

Register by completing and returning form in this edition of the Buzz. You can obtain additional registration forms from the Forms page on Coral Bay's web site (www.coralbaycdd.com/CB_CDD_Forms.htm) or at the Coral Bay office during listed business hours. Additional assistance registering will be available during the training classes Envera is holding. Registering early will ensure that your profile is there when the gate system becomes operational.

When you register, Envera will set up a profile for your household that will let you manage and maintain your guest lists. Envera will use the information on your household's profile to contact you, if necessary, regarding guest access. It is extremely important that each household complete a registration form and return it following the directions on the form:

- **If you own your home:** Fill out a registration form and return it.
- **If you are renting a house in Coral Bay:** Both you and your landlord must complete a form and return it. Make sure you pass a copy of the form on to your landlord. **Note:** The phone number(s) you supply must be yours, not your landlord's.

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- **If you are an owner who is not a Coral Bay resident:** You will need to fill out a registration form and return it. Please make sure to include your return mailing address as well as your Coral Bay property address. **Note:** The phone number(s) you supply must be yours, not your tenant's.

After you register your profile ID and password will be sent to you by mail or e-mail. If you have an e-mail address, please make sure that you provide it on the registration form, as this will facilitate future communications about the Envera system.

On the registration form, provide phone numbers that you want to be called at if Envera needs to contact you regarding guest access. All profiles must contain at least one telephone number.

To help everyone understand the new system, Envera will be hosting training/registration sessions at the Clubhouse December 1st through December 6th. **If you have not already returned your registration form, bring it and proof of Coral Bay residency (recent utility bill, recent mortgage statement, lease, government ID, etc.) to a training/registration session. Everyone should bring to the training/registration sessions any transponders they want to continue to use.**

Envera's office hours at the clubhouse will be:

- **Tuesday, December 1 to Friday December 4,** 10 AM – 8 PM with classes each day at 2 PM, 4 PM, and 8 PM
- **Saturday, December 5,** 10 AM – 8 PM with classes at 10 AM, 12 PM, 2 PM, 4 PM, and 8 PM
- **Sunday, December 6,** 10 AM – 6 PM with classes at 10 AM, 12 PM, 2 PM, and 4 PM

Individual training and registration assistance will be available between classes.

Help us keep the system up-to-date:

- If you are selling your home, make sure that your realtor knows about this registration process and can help those who buy your home get their information updated.
- If your information changes, make sure that you update your profile in a timely manner.

Stay tuned for additional information and updates! 

Fiscal Year 2009-2010 Budget Approved

At the September 10, 2009 Budget Public Hearing, the Board adopted the Coral Bay Community Development District's (CDD's) Fiscal Year 2009-2010 budget.

The CDD's budget represents the Board's financial plan for the coming fiscal year and serves as the primary basis for financial decision-making and subsequent control of expenditures. The goal of each year's plan is to provide services for the District at levels established during the budget process while simultaneously providing enough flexibility to enable the Board to address unexpected events and expenditures.

This fiscal year's approved budget sets the CDD's non-ad valorem assessment at \$1,320.19. This amount is the same as the amount published on your "2009 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 assessment for the prior **two** fiscal years.

A copy of the adopted fiscal year 2009 – 2010 budget appears on page 3 of this issue. The budget is also available on the Financial Documents page of Coral Bay's web site (<http://www.coralbaycdd.com/>).

This year's budget allows for:

- Normal operations – the on-going operation and maintenance of Coral Bay's common property, including the ongoing monitoring and maintenance of Coral Bay's new security and monitoring system.
- Bond repayment
- A number of special projects – One-time or every-few-years types of expenses such as:
 - Installation of the gates and monitoring and access control system
 - Landscaping improvements to our parks, pools and entrances
 - Resurfacing our tennis and basketball courts
 - Painting the outside of the perimeter wall
 - Re-stripping our roads and parking lots.

Since the Dock Reconstruction and the Headwall and Shoreline Erosion Repairs were not completed by the

end of the last budget period (September 30, 2009), the cost for the completion of these items will be shown as expenses against this new budget. There is no additional cost to us as a result of this carryover. There were sufficient funds in the last budget to do this work; these funds were carried over and shown as additional income to pay for the completion of these projects.

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. 

You can find important information like the Envera training class schedule, the budget, and additional information about the new gate system on Coral Bay's web site (<http://www.coralbaycdd.com/>).

Holiday Decorations at the Main Entrances

At the October meeting, the Board selected a proposal to install non-denominational holiday decorations at Coral Bay's three main entrances. The entryway areas have already been groomed and the first lights will be installed around the second week in November. Additional winter-themed decorations will be installed in early December.

This effort has two goals: first to create a festive atmosphere and help brighten people's spirits during these stressful times; second, to remind us all, residents and non-residents alike, that Coral Bay is a good place to live, and that those of us who live here think enough of our community to enhance its look for the holidays.

During the budget process, the Board obtained proposals for these decorations. After the Board discussed these proposals and received input from some residents who felt the initial proposals cost too much the Board sought two more modest proposals. Either of these proposals fit comfortably within the budget, without increasing the assessment. The proposal selected is one of the two more modest ones.

The cost of the decorations is about \$12,000 (the cost includes the lighting, installation, removal, and storage for next year.) This cost is the equivalent of \$12.00 per home or \$1.00 per home per month. 

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Coral Bay CDD Fiscal Year 2009–2010 Adopted Budget

REVENUES

Net Tax Levy	\$1,263,580.00
Misc. Revenue	\$1,500.00
Interest Income	\$10,000.00
Draw From Reserves	\$199,902.00

TOTAL REVENUES **\$1,474,982.00**

EXPENDITURES

Administrative Expense

Supervisors' Fees	\$13,000.00
Attorney's Fees	\$34,000.00
Engineering Fees	\$22,000.00
Field Management Services.....	\$18,000.00
Accountant Fees	\$4,500.00
Annual Audit.....	\$8,000.00
Management Services	\$52,208.00
Property Appraiser Fees	\$14,630.00
Postage and Delivery	\$500.00
Insurance	\$61,000.00
Printing and Binding.....	\$4,500.00
Legal, Advertising, and Other.....	\$2,500.00
Office Supplies	\$500.00
Dues, Licenses, Subscriptions	\$1,000.00

Total Administrative Expense..... **\$236,338.00**

Facilities Maintenance

Bond Interest.....	\$64,570.00
Bond Principal	\$108,374.00
Contractual Security.....	\$191,000.00
Security Patrols	\$22,000.00
Security System Lease	\$400.00
Telephone	\$35,100.00
Electric	\$90,000.00
Water and Sewer	\$9,600.00
Trash Removal.....	\$6,000.00
Janitorial Contract Labor	\$27,000.00
Pest Control	\$3,500.00
Landscape Maintenance	\$150,000.00
Other Maintenance.....	\$1,500.00
Irrigation Pumps Maintenance & Repair	\$42,000.00
Wall Maintenance and Repair.....	\$15,600.00
Lake and Fountain Maintenance and Repair	\$15,000.00
Park and Pool Maintenance and Repair	\$65,000.00
Landscape Repairs and Improvement	\$60,000.00
Drainage System Maintenance	\$2,000.00
Road & Sidewalk Maintenance & Repair	\$7,000.00
Irrigation Water Treatment	\$7,500.00
Sign Maintenance & Repair	\$2,500.00
Pressure Cleaning.....	\$12,000.00
Electrical Repair & Replacement	\$22,000.00
Holiday Decorations	\$30,000.00
Major Projects	\$229,000.00
Gate Repair and Replacement.....	\$20,000.00

Total Facilities Maintenance **\$1,238,644.00**

TOTAL EXPENDITURES..... **\$1,474,982.00**

At A Glance

- This fiscal year's per Home Assessment is \$1,320.19, the **same** as the prior **two** fiscal years.
- Total Net Tax Levy (amount received) is budgeted at 96% of the amount billed to account for the up to 4% discount for each homeowner who pays their taxes early.
- The ongoing costs of both Phases 1 and 2 of the park, pool, and gate monitoring are on the Contractual Security line.
- Increased telephone expenses are in support of the park, pool and gate monitoring systems.
- Significant enhancements to our parks, pools, and entrances are included under the Landscaping Repairs & Improvements.
- The \$12,000 cost of non-denominational Holiday Decorations at each of Coral Bay's three main entryways is included. The original \$22,000 proposals for all village and main entryways were replaced with a more modest proposal after the Board received input from some residents.
- Major Projects includes:
 - Installation costs for of Phase 2 of the Security System at the North Bay Drive and South Bay Drive gates
 - Painting the outside of the perimeter wall
 - Restriping Coral Bay's Roads and Parking Lots
 - Resurfacing the Basketball and Tennis Courts.

The Budget is also available on Coral Bay's web site (www.coralbaycdd.com). 

Coral Bay Re-Gating Status

The Board is proceeding with this project by taking the following steps:

- The necessary contracts with Envera have been negotiated and executed. These contracts are contingent on obtaining the necessary building permits. We do not anticipate any problems with obtaining the permits.
- The District and Envera are working with the City of Margate to obtain the necessary approvals and permits for the gates and security system. The District and Envera are also working on preparations for the installation, however construction cannot be scheduled or begin without permits. To do so would be in violation of Margate building code and put the District at risk of incurring unnecessary expenses.
- The contract for the necessary high-speed Internet service at the gates has been negotiated with AT&T. Execution of this contract also depends on permits from the City. This contract will be executed when the construction is scheduled.
- The District is working with the City to obtain approval to install speed humps at the gate locations to help prevent damage to the gates. This project will not delay the installation of the gates.
- The District and Envera are starting to collect and set up the information to let you and your guests use the gates once they are operational. To make sure that you are ready for the gates and the gates are ready for you:
 - Please read the article "Getting Ready for the Gates" in this issue of the Buzz
 - Please read the instructions to complete the enclosed information sheet
 - Please complete the registration form and return it as directed
- Additional information will be published and will also be available on Coral Bay's web site (www.coralbaycdd.com) as we progress with the installation. 🌿

Transponders and the New Gate System

There have been many questions about transponders and how they will work with the new system. To address these:

- A transponder that worked with the old system will work with the new system, unless the transponder is in some way faulty.
- The Board is looking at replacing the transponders as they wear out with a newer and cheaper technology.

Regardless of what we do, the existing transponders will continue to work as well. 🌿

Coral Bay's web site has information on what is happening around Coral Bay.

www.coralbaycdd.com

Recycling and Bulk Pickup

- As of October 1, 2009, Margate has changed over to an "All-in-One" recycling system (known as single-stream recycling) where recyclable items no longer have to be sorted. Find out more by contacting the City of Margate or visiting their website (www.margatefl.com/recycling/index.html).
- The remaining bulk pick up dates in 2009 for Coral bay are:
 - November 24, 2009
 - December 29, 2009

You can contact Waste Management at 954-974-7500 for additional information on bulk pick up. 🌿

Correction to the August 2009 Coral Bay Buzz

In the August 2009 version of the Coral Bay Buzz, the article titled "Projects Completed in Fiscal Year 2008-2009" incorrectly stated that 36 trees were planted with the Broward Beautiful grant obtained by the Las Brisas Village Association. The correct number of trees planted with these funds is 72.

We sincerely regret this error. 🌿

Peninsula Park Opens!

The work required to re-open Peninsula Park is now complete and the park is once again open. The park features:

- Substantial renovations to the lighthouse and lighthouse building, including completely re-done bathroom facilities.
- Major renovations to the pool including a new interior pool surface and a new pool deck (made of pavers so that future pool plumbing work will not involve substantial concrete work).
- New and enhanced landscaping around the pool.
- The dock has been rebuilt.
- The same video monitoring system that is installed at the Clubhouse and Fay's Cove pool areas.

There are a few final items that remain in progress, but do not prevent people from enjoying Peninsula Park:

- Permanent trash cans and pool furniture are currently on order. Some pool furniture has been relocated from the other two pools to make sure that there are lounges and chairs at Peninsula Park.
- There will be some cosmetic work around the newly constructed dock that needs to be completed once the construction is completed.

Peninsula Park is open during the same hours as Coral Bay's other pools (6:30 AM to 10:00 PM).

Please feel free to enjoy this truly beautiful park. 🌿



Coral Bay's web site has full-size, color pictures of the park.

www.coralbaycdd.com

Fiscal Year 2008 Audit Completed

Coral Bay's Annual Report and related documents for Fiscal Year 2008 were produced, audited, and sent to the appropriate State of Florida agencies within the required timeframe. The audit process produced what is referred to as a "clean" audit; that is, to quote the auditor:

"In our (the auditor's) opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Coral Bay Community Development District, as of September 30, 2008, and the changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America".

Both the Annual Financial Report and the audit of it cover the period of one Fiscal Year. Coral Bay's Fiscal Year runs from October 1 of the prior year to September 30 of the identified year (e.g., Fiscal Year 2009 runs from October 1, 2008 to September 30, 2009). The audited report must be filed with the State of Florida within 12 months following the end of the fiscal year.

Please see Coral Bay's website for background information on the audit process. 🌿

CDD Board Meeting Dates for Fiscal Year 2009–2010

Regular 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 currently scheduled Fiscal Year 2009—2010 regular Coral Bay CDD Board meeting dates are:

- October 8, 2009
- November 12, 2009
- December 10, 2009
- January 14, 2010
- February 11, 2010
- March 11, 2010
- April 8, 2010
- May 13, 2010
- June 10, 2010
- July 8, 2010
- August 12, 2010
- September 9, 2010 🌿

Balancing the Community's Needs

Continued from previous column

Question: What do these five people have in common?

- A technical communications manager for a software company, originally from California
- A computer technician with a background in security, originally from New Jersey
- A service manager for a local luxury car dealer, originally from North Carolina
- A retired Transit Authority policeman, originally from New York
- A retired vice president of a Fortune 500 financial services company, originally from New York

Answer: All five are residents of Coral Bay and members of Coral Bay's Board of Supervisors.

Each household in Coral Bay, whether it belongs to a Board member or any other resident, has a unique history and set of life experiences. Each of the 997 homes that make up Coral Bay's diverse population has a different "family unit", income level, and set of priorities:

- Some are families with children of varying ages and needs; some are single professionals; others are retired.
- Some households are on restricted incomes due to any number of factors and watch their expenditures carefully.
- Other residents want certain improvements made to the community, regardless of the costs.
- Specific desires for the community vary, sometimes widely, from home to home

What we all share is that we all call Coral Bay home and one of our largest investments. Whatever goes on in Coral Bay affects us all.

When making decisions, the Board always has the task of balancing the priorities and financial considerations of Coral Bay's 997 family units. This is a job that each Board member takes very seriously. Whether or not you agree with the Board's decisions all of the time, the fact is that the Board's only working criteria are the best interests of Coral Bay and its residents.

The current economic environment and the associated decline in home values has put added stress on all of us and added another layer of complexity to the

Board's decision making process. Unfortunately, the factors that have led to the current economic situation are beyond the control of the Board. While the Board is concerned about the market values of our homes, the Board's greatest concern is to get the biggest "bang for our buck" in terms of where our assessment dollars are spent; by improving the community while minimizing the financial impact of major repairs and improvements on those who call Coral Bay home.

All residents are welcome and encouraged to be involved in Coral Bay and attend meetings. Attending the Coral Bay Board meetings is one of the main ways that you find out first-hand what the Board is doing and also give you the opportunity to provide direct input to the Board about your priorities. This kind of input helps the Board to serve the Community better. 

Vandalism Reduced

Since the video monitoring system at Coral Bay's parks and pools became active at the end of August, vandalism has been significantly reduced. Previously, the District was faced with a continual challenge of simply keeping up with the damage caused by vandals.

In the time that the new monitoring system has been active, there have only been two significant incidents at Coral Bay's park and pool facilities. Both incidents were captured on video by the new system:

- In the first incident, the juvenile resident of Coral Bay was quickly identified. The Board worked with the Margate Police Department and the family of the individual involved to resolve the situation. The District has been fully reimbursed for the damage.
- In the second incident that occurred over the Halloween weekend, the video evidence that was captured has been turned over to both the Margate and Coral Springs police departments. Both jurisdictions are involved as some of the vandalism occurred in Coral Springs. The District is cooperating with both departments to identify and apprehend the suspects in this case.

While this system has been very effective, it does not replace the eyes and ears of our residents. If you see suspicious activity or worse Coral Bay's property being vandalized, please don't hesitate to call the police! 

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DISTRICT SUPERVISORS:

Tony Spavento¹,
Supervisor, Seat 2
Chair

Daniel Dean²,
Supervisor, Seat 5
Vice-Chair

Tina Hagen³,
Supervisor, Seat 1

Ronald Gallucci⁴,
Supervisor, Seat 3

John Hall⁵,
Supervisor, Seat 4

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

Dennis Baldis
Governmental Management Services
Field 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

New District Management Company

Coral Bay has a new District Management company, Governmental Management Services (GMS). GMS takes over as District Manager effective December 1, 2009. Coral Bay's files, records, and day-to-day management will be transferred to GMS during a transition period. This change in management was initiated as part of ongoing efforts to improve the operations of Coral Bay.

At the September 2009 meeting the Board agreed, without objection, to hear proposals from two companies that *specialize* in managing CDDs. Alliance Property Systems, the current District Management Company, was asked to present as well; they declined to do so.

Each presentation the Board heard included information about the company, their client base, and what they would charge to manage Coral Bay, using the current contract as the basis for their pricing. After hearing the presentations, asking questions, and taking input and questions from the public, the Board chose GMS based on a number factors including:

- Their overall maintenance, management and organizational strengths.
- Their depth of experience in managing CDDs; among the properties currently managed by GMS are the Turtle Run CDD on the other side of Sample Road, along with 28 other CDDs in the tri-county area.
- Their depth of knowledge of CDD requirements for governmental accounting, financial reporting and funding opportunities. This will eliminate the current \$3,500 expense for an independent CPA to produce the annual report.
- The Board's satisfaction with Dennis Baldis, the Coral Bay Field Manager for the last three months, who is an employee of GMS and who will continue in that capacity on the new management team.
- The cost to the District, which is slightly less than we are paying for current District Management and related independent CPA financial services.

Final negotiations for the new contract with GMS are completed and the contract is pending approval at the November Board meeting; the terms of this contract are essentially the same terms as the District's contract with Alliance. To complete this changeover, the District exercised the termination clause in its agreement with Alliance at the October meeting.

Two members of GMS' staff will be Coral Bay's primary contacts: Rich Hans as District Manager and Dennis Baldis as Field Manager. The Board looks forward to working with Rich and continuing to work with Dennis to ensure a high level of service for Coral Bay. You can learn more about GMS by visiting their web site at www.govmgtsvc.com/index.html.

You can contact GMS by telephone at 954-721-8681.

The District office in the clubhouse building on South Bay Drive will continue to be staffed for, at a minimum, Monday 8 AM – 10 AM, Wednesday 8 AM – 11 AM, and Friday 2 PM – 5 PM. Pool keys, transponders including activation for gate access, and clubhouse reservations will continue to be available through the District office.

The Board would like to thank Alliance, and in particular Leigh Hoffman, Martha Palmer, Millie Otero and Antonio Piracci for their two plus years of service to Coral Bay. 

What's Happening with the NW 30th Street Gate?

In the last Buzz we reported that repairs on the lightning damage at the NW 30th Street gate were nearing completion. Unfortunately, the system needed more repairs than first believed, at a higher cost than anticipated. The NW 30th St. gate cannot be made to function safely, within the Police and Fire Departments' guidelines, without these repairs.

Having the NW 30th Street gate function correctly is important to all of us. To ensure the long-term operational success of both the NW 30th Street gate and the overall gate system, the Board investigated replacing rather than repairing the damaged equipment. As a result, the Board decided to contract with Envera to replace and upgrade key components of the gate equipment at that location. Among the reasons for this decision are:

- The cost of the needed repairs was a substantial percentage of the cost of new equipment.
- The District was offered a substantial discount (approximately \$28,000 in savings) from Envera on the equipment and installation costs if they did the whole job.
- The advantage of having only vendor for the gate equipment at this location instead of two who could blame each other for any problems encountered in the future.

The Board and Envera are working to restore the NW 30th Street to working condition gate as quickly as is possible. 🌿

Landscaping Notes

Some Tidbits about landscaping you may have noticed going on around Coral Bay:

- Coral Bay has a new irrigation system maintenance contract with Innovative Grounds Management (IGM), the District's current landscaper. Under this fixed price agreement, IGM is responsible for all labor and materials necessary to perform routine maintenance and upkeep on the irrigation system on the discharge side of the irrigation pumps.
- The landscaping around the Clubhouse and in the Clubhouse pool area has been completely re-done.
- The landscaping at Peninsula Park has been completely re-done.
- In areas where the summer annuals have run their course, they have been removed. Plans are currently in the works to plant seasonal impatiens as soon as this period of unseasonable weather passes. (Planting impatiens now will simply result in the plants dying in this heat.) 🌿



Village HOA Meetings and Contact Information

- **The Cape** meets the 1st Thursday of every other month at 7:00 PM. Contact Tony Piracci of Alliance Property Systems, (954) 473-4733 x 2.
- **Fay's Cove** meets the 4th Saturday of February, April, June, August, October, and December at 10:00 AM. Contact Tony Piracci of Alliance Property Systems at (954) 473-4733 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 the 2nd Tuesday of January, March, May, July, September, and November at 7:00 PM. Contact Tony Piracci of Alliance Property Systems at (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 7:00 PM. 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.

This information can also be found on the HOA's page of Coral Bay's web site (www.coralbaycdd.com/CB_CDD_HOAs.htm).