

## A Letter of Thanks

The Coral Bay Community Development District (CDD) Board wants to acknowledge and “officially” thank everyone who participated in the successful implementation of the Envera Monitoring Systems, both the Phase 1 Park and Pool Monitoring System and the Phase 2 Gate Monitoring System.

In particular, the other Board members would like to acknowledge CDD Board Supervisor Dan Dean for the numerous hours of hard work that he devoted to ensure the successful implementation of these systems. He was instrumental not only in doing the research work to present the solution to the Board and the rest of the community, but also in serving as the overall coordinator and central manager for all aspects of the installation of both these systems. Furthermore, he authored of all of Coral Bay-produced information for the community; that is the Coral Bay Buzz, and as web master, the information on the Coral Bay web site. Lastly, he provided verbal updates and addressed questions and concerns at each of the CDD monthly meetings during the entire process. These systems could not have been successfully implemented without him. His role throughout the entire process was also critical in ensuring continuity across the change in District Management, a change that could have caused problems had it not been for him.

The Board also wants to recognize the Envera System personnel for all their hard work and perseverance. Lastly, we recognize the former District Management company (Alliance Property Systems), the current District management company (Governmental Management Services), the District’s landscaper (Innovative Grounds Management), the District’s Engineering firm (Craven Thompson and Associates), the District Attorney (Michael Pawelczyk), and Richard Noon Construction for their roles in the process.

The Board hopes that is sentiment is shared by the rest of the community and would like to close by saying:

“Thank you for a job well done!”

From the CDD Board 

## Full Gate Operation to Start

As previously announced, implementation of Coral Bay’s gate system consists of two phases:


- The initial phase enabled both you and your guests to get used to using the gate system. Guests not on your home’s guest list were asked by Envera to remind you to add them in the future.
- In the Full Operation phase, if a visitor comes to the gate and is not on your guest list, Envera will call you first at one of the phone numbers on your home’s profiles

**On July 1, 2010, the gate system goes into Full Operation. Make sure that your home’s guest list is complete and up-to-date.**

It will always take longer to assist a guest who is not on your home’s guest list and that extra time will affect the speed at which the Visitor’s Lane moves for your guests and other residents’ guests. Please be courteous and ensure that all of your visitors are on your home’s guest list and that you keep your list up-to-date. This will help keep the gates working efficiently for everyone.

It is important that everyone in your home understands the importance of using the system correctly. This is especially true if your household includes teenagers or others who may have frequent and/or casual visitors who may not have previously been on your home’s list.

There are two ways to maintain your home’s guest list:

- Use the myenvera.com web site to access your home’s account and maintain your guest list. If you have forgotten your logon information, please contact Envera at (954) 642-1877.
- Call (954) 642-1877, the Envera Central Station, where someone is *always* available to help you (24 hours a day, seven days a week, including holidays) if you do not have Internet access or cannot get to the web site. 

Unless a legal holiday, all Coral Bay CDD meetings are held on the 2<sup>nd</sup> Thursday of each month at 7:00 PM. The CDD meetings are held at:

**Coral Bay CDD Recreation Center (The Clubhouse)  
3101 South Bay Drive**

Special meetings are held as advertised.

## Fiscal Year 2010 – 2011 Budget Process Begins

At the May 2010 meeting of the Board of Supervisors, the Board approved the District Manager's proposed budget for Fiscal Year 2010 – 2011 and set the date of the public hearing to approve the budget. The Manager's proposed budget keeps Coral Bay's non-ad valorem assessment at the same amount as last year.

As it does every year, the Board will review the proposed budget, determine any changes, and approve the final version. While some items in the budget may change, at this time the Board believes that the total budget amount will not increase.

The Board has scheduled a budget workshop to be held on July 8, 2010. During this workshop, possible changes to next fiscal year's budget will be discussed but no formal actions will be taken. This is a working session for the Board in preparation for the public hearing on the budget.

The Board scheduled a public hearing for the purpose of setting the budget for next fiscal year will be held August 12, 2010.

Both of these meetings have been scheduled to coincide with regularly scheduled CDD meetings. 🏹

## Other Projects Around Coral Bay

The following projects have recently been completed around Coral Bay:

- New landscaping was installed to beautify the area around the North Bay Drive gate. This work as performed by Coral Bay's landscaper (Innovative Grounds Management.)
- Resurfacing the tennis and basketball courts. The basketball court has a special, hardened surface that will tolerate the use of roller skates and skateboards.
- Resurfacing the badly worn pool deck at Fay's Cove Pool. After sanding and preparing the surface a fresh "cool surface" finish was applied.

Other projects that are currently in planning or progress include:

- Painting the side of the perimeter wall facing North Bay Drive and South Bay Drive as well as the associated entryway features. Ten proposals were obtained and the lowest qualified bidder was selected.

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The wall painting project is underway and is expected to be completed by June 22, 2010, weather permitting.

Residents whose homes are along the wall can contact District Management for information on the paint and materials used in this project.

- Adding lighting to the unimproved entryways to Port Antigua (El Capitan and North Bay Drive) and Las Brisas (Sea Grape Circle and South Bay Drive.) Coral Bay staff continues to work on this project.

All of these projects, except for the resurfacing of the Fay's Cove pool deck, were budgeted for in the Fiscal Year 2009 – 2010 budget. The approximately \$8,000 (or \$8.00 per home) cost of the Fay's Cove pool deck project is being accounted for from funds saved on other budget line-items due to tighter management control. 🏹

## Revised and Restated Park and Pool Rules

Pursuant to Resolution 2010-04 of the Board of Supervisors of the Coral Bay Community Development District, adopted at the April 8, 2010 regular CDD meeting, the rules governing the operation and use of Coral Bay's park and pool recreational facilities, lakes, and roadways have been restated and amended.

The final copy of the restated and amended rules is available on the Forms page of Coral Bay's web site (coralbaycdd.com). You can also obtain a printed copy this document by contacting District Management (refer to the contact information on page 3 of this issue); a duplication fee will apply. 🏹

## Damaging the Gates: Zero Tolerance

Remember, Coral Bay has a zero tolerance policy with respect to damaging the community's gates.

In many ways, the gates really are our community's "front doors". We all need to treat them like we treat the doors to our own homes: with reasonable care and respect. We should all also expect that our visitors and fellow residents will treat the gates the same way.

With this simple concept in mind, the Board has adopted a zero tolerance policy with respect to gate damage. Since the gates are under video surveillance, those who damage it *will* be caught, *will* be contacted, and *will* be expected to pay for the damage they cause. Cases where recovery is not made will be turned over the Margate Police Department and may be pursued in the civil courts.

**There will be no exceptions.** 🏹

DISTRICT SUPERVISORS:

Tony Spavento<sup>1</sup>,  
Supervisor, Seat 2  
Chair

Daniel Dean<sup>2</sup>,  
Supervisor, Seat 5  
Vice-Chair

Tina Hagen<sup>3</sup>,  
Supervisor, Seat 1  
Treasurer

Ronald Gallucci<sup>4</sup>,  
Supervisor, Seat 3

John Hall<sup>5</sup>,  
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:

Rich Hans,  
Governmental Management Services  
District Manager

Dennis Baldis  
Governmental Management Services  
Field Manager

Julio Padilla  
Governmental Management Services  
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

ADDRESS INQUIRIES &  
CORRESPONDENCE TO:

Coral Bay CDD  
c/o Governmental Management  
Services - South Florida  
5701 N Pine Island Rd, Suite 370  
Ft. Lauderdale, FL 33321

PHONE:

954-968-6286 (Clubhouse Office)  
954-721-8681 x 213 (Julio Padilla)

CLUBHOUSE OFFICE HOURS:

Monday 8 – 10 AM, Wednesday  
8 – 11 AM, and Friday 2 – 5 PM,  
Except for legal holidays.

WEB SITE:


[www.coralbaycdd.com](http://www.coralbaycdd.com)

## Notice of Qualifying Period for Candidates for the Board of Supervisors of the Coral Bay Community Development District

*This notice was also published in the Sun-Sentinel on 14 May 2010 and on Coral Bay's web site ([www.coralbaycdd.com](http://www.coralbaycdd.com)).*

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the **Coral Bay Community Development District** will commence at noon on June 14, 2010 and close at noon on June 18, 2010. Candidates must qualify for the office of Supervisor with the **Broward County Supervisor of Elections** located at **115 South Andrews Avenue, Room 102, Fort Lauderdale, Florida, 33301 and the telephone number is 954-357-7050**. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a Legal resident of the State of Florida and of the District, and who is registered to vote with the **Broward County** Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.


The **Coral Bay Community Development District** has **three seats** up for election, specifically **seats #5, #4, and #3**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 02, 2010, in the manner prescribed by law for general elections.

For additional information, please contact the **Broward County** Supervisor of Elections. 


## Fiscal Year 2009 Audit Completed

Coral Bay's Annual Report and related documents for Fiscal Year 2009 were produced, audited, and sent to the appropriate State of Florida agencies well in advance of the September 30, 2010 deadline. 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, 2009, and the changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America".

Coral Bay's Fiscal Year runs from October 1 of one year to September 30 of the following year. The requirement is that the audited report be filed with the State of Florida within 12 months after the end of the fiscal year. This Annual Financial Report and its audit covers the 12 month period from October 1, 2008 to September 30, 2009 and has a filing deadline of September 30, 2010. 

## Fishing: To Keep or Not To Keep

The District has a catch and release policy requiring that any fish, or other aquatic wildlife, caught in the lake or canals be immediately returned to the body of water from which it was caught. This policy does not include those species designated by the Florida Fish and Wildlife Conservation Commission as "non-native prohibited fish" (i.e., snakeheads, air-breathing catfish, piranha, or tilapia.) Such non-native prohibited fish may be removed from the lake or canals and disposed of in accordance with Florida law. 

## Gate Tips for Visitors

- Make sure that your visitors know what to expect when they come to Coral Bay's gates. You can access the Frequently Asked Questions page on Coral Bay's web site ([www.coralbaycdd.com](http://www.coralbaycdd.com)) for more information. You can also get assistance by contacting District Management by phone.
- Make sure that your visitors know at least one of the following:
  - The ***first and last*** name of someone listed on your home's profile.

### **OR**

- Your Coral Bay address.

It is very hard for the operators to help someone who only knows a first name for their host and nothing else.

- Honking and being impatient does not help anything and often can cause increased delays.
- If someone decides to tailgate a resident through the gate and they damage the gate, they will be held responsible for the repairs. 🚩

## Coping with Abandoned and Foreclosed Homes

This article summarizes material that was previously published in the "Margate Messenger", the City of Margate's quarterly newsletter.

In these troubled economic times, it is more important than ever that we all work together to help maintain our neighborhoods. Each of our villages has a

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Homeowners' Association (HOA). The CDD is not an HOA. As Coral Bay residents, each of us should be working with our HOA to take advantage of the help that the City has made available to address the challenges and issues associated with vacant, abandoned, or foreclosed homes in our community.

Residents are urged to contact their HOA or the City of Margate's Code Compliance Department about any suspected vacant, abandoned, or foreclosed home in your neighborhood. While everyone truly appreciates the work of conscientious neighbors who take it upon themselves to assist with these properties by cutting the grass or picking up debris at vacant homes, there are city resources that can help relieve this burden.

The City has enacted an "Abandoned Property Ordinance" that requires banks and absentee owners to register these properties with the City. The City's Parks and Recreation Department has been working hard to maintain these homes at an acceptable level.

No one knows a neighborhood better than its residents. If there is there a vacant, abandoned, or foreclosed home in your neighborhood, or if there is the property in disrepair and impacting the quality of life in your neighborhood, then take a moment to contact your village's HOA (contact information is at the bottom of this page) or contact Code Compliance through the Margate Police Department's Neighborhood Policing Division at (954) 972-1232 or by e-mailing them at [vacanthomereport@margatefl.com](mailto:vacanthomereport@margatefl.com). If you elect to contact Code Compliance directly, please let your HOA know that you have done so. 🚩

## Village HOA Meetings and Contact Information

- **The Cape** meets the 1<sup>st</sup> Thursday of every other month at 7:00 PM. Contact Alliance Property Systems at (954) 473-4733 x 2.
- **Fay's Cove** meets the 4<sup>th</sup> Saturday of February, April, June, August, October, and December at 10:00 AM. Contact Alliance Property Systems at (954) 473-4733 x 2.
- **Indian Key** meets on the 3<sup>rd</sup> Wednesday of the month at 7:00 PM. Contact C. Eric Whittle of Integrity Property Management, (954) 346-0677 x111.
- **Islamorada** meets on the 2<sup>nd</sup> Monday of the month at 7:30 PM. Contact Matt Rosenbaum at New Community Strategies (954) 689-4804.
- **Las Brisas** meets the 2<sup>nd</sup> Tuesday of January, March, May, July, September, and November at 7:00 PM. Contact Alliance Property Systems at (954) 473-4733 x 2.
- **Las Brisas Del Mar** meets on the 4<sup>th</sup> 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 3<sup>rd</sup> 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 2<sup>nd</sup> Wednesday of each month at 7:00 PM. Contact Alliance Property Systems at (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](http://www.coralbaycdd.com/CB_CDD_HOAs.htm)).