

Fiscal Year 2010-2011 Budget Approved

At the August 12, 2010 Budget Public Hearing, the Board adopted the Coral Bay Community Development District's (CDD's) Fiscal Year 2010-2011 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 "2010 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 **three** fiscal years.

A copy of the adopted fiscal year 2010 – 2011 budget appears on page 2 of this issue, and is also available on 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 needed repairs and restoration of our roads, lighting for the basketball court, park amenities including a track at North Bay Park, additional landscaping improvements and new signage at the various facilities.

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

**Coral Bay CDD Recreation Center
3101 South Bay Drive**

Special meetings are held as advertised.

Continued from previous column

To help accomplish all of these projects, funds not used in fiscal year 2009-2010 either due to savings from efficiencies or due to projects not completed are being carried over and shown as additional income. There is no additional cost to us as a result of this carryover.

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. 

Gate System Tips for the Holidays

As we approach the Holidays, keep the following in mind about the gate system:

- Make sure that your Guest List is up-to-date. It takes much longer to assist a guest who is not on your Guest List and that can lead to delays at the gates. No one wants their guests to be delayed, so do your part and keep your list up-to-date.
- If you are having a party or gathering at your home, contact the Envera Central Station ahead of time. Envera has special procedures for handling parties and large gatherings to help you get your guests through the gate efficiently.
- If you have a previously registered Sun Pass sticker, make sure that is correctly mounted on your car's windshield. These devices may work if you hold them in your hand, but they do not work well. They were designed to be mounted on the windshield. Of the people who have difficulty opening the gate in the Resident's Lane, most are trying to hand-hold a Sun Pass sticker.
- Leave some space between you and the car in front of you as you approach the gate. Following too close to the car in front of you means that there's little room for them to back up if they need to. When this occurs everyone gets frustrated; just leaving some space makes everything go much more smoothly. 

Coral Bay CDD Fiscal Year 2010–2011 Adopted Budget

REVENUES

Net Tax Levy	\$1,263,580.00
Misc. Revenue	\$1,500.00
Interest Income	\$5,000.00
Draw From Reserves	\$124,758.00
Carry forward surplus from last fiscal year	\$68,396.00

TOTAL REVENUES \$1,463,234.00

EXPENDITURES

Administrative Expense

Supervisors' Fees	\$13,000.00
FICA Expense	\$995.00
Attorney's Fees	\$40,000.00
Engineering Fees	\$16,000.00
Annual Audit	\$8,500.00
Bond Trustee Fee	\$3,233.00
Management Services	\$54,590.00
Computer Time	\$1,000.00
Property Appraiser Fees	\$14,630.00
Postage and Delivery	\$500.00
Insurance	\$55,000.00
Printing and Binding	\$4,000.00
Legal, Advertising, and Other	\$2,000.00
Office Supplies	\$500.00
Dues, Licenses, Subscriptions	\$1,000.00
Bond Interest	\$54,953.00
Bond Principal	\$117,990.00

Total Administrative Expense \$387,891.00

Facilities Maintenance

Field Management Services	\$18,540.00
Contractual Security	\$158,929.00
Security Patrols	\$23,000.00
Security System Lease	\$400.00
Telephone	\$35,100.00
Electric	\$90,000.00
Water and Sewer	\$9,600.00
Janitorial Contract Labor	\$15,912.00
Pest Control	\$3,500.00
Landscape Maintenance	\$157,500.00
Other Maintenance	\$1,500.00
Irrigation Pumps Maintenance & Repair	\$42,000.00
Wall Maintenance and Repair	\$8,500.00
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	\$20,000.00
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	\$249,862.00
Gate Repair and Replacement	\$20,000.00

Total Facilities Maintenance \$1,075,343.00

TOTAL EXPENDITURES \$1,463,234.00

At A Glance

- This fiscal year's per Home Assessment is \$1,320.19, the **same** as the prior **three** fiscal years.
- Total Net Tax Levy (amount received) takes into account the homeowner discount of up to 4% when the taxes are paid early.
- FICA must be paid on the Supervisors' Fees.
- The Bond Trustee Fee, previously paid from the Capital Project Fund (bond proceeds) is an administrative expense due annually until the bond is paid off.
- The Contractual Security line shows the ongoing costs of the park and pool monitoring system, and gates.
- Additional Fees for the Accountant are no longer necessary. Management is now performing this function.
- Trash Removal, the cost for the dumpster, is no longer necessary; the dumpster has been removed.
- Enhancements to landscaping around the District are under Landscaping Repairs & Improvements.
- Based on the positive input received from the community regarding last season's holiday lighting, the Board made modest enhancements to those decorations.
- Major Projects includes:
 - Lighting at the basketball court
 - Park amenities including tables, benches, receptacles, and a track at North Bay Park
 - New signage at the various facilities
 - Curb for all swales and traffic islands where nautical bollards are currently located
 - Some smaller miscellaneous items.
 - Evaluating the roads and determining requirements for a roadway restoration project. This project is discussed further under the Roadways article on page 3.

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

DISTRICT SUPERVISORS:

Tony Spavento¹,
*Supervisor, Seat 2
Chair*

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

Tina Hagen³,
*Supervisor, Seat 1
Treasurer*

Ronald Gallucci⁴,
Supervisor, Seat 3

John Hall⁵,
Supervisor, Seat 4

1. Elected November 2008
2. Uncontested Election November 2010
3. Uncontested Election November 2008
4. Uncontested Election November 2010
5. Uncontested Election November 2010

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

Maintenance of Our Infrastructure: Roadways and Storm Drainage System

While not as glamorous as some of the restoration and refurbishment projects that the District has undertaken recently, plans are being developed for working on two essential parts of our community-wide infrastructure:

- The roadways on which we drive
- The storm water drainage system that protects the community from flooding

With regard to the storm water drainage system, the CDD had repairs made to the headwalls and storm drains as part of one of the Hurricane Wilma project, and had debris build-up removed from some of the storm drains; both were completed in fiscal year 2009-2010. The Drainage System Maintenance line-item in the Fiscal Year 2010 – 2011 budget represents the funds for the cleaning of the entire storm drainage system.

The roadways represent a much larger project. Our roads are 18-plus years old, and show varying needs for attention. These needs include preventive maintenance (actions to prevent a road from deteriorating or deteriorating further), repair (patching or fixing current problems with a road) and/or restoration (replacement of a road). These are examples of areas needing attention:



In order to begin the planning process and in preparation for this new fiscal year's budget (October 1, 2010 – September 30, 2011), the Board made a conscious decision to delay the roadway restriping project, previously planned for the last fiscal year. The Board also requested and received a road assessment report from the District Engineer. That report provided their evaluation of the condition of the roads in the District and provided some initial costs. Before proceeding, the Board wanted to ensure that alternative approaches were considered, so that the Board would select the most cost effective approach for both the short term and long term. Therefore, the Board is currently obtaining information from experts that have particular experience in the maintenance, repair and restoration of roads in existing communities.

Planning so far has also included identifying financing options for the road project, at different cost levels since we do not yet have the project fully defined. The Board has already allocated approximately \$100,000 of this year's Major Projects budget line for the project. A small part of these funds will be used to complete the information necessary to lay out a plan, including what the alternatives are and their associated costs. In addition, the Board and Management have reviewed the reserve fund to determine what could be used to further fund the project, should those funds also be needed. To complete the information on where additional funding might be obtained, *if needed*, Management has provided estimated payback amounts and timeframes for a loan and for a bond.

Continued on Page 4, see "Road Project"

As the project alternatives are defined, the Board will keep you informed and will schedule public hearings to discuss the approaches and obtain your input. Regardless of the approach taken, the Board will consider both the financial impact and the physical (construction) impact to all of us, as its primary criteria in determining how to proceed. 🏁

November 2010 CDD Election Results

As announced in the May-June issue of the Buzz, seats #3, #4, and #5 of the Coral Bay Community Development District were up for election in the November 02, 2010 election. The incumbents for these seats, Supervisors Gallucci, Hall, and Dean, respectively, each registered as a candidate for their current seat. As no other candidates registered with the Broward County Supervisor of Elections for these seats, Supervisors Gallucci, Hall, and Dean were elected as unopposed candidates. 🏁

Margate Special Election

On Tuesday January 11, 2011 the City of Margate will hold a special election to fill the vacant seat on the City Commission. This seat became vacant with the passing of Commissioner Bross in October 2010.

Please take the time to go to the Clubhouse (Coral Bay's polling place) and vote on January 11, 2011. 🏁

Gate System Changes

The State of Florida has made changes to the design of the Soft Sun Passes so that the new ones they are selling are no longer compatible with Coral Bay's gate system. This means that those who need to add a new device can no longer purchase a Soft Sun Pass and register it with Coral Bay's gate system. These changes only impact new Sun Passes, any Sun Pass device registered before November 15, 2010 with Envera, for use with Coral Bay's gate system, will continue to work and open Coral Bay's gates.

If you need to add a new device or are a new resident, contact Julio Padilla, Assistant District Manager - GMS, for assistance (954-721-8681 x 213). Coral Bay has acquired a temporary supply of devices that will be sold for \$18 each (Coral Bay's cost for the device) to those who need them. These devices are similar to the old-style, hard plastic case transponders.

Management and Envera are working with the device supplier to secure supplies of access devices. We do not anticipate any long-term issue with acquiring these devices, and are working on providing two device types, the \$18 one mentioned above, and one that is less expensive. Devices will continue to be sold at cost. 🏁

Happy Holidays to All

The Board and District Management would like to extend best wishes to everyone for the upcoming holiday season. Based on the positive feedback about last year's holiday decorations, some modest enhancements have been made. We hope that these new decorations will be enjoyed by one and all. 🏁

Village HOA Meetings and Contact Information

- **The Cape** meets the 1st Thursday of every other month at 7:00 PM. Contact Alliance Property Systems, at (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 Alliance Property Systems at (954) 473-4733 x 2.
- **Indian Key** meets on the 3rd Wednesday of January, March, July, September, and November 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 of 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 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 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).