

**The Coral Trace HOA website is: <http://www.coraltracehoa.com>
Be sure to register and use our Board Forum!**

The 2010 Board

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PH: 561-697-4990
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- Newsletter Editor, Ads, & Website** - Ava Schutzman,
Ava @bridgesights.com, 272-0433
- Deadline is 1 week after each Board meeting.

Words from the President

by Karl Chakford
president@coraltracehoa.com



Hi Coral Trace Residents,

Well we are in the spring cleaning quarter, remember the Board elected to set aside the second quarter each year to clean our homes, roofs, fascia, driveways, sidewalks, fences and windows, etc. This is also the time to paint your home, trim, door, gutters, etc. Under the current economy businesses are slow and that is reflected in their pricing. Remember the only approved paint colors are on the www.coraltracehoa.com web site under Documents, and you are only allowed to paint your home its original color.

If you want to make changes to the exterior of your homes you must fill out an ARC and submit it to the Board for approval. We have an online form that allows you to fill out the form on the computer print it, attach other required documents and send it to the Board for approval.

Our property manager is at the office on Tuesdays and Thursdays from 9am to 12pm. If you need to drop off an ARC, purchase new gate cards, remotes or Medco keys, stop by and see Bob Loperfido.

We are in the process of updating our Coral Trace Rules Book and hope to have it ready soon. One of our Board members reviewed our Board meeting minutes and compiled a list of rules voted on by past Boards. We are going to incorporate these rules into the new Rules Book if the rule still applies. Once it is completed and voted on we will distribute this new revised Rules Book to all residents. All owners were given a copy of the HOA Documents and Rules Book, if you no longer have these documents, they can be purchased from our property manager at the Clubhouse office for \$5 each. These rules apply to both owners and renters so please familiarize yourself with the HOA Documents and Rules.

We are sending out violation letters for residents violating different sections of our

(Continued on page 2)

Next Meetings (at Clubhouse):

- HOA Board—Monday April 19 at 7 PM

1-Day Rental of the Clubhouse Social Room is \$150 plus a \$300 security deposit. Contact Lloyd Adler at 561-276-6480.

WE CHANGED THE FRONT GATE ENTRY CODE ON APRIL 3. CODE IS POSTED ON WEBSITE (IN BOARD PASSWORD-PROTECTED AREA) AND OUR CHANNEL 63 CABLE TV STATION.

[On-Line ARC form, Residency App, Guest Parking Permits: Documents page of website](#)

LANDSCAPING SCHEDULE FOR April:

- Cut grass: April 7, 14, 21, and 28
- Bush & tree trimming: April 27-30
- Spray: April 20



Clubhouse Keys: Anyone wanting recreation keys to the Clubhouse (pool, exercise room, billiards room) should contact Bob Loperfido, our property manager at Seacrest Services. He will provide a key to each household. If you lose this key, a replacement is \$10.

Words from the President—continued

by Karl Chakford
president@coraltracehoa.com

Documents. Last month I went over some of the items we have been seeing. Here they are again:

1. The most abused is residents leaving their trashcans and recycle bins out side of their garages. Some are by the garage doors, by the front door, on the sidewalks and/or in the hedges. One owner has two trashcans in the plants by their front door.
2. Mail boxes: many need cleaning and sealed, some are leaning over, the wrong color, missing door and flags, and/or damaged in some way (see Home Hints on our [website for the details](#) on how to clean and seal the mailbox inexpensively, so that it looks almost new).
3. Our HOA is flexible in our interpretation of what is a commercial vehicle but when you put commercial advertising on your vehicles and park them in our community you are going to receive a letter and the full extent of our documents will be exercised to enforce.
4. Please do not leave water hoses, etc. strewn all over the driveways or yards.
5. Another issue has been erecting fences, screen rooms, patios, etc. without an approved ARC. This and past Boards have been very flexible in allowing owners to make changes to their homes. If you are not sure read the Rules book or ask the Board for help.

The Board put in place a Guest Parking Pass system for all vehicles parked in these spaces (see February Newsletter). We have been checking and no one is using these passes. We will start tagging unregistered vehicles with a sticker on the driver side window advising the owners they are illegibly parked and if not registered in the Guest Pass System they are subject to being towed.

We have had many residents bringing glass bottles into the pool and spa area, which is not allowed for obvious reasons. If you are seen with glass in this area you will be asked to leave. This is for the safety of all residents.

We are still waiting for the shed to be delivered and it looks like it should occur in April. Once it is installed, we will also install a fence for the golf cart and plant a hedge around the building and fence, so it is more visually pleasing to look at.

We have a new landscape chairperson, Leah Kesten. If you have questions and/or suggestions check this newsletter for her contact info. The Committee will be through the community looking for trees that are miss-

ing for various reasons. They will also be looking at the trees that need trimming this year. If you would like to help this Committee, please contact me at president@coraltracehoa.com or contact Leah. The Board is in the process of comparing bids on the mulch for the community. The plan is to have this done this month. The delay has been because of the major trim the landscaper was planning for in March. The uncommon cold and freezes we experienced this winter has delayed these two planned items.

At the February Board meeting the Board decided to discontinue the gate access code starting Saturday July 03, 2010. We felt this has led to a reduction in the security of community as this code is being given out to non-residents of our community. We will also be considering renting the gate cards, gate remotes and Medco keys. A lot of communities are doing this as a way to control access to the community. If you know you will get your deposit back when you return the rented items, you will secure them better. We have 282 homes in the community. When we first started issuing the Medco key we issued 1 key per home. We now have over 400 of these keys floating around, allowing any one of these former owners and renters to access our community and facilities. If you have an opinion about these items, please email me or come to the next Board meeting and let the Board know how you feel.

We are having problems with the feeding of the birds, and ducks. These birds are destroying the grass because residents are putting seed on the lawn and the birds are feeding on the seed and eating the grass in the process of getting the seed. This needs to stop or the owners will be held responsible for the sod replacement. Thank you for your attention to this matter.

Just a reminder that we continue to add new online capabilities for our forms on our website. We now have online forms for the Guest Pass system, the ARC application, and the Residency Application.

I hope everyone helps the Board by correcting some of the items I've listed to make our community a cleaner more appealing community to live in.

Again thanks for listening.

Karl

HOA President and Fellow Resident

Technology Committee

by Len Kruger

lkruger@edibiz.net

Hi All,

Sorry for the length of this article, but as promised, we have details for you and it is an important read. Lots of information is being provided. For us, it's been a very busy couple of weeks. We've gotten the latest draft proposals from our 3 vendors, MDU Communications, Comcast and Paladin Broadband, and are now waiting for their final versions. As the saying goes "you can't fight City Hall", so it is also true with technology in 2010 as every vendor is proposing community wide installed fiber. Fiber has over 1000 times the capacity of our current coax copper lines and can carry TV, Internet and voice at the same time. For those who are curious, what will be implemented is referred to as FTTH (or Fiber To The Home). Space here does not allow me to explain the volume of published information as the what-it-is, how-it-works and why-we-need it but a quick Google search will help to get you familiar with the technology.

We did look at additional options other than FTTH. One vendor suggested we install one DirecTV dish per building, shared between each quad or duplex. Numerous problems regarding installation and property rights were discovered that make their initial proposal a no-go, so now all 3 vendors are now proposing a fiber installation.

Before anyone gets too alarmed, we (this committee and your Board) are trying to make the new infrastructure (fiber) happen at the least cost to all of us (we live here too), and to get the best bang-for-the-buck while planning for the needs of the future. We are trying to make whatever we do, revenue neutral. This means that while your monthly dues will be going up, other costs you already pay, such as Internet and/or phone, should cost less and in the end, save you money.

Because our committee has not proofed the final proposals and figures, the dollars listed here are close estimates for purposes of this newsletter only.

Currently, we are paying about \$25.86 per month per unit (including tax). By doing nothing more than signing a new Comcast contract; our new monthly amount should be around \$34.05. Other proposed rates start at about \$32.96 and go up. Our committee and Board will have much discussion and consideration of all the proposals. For example, Comcast will be offering 85 channels while the DirecTV vendors will offer up to 167. More on this later as the prices and upgrade options are almost mind-numbing.

There is only one reason that TV is costing more and

please don't blame your Board or this committee. It is our country's (and the world's) move to digital "everything", including TV. We all know that "regular" over-the-air TV (which was around for over 60 years) was changed last year and a special converter box is now required to feed your TV a signal if you don't have cable. This trend will only continue. Hopefully everyone has heard of, or seen a Comcast, FIOS, U-Verse or DirecTV digital channel and has seen the incredible picture quality. We will be getting that incredible quality, too. This is 1080P or Blu-Ray quality!

Our current provider, Comcast, is (and has been) in the process of upgrading their ENTIRE subscriber base from analog to digital, but it will take many, many years before all of Comcast is digital. Our Comcast rep told me personally that Comcast plans to phase out all analog TV in about 3 years. For those that didn't want any changes, sorry, our hands are tied. Digital TV is upon us.

Regardless of which vendor is chosen by our Board, work crews will be in our community within the next 90 days to 18 months installing fiber. I am sure we will be provided a schedule with the next few months.

SPECIAL note to everyone thinking about changing your Internet or cell phone plans:

Please wait until the April 19th vote by the Board on which vendor has been selected. All of them offer add-ons for Internet and Phone and you will probably be able to save money.

SPECIAL note to existing Dish Network and DirecTV subscribers. If the Board does NOT select Comcast then you will have the following options:

For Dish Network subscribers, your dish can go away, pending your decision to sign up with whatever DirecTV premium equivalents you currently have with Dish.

For DirecTV subscribers, your personal account will basically remain unchanged and your dish can go away too. The channel lineups will then be coming in directly thru any new fiber that is installed.

Stay tuned,

Len Kruger





Delray Doings
By Ava Schutzman



Upcoming Events of interest to our community:

Th-Fr-Sat April 8, 9, 10—10 AM to 7 PM—The Delray Affair!
Our annual big event on Atlantic Avenue
Info: 278-0424

Sat. April 17, 7 PM — Circle on the Square at Old School Square. Info: 243-7922

Mon. April 19, Sister Cities Young Artists Exhibit
Old School Square—Exhibit opening April 19
Info: 243-7922

Sun. April 25—Performances in the Park: The Frank Derrick Big Band — Free Outdoor Concert at Veterans Park, 802 NE 1st St. 3 PM to 5 PM Info: 243-7277

Bring your lawn chairs, blankets and picnic baskets and savor the elegant and eclectic strains of accomplished South Florida Concert Performers in an open-air setting.

Drummer Frank Derrick has led a multifaceted national and international music career. His many theatrical credits include Bubbling Brown Sugar, The Wiz, Ain't Misbehavin', and Sophisticated Ladies. He has performed with numerous legends and artists including Redd Foxx, The Platters, Eartha Kitt, The Duke Ellington Orchestra, The Woody Herman Orchestra, The Pointer Sisters, The Louis Armstrong Legacy Band, and Donna Summer, and has conducted on the concert stage for John Pizzarelli and Lanie Kazan. He toured worldwide with Cab Calloway for ten years and was drummer for "The David Letterman Show" on NBC.

Check out <http://www.mydelraybeach.com> for additional information and updates!

CHECK OUT THE STATE OF FLORIDA'S ENERGY STAR APPLIANCE REBATE PROGRAM!
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<http://tinyurl.com/rebate-program>

The State of Florida plans to distribute approximately \$17.5 million on a **first-come, first-served basis** to Florida residents participating in the ENERGY STAR Appliance Rebate Program. Floridians can begin reserving rebates at 11:00 a.m. EDT on Friday, April 16, 2010, and continue until all \$17.5 million in rebate funds are disbursed.

On purchase of qualified energy-efficient appliances
See website for details and rules

Welcoming & Social Committee, and Pool Committee

By Pompie & Fred Calandrino

Welcome to new tenants and owners: Chrissy Smith, Richard and Joy Adamaitis, Mike Perrino, Andy Deschamps and Johann Rodriguez, Steve Li and Rosalie Liu, Nicole Uricchio, Danelle Leitch, Tom and Kelly Moore, Brandon Restivo and Lesley Ann Stewart, Kerri Wanninger and Robert Cucci, welcome all to Coral Trace.

The pool has been fine, we found it necessary to turn off the heaters when the temp dropped below 50 degrees, otherwise they freeze up and stop working. Presently the Hot Tub is not working, the compressor burned, and we are waiting for the replacement to be installed.

From Your Board and Your Editor

Seacrest has received a lot of complaints about some dog owners not picking up after their dogs. The Board asked me to remind everyone to please **PICK UP AFTER YOUR DOGS**. That means everyone—owners of tiny dogs, owners of big dogs, owners of medium-sized dogs. **ALL OF YOU!** Just because your dog is tiny doesn't mean a person stepping in its poop won't stink at work, or slip and fall. And if your dog is big... well that's the worst to step into, isn't it?

Aside from it being illegal, unsanitary, and incredibly rude not to do so, there are many good reasons why every dog owner should pick up after their dog.

Recently I learned first hand of yet another good reason—to protect your dog, and others, from getting sick after sniffing or eating another dog's feces. (Yes, dogs do have quaint tastes.) My dog came down with a case of a parasite that set me back \$200 after the initial vet visit, medications, and two sets of lab tests to be sure she was healthy again.

Since that episode, where I found our something was wrong because she had a nagging case of diarrhea, I devised an even better process to pick up her poop. Now, I **CATCH** it! This is a really good system. Put your hand into the poop bag, kneel or squat down and when your dog gets into position, slip your hand palm side up with the bag on it underneath the dog and catch the poop. If it's soft it won't be any big deal to pick it up... you don't have to pick it up at all. Then just rearrange the bag so you can carry it home for disposal. Great system, really! You just have to be watchful so you don't miss the big event.



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Dr. Brian Feinstein

Dr. Feinstein is not only a Dermatologist, but is also board-certified in Family Medicine. He is a member of the American Academy of Dermatology, American Society of Mohs Surgery, American Osteopathic College of Dermatology, American Society for Dermatologic Surgery, International Society of Hair Restoration Surgery, and American Society for Laser Medicine & Surgery.



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rloperfido@seacrestservices.com

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CORAL TRACE CONTACTS

**PLEASE RESPECT THE BOARD & COMMITTEE MEMBERS' PRIVACY.
CONTACT TIMES ARE 10 AM– 6 PM ONLY, UNLESS AN EMERGENCY. Thanks!**

The 2010 HOA Board of Directors (meeting: 3rd Mon of the month, 7 pm)

President—	Karl Chakford	243-9697	president@coraltracehoa.com
Vice President—	Eric Motto	330-2207	fishman121@comcast.net
Treasurer—	Lloyd Adler	276-6480	lloyda111@aol.com
Secretary—	Tim Davidson	716-5100	timothysd@comcast.net
Director—	Debbie Eskan	278-6827	dbeskan@yahoo.com
Director—	Barbara Magee	276-4415	bmagee@ccalpa.com
Director—	Sandy Maister	279-2219	Sdmdam@hotmail.com
Committees—	Landscaping		

	Leah Kesten	279-7722	leahkesten@yahoo.com
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Maintenance (Clubhouse, Pool)

	Fred Calandrino	272-6181	Pompadooc@aol.com
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Social

	Pompie Calandrino	272-6181	Pompadooc@aol.com
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Cable Renewal Ad-Hoc Committee

	Len Kruger	276-8042	lkruger@edibiz.net
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