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Be sure to register and use our Board Forum!**

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Ava @bridgesights.com, 272-0433

Deadline is 1 week after each Board meeting.

**Words from the President**

by Karl Chakford  
president@coraltracehoa.com



Hi Everyone and Happy Valentines Day,

Sorry the letter will be long this month as there is a lot of information to pass along.

The community has had a few break-ins and attempted break-ins, with one owner being home when someone tried to enter the home. The homeowner yelled and the person jumped the wall, they then called the Police. We found our northeast gate chain cut so we replaced the lock to secure the gate. The southeast fence where it meets the wall was cut and was like I-95 to the kids, so this was fixed (our new maintenance man Antonio was the one who reported it). The west and east fences on the north canal have been removed for Lake Worth Drainage District canal maintenance. This has contributed to the easy access to our community. This work should be completed by the end of March and the fences reinstalled. We have visited the Atlantic High school to inform them of the damage to our fence and that students are cutting through our community and jumping the fences. They said they would again stress that this was improper and not to do it. We also visited the police about the break-ins, speeding and running of stop signs, "they will be back".

We want all residents to use their alarms (the HOA pays for this service for each home regardless if you are a renter or owner, so register with Devcon at 800-792-4325, it's free). You also need to register with the City as this will save you money if you should have a false alarm. The City will charge after a certain number of false alarms. If someone should follow you into your home and force you to deactivate the alarm use code "2580". This turns off the alarm but sends a signal to the monitoring center that someone is in the home with you and you need the police, which they will call.

We are a small community and we need to look out for each other. If you see something that looks suspicious call the Police and report it. We need to be our own community watch group. Be vigilant and observant and report what you see. Call

*(Continued on page 2)*

**Next Meetings (at Clubhouse):**

- HOA Board—changed to Thursday Feb 18 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 IN JANUARY. CODE IS POSTED ON WEBSITE (IN BOARD PASSWORD-PROTECTED AREA) AND OUR CHANNEL 63 CABLE TV STATION.

**NEW! [On-Line ARC form and Guest Parking Permits](#): Documents page of website**

**LANDSCAPING SCHEDULE FOR February:**

- Cut grass: February 2, 16
- Fertilizing: Feb 10-11
- Bush & tree trimming: Feb 23, 24 & 25



**Clubhouse Keys:** Anyone wanting recreation keys to the Clubhouse (pool, exercise room, billiards room) should contact Barbara Magee. She 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

the Police NOT the HOA as we have no legal recourse to enforce any laws or the power to arrest anyone. The Police do, so notify them first then inform the HOA. Use your outside lights at night, thieves do not thrive in the light they rely on the darkness to conceal their actions so let's make it "Bright at Night" for the safety of our community. Lock your doors when you are home, even the door to the garage. Make sure the garage is closed at all times if you are not actually in the garage as it is a quick entry into your home. Turn on the alarm chime that signals when a door is opened so you know when someone enters the house. A few residents have added motion detectors and glass break sensors as an added level of safety. You can get window locks from the home supply stores that you place on the windows that only allow the windows to open so far, preventing someone from opening the window and climbing in and they are inexpensive. We need to be proactive and each resident needs to protect their homes and themselves. Let's be more vigilant.

In addition, the Police Department has provided some Safety Tips on page 6 and a form on page 7 to use to record serial numbers of your valuable equipment to identify it if stolen and recovered. Although they don't always recover the goods, if you don't know the identifying numbers they can't return it to you if they do.

Seacrest was a good decision for the HOA, so again I would like to thank the previous Board and the Budget committee for the move to Seacrest. As a reminder Bob Loperfido our property manager is at the Clubhouse office on Tuesday and Thursday from 8am to 12pm if you need to drop off ARCs or any other paperwork.

PLEASE NOTE: It is required to use the Seacrest work order system for all problems you may have for the HOA. This system gives us a way to track complaints and problems and gives you a tracking number. This system allows us to see the exact number of issues and the results. You can use the web at [www.seacrestservices.com](http://www.seacrestservices.com) and follow the links to the work order form. Fill it out online or call 888-828-6464 and leave the information on the phone system, Thanks for using this new system, it is working very well.

The landscaping crew spent almost a week in the community trimming in January and everything is looking much better. They plan to do a major trim in early spring, cutting back the flowering plants to promote new growth during the spring growing season. They also will be bringing those homes that are not at the HOA standard into compliance. They will address

## **Technology Committee**

by Len Kruger  
[lkruger@edibiz.net](mailto:lkruger@edibiz.net)

Dear neighbors,

The response from our survey was VERY good and exceeded a 30 percent plus reply rate.

Thanks to Tim, Lloyd, Howard and Barb for helping to tally them for without their help, I'd still be counting them! Almost 90 surveys were returned in total, even some a week late.

In summary, it seems that most of the folks that responded are only interested in what is referred to as the "double-play" (which is Internet and cable). There were more than a few respondents that did not feel phone (local/long distance) or the "triple-play" should be included.

Of course committee and Board discussion will follow as soon as the proposed provider supplies us with their suggestions for a base bulk package with add-on ala-carte/upgrade options available.

We should have a major update in the next newsletter.

That's all for now.

Len Kruger

overgrown plantings, trimming them to the height of the lower window sill or below the roof line depending upon the type of plant. The plantings between homes will be trimmed to varying heights to create a tiered effect and add definition. The employees of the management company are following the HOA's direction so please do not prevent them from doing their jobs. We plan on mulching the community in March after they have another chance to clean up our planting beds.

Antonio has pressure washed all the parking spaces in the community, repainted/striped the pool parking spaces and tire stops also guest spaces and tire stops and painted the wall on North. We moved the bicycle rack to between the handicapped spaces in preparation for the community shed which was approved at the Feb 4th City planning and zoning meeting. The plan is to place a 10' x 12' shed on the pad by the banyan tree at the clubhouse. The City wants us to fence this with a 6' high privacy fence to help conceal it from view. Once we have all the paperwork we will work on completing this project, giving us the space to store supplies needed to maintain the community.

The Clubhouse roof leak was repaired in January and

*(Continued on page 3)*

## **Words from the President—continued**

**by Karl Chakford**  
**president@coraltracehoa.com**

was worse than they suspected. The front door upper magnetic lock can now be repaired (caused by the water leak). As mentioned above we repaired the fence and the gate lock. We replaced a pool and spa feeder, repaired the spa chemical computer, fixed the pool ladder, replaced the pool and spa chemical storage tanks and had to have both pool heaters repaired (under warranty). The Tennis Court fence, Tot Lot gate and the pool fence are slated for repair as soon as the technician is available. We are getting information and a company to replace the Tot Lot bench, so as soon as we can this will be addressed as well. One of the treadmills is broken beyond repair and since it is 8 years old we are not going to replace it. We hope to use its parts to make sure that the other treadmill will make it through the year, when we will have the budgeted funds to replace it.

We have implemented the HOA's spring cleaning policy for April, May and June (starts April 1 to June 30) for outside home maintenance. We ask all owners and residents to clean all roofs, sidewalks, driveways, building, fences, windows, fascias (wood trim around home) and all other outside areas. We are also asking you to consider repainting your home, as the youngest home is 8 years old about the max for the inexpensive builder paint that was used. The approved colors are on the [www.coraltracehoa.com](http://www.coraltracehoa.com) website. I opened a cash account at the Sherwin Williams paint store at Federal Hwy and 10th Street in Delray. It is under Coral Trace HOA and they have the color mix codes for the pink and coral house and trim paint on file with a discount \$9 off for a gallon of super paint satin. A cash account means we have an account to get a discount but "You" must pay for the items you buy not the HOA. The pricing that some homeowners have gotten for painting the whole building is quite reasonable at this time, a 2 unit building was about \$1500 a 4 unit building was \$2600. Considering they painted the house, door, garage door, trim, fascias, gutters and gutter down spouts with satin paint this price is a good deal as once again, the price is for the entire building not each unit. So think "Spring Cleaning in spring" and let's make our community look its best, Thanks in advance for cleaning up.

The Board has implemented a Guest parking pass system. We are in the trial period and expect everyone to start using this system. It is a web-based form on [www.coraltracehoa.com](http://www.coraltracehoa.com) on the Documents page—Welcoming Forms (individual). You fill in the required information and it generates a Guest Parking pass to be placed on the driver side front dash.

The parking rules are: Pass required for all overnight parking that is NOT in an enclosed garage or in a home's driveway (specifically for guest parking spots and pool parking). Pass required for overnight and up to 7 days of parking (7 days from the date pass is created), after 7th day the pass must be regenerated. The system will track parking passes and long term abuse will be monitored on a case-by-case basis. Failure to display a Guest parking pass causes the vehicle to be tagged with a Bright Orange Violation Notice on the driver's side door window. If this Violation is not corrected the vehicle will be subject to towing. For those residents without a computer there will be Guest Parking forms in the Clubhouse. You will have to fill out 2 pages leaving one with Bob in the Clubhouse office or drop in the mailbox by the office door, this will be entered into the computer system for you. Failure to leave the copy will cause the car to be tagged with a Violation Notice since it will not be in the computer system. This parking system is not for parking in the street or for residents to park in guest parking as this is forbidden by our HOA documents. Your compliance is appreciated.

We have our ARCs (Architectural Review Committee) web form completed and is now on the web site (documents page). If you have a computer, visit our [website Documents page](#), Architectural & Landscaping Forms, for the ARC web forms. Open the form; fill in all the required information on the first page. This will complete in the rest of the pages for you. Then check the box to email the form to the HOA and select print the PDF. The form will be emailed to the president@coraltracehoa.com address and generates the PDF for you to print. We need a signed copy and related documents dropped off at the Clubhouse office to Bob or into the mailbox by the office door for our review. Once we get this it goes to the board for review and vote. We hope this speeds up the entire process. We will be working on the welcoming forms next so stay tuned (actually it is not we it is Howard Schutzman who is our forms wizard, thank you Howard).

We have an adhoc committee for the review of our Rules Book concentrating on compliance with any changes in the State Statutes, updates for past Board motions that created new rules and/or policies and changes the committee feels should be considered for the future. This is not a committee to change the documents (though they could make recommendations for such changes) as that takes the vote of the owners to change. We cannot write a rule or a policy that would differ from the documents. The rules book

*(Continued on page 4)*



**Landscaping Committee**  
 by Dave Rosenbleeth  
 561-400-0604 or bleeth@comcast.net

Hi Neighbors:

Although we had some loss of leaves here and there through the community we got very lucky that the effects of the freeze last month were as light as they were. I would like to thank and congratulate those in the community who went quietly to their yards and raked up the dead leaves. My wife and I were up in Orlando during it and things were much rougher there.

It seems that the first go-round by our new management company on tree and bush trimming has gone very well. Our shrubbery certainly looks much better trimmed and more balanced already. Hopefully this is not "new broom syndrome"!!

On a personal note I have made a business decision which requires much more of my time being spent at my business and will no longer be able to devote the time required to respond and check out the various challenges our neighbors have, let alone the large amount of time to help co-ordinate the major projects planned for the commu-

nity this year. Therefore it is with quite a bit of regret that I need to let the reins of the committee pass on to someone else. I sincerely will miss all of the e-mails asking advice and the (believe it or not) fun I have had learning so much more than I knew before about Florida Landscaping and walking our neighborhood putting together the lists for the various projects. It was a lot of sweat, but good for the soul!

You all can feel free to send me your questions about your landscaping, and if I know the answer I will be glad to respond, but I will no longer be active on the committee and so will not be your representative to the board or management company.

I would like to thank all of you who have taken the time to send me your appreciation for the work accomplished over the last year and wish whoever our next chairman is the very best.

Regards,  
 Dave  
 bleeth@comcast.net

**Words from the President—concluded**

by Karl Chakford  
 president@coraltracehoa.com

that was created in 2003 is the only rules book that was voted on. At the time that this was created it was reviewed by the HOA Attorney to make sure we had not violated State Statues or our Documents. This is a very technical committee dealing with all the above requirements. Once the review is completed, rules and policies are added or changed it will be voted on by the Board and updates will be sent to all residents. If you would like to help this committee, email me at president@coraltracehoa.com. The first meeting will be Thursday February 11 at 1 pm in the Clubhouse.

We are losing our Landscaping Chair, Dave Rosenbleeth. His business is expanding so he will no longer be able to help on the Committee. The Board wishes him the best and wants to express our gratitude for his dedication and for the work he has performed for the community. The money he saved us with his time and dedication to our landscaping replacement and trimming was extensive. Dave, Thank You for all you did for Coral Trace.

Volunteers are still needed. The less help we have the more we must contract out, this costs more money and where does the money come from "YOU".

Well I hope covered everything and did not bore you to tears. We like to keep you informed on what's going on in your community and what we are doing to make it better for everyone.

Karl,  
 Resident and HOA President

**IMPORTANT NOTICE!**

**ALL violations and complaints should be reported to our property manager, Bob Loperfido at Seacrest Services, NOT to individual Board members. rloperfido@seacrestservices.com**

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 Email: [CHS@SilverHouses.com](mailto:CHS@SilverHouses.com)

## Social & Welcoming Committee

Pompie Calandrino  
272-6181

Please welcome new neighbors Rodney and Julie Dusinger, 219 Coral Trace Lane.



Interested in a Coral Trace Book Club? Call Mania Motto at 330-2207— no cost other than for the books if you buy them.

## Maintenance Committee

Fred Calandrino  
272-6181



**Delray Doings**  
By Ava Schutzman



Update on Pool: it's been pretty cold for the past month so little use of pool, but all is in working order.

VITA Free Income Tax Preparation service: United Way of Palm Beach County is providing free tax preparation services to Delray Beach households that earn less than \$49,000 per year. Service is avail til Apr 15, 2010. Tax returns are e-filed. VITA Sites: Pompey Park, 1101 NW 2nd St and the United Way Prosperity Center in the Neighborhood Resource Center, 141 SW 12th Ave. More info at [www.unitedwaypbc.org](http://www.unitedwaypbc.org) and click on the Taxes Done free icon on the home page or call the Palm Beach/Treasure Coast information referral service at 2-1-1.

Upcoming Events of interest to our community:

- February 16—Swamp Safari Day Trip—departs from Veterans Park—8:30AM-5PM. Info 243-7350.
- March 9—City of Delray Beach Municipal Election to fill 2 of 5 seats on City Commission—we vote at Temple Sinai at Coral Trace Blvd and Atlantic Avenue. 7 AM to 7 PM. Info 243-7050.
- City Commission Meetings, City Hall—Info, 243-7000
  - 16 Feb, 6 PM
  - 2 Mar, 6 PM
  - 16 Mar, 6 PM
  - 25 Mar, 6 PM—annual organizational meeting

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

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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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# DELRAY BEACH POLICE DEPARTMENT



## HOME SAFETY TIPS

### INSIDE YOUR HOME:

**Always** lock your doors, even when you are in your home. You may be at the rear of the home and not hear what may be happening at the front of your house.

**Always** keep your garage door closed. If you are not in your garage or yard keep this door closed. You'll never hear activity in your garage when you are in your house. Lawn equipment, bicycles, tools, etc. become vulnerable to theft. The door leading from the garage into the home is a favorite entry point for burglars.

**Always** use your alarm when not home. You can use it when you are at home too if you wish. It provides an extra layer of security either way.

### OUTSIDE YOUR HOME:

Keep shrubs trimmed away from windows. This allows you to see what's going on outside and prevents thieves from using this growth to their advantage.

Maintain quality lighting around the exterior of your home. Especially in areas of the home that may be more susceptible to break in.

Don't leave lawn tools or equipment in side or back yards. This helps the burglar facilitate his crime against you or your neighbors.

Display your house number prominently and keep it well lit. This assists emergency personnel when they have to respond to any form of an emergency.

### WHILE AWAY:

Don't publicize the fact that your house will be sitting empty for any extended period of time.

Instead of canceling your paper or mail deliveries, ask a neighbor to assist you by picking them up, saving and recycling these while you are away.

If you are going to be gone for an extended period, make arrangements to have your lawn maintained. Burglars know that an unkempt lawn that is normally well kept is a sign that residents are away.

Use timers to turn lights on and off throughout your home at all hours while you are away. A lived in appearance is a deterrent to burglars.

Leave drapes in a normal position to assist with this lived in look.

Turn phone ringers down. Constant ringing is a sign that a home is unoccupied.

Ask a neighbor to occasionally park in your driveway.

Never leave lights on in your home 24 hours a day while you are gone.

**Always** call the police when you observe suspicious activity, wherever you are.

- Emergency: 911
- Crime Tips Line: 561-243-7839—to report info on crime already occurred
- Non-emergency: 561-243-7800



## **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)**

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

**Maintenance (Clubhouse, Pool)**

Fred Calandrino 272-6181 Pompadooc@aol.com

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**Cable Renewal Ad-Hoc Committee**

Len Kruger 276-8042 lkruger@edibiz.net

**Management Company— HANDLING ALL COMPLAINTS & VIOLATIONS**

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