

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

**Words from our Vice President**

by Karl Chakford



**The 2012 Board**

**President** — Ross Silver  
**Vice President** — Karl Chakford  
**Treasurer** — Sandy Maister  
**Secretary** — Barbara Magee  
**Director** — Snookie Laird

**Seacrest Services, Inc.**  
Property Mgr: Bob Loperfido,  
PH: 561-697-4990  
Toll free: 1-888-828-6464  
FAX: 561-697-4779

Services from **Comcast:**  
Andrew Bisaccia 561-598-1924  
Andrew\_Bisaccia@cable.comcast.com

**Newsletter Editor, Ads, & Website** - Ava Schutzman,  
newsletter@coraltracehoa.com

**Coral Trace HOA Residents:**

Please email [newsletter@coraltracehoa.com](mailto:newsletter@coraltracehoa.com) to add your email address to our community newsletter e-mail list.

Happy Valentine's Day Neighbors,

**Sidewalk Cleaning**

We will be cleaning the sidewalks the week of February 13 to 17 weather permitting.

**Security Plantings**

We are adding some agave thorn plants along the wall on the corner of South and East to help with the egress into the community. We also planted Bougainvilleas along the fence on Davis Road. We hope that once these plants mature it will discourage people from climbing our fences and walls.

**Thefts**

We had two motorcycles stolen from the community last month, both from South. Both were left outside of their garages, rather than inside as required by our Documents.

**Community Watch Program**

We are looking into a community watch program. The City of Delray Beach Police has a program for communities but it requires

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**NOTICE**

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

**Use the Seacrest Work Order and tracking system online or call 1-888-828-6464.**

**February Events at our Clubhouse:**

- **Monthly open HOA Board Mtg—Mon. Feb 20th, 7 PM**
- **Social Event! Sun. Feb 26. 6-10 PM—Academy Awards Dinner Dance at our Clubhouse with DJ Capt Elliott—free for residents! Meet new friends!**



**LANDSCAPING SCHEDULE for February:**

**Cut grass: February 9 and 23**

**Bush & tree trimming: February 24, 27, 28**



**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 \$50.**

## **From our Vice President continued**

us to have a minimum of 25 people to man the program. Which will include a community car but it must be used daily to keep with the program. Please contact Ottis Raybon (lraybon@earthlink.net) and [president@coraltracehoa.com](mailto:president@coraltracehoa.com) to volunteer for the program.

### **Community HOA Document Violations**

The Board has changed how we handle Community HOA Document Violations. We will send a Courtesy Compliance Violation Letter via USPS advising you that you are not in compliance with our HOA Documents. You will have 10 days from date mailed to correct the violation. If not corrected you will receive the Second Notice of Violation both USPS and certified mail. Again you will have 10 days from date mailed to correct the violation. If not corrected the violation will be sent to the Attorney's office for correction. This can include mediation and court to resolve the violation.

### **HOA Dues Payments**

2012 HOA dues of \$582 are due each quarter starting January 1 then April 1, July 1 and October 1. You have until the 10th of the month to pay your dues — after the 10<sup>th</sup> you are past due and are subject to late fees. If your account is not current by the 15<sup>th</sup> of the following month you will be sent to the Attorney's office for collections.

Payment addresses are listed on the HOA website. IMPORTANT: there are 2 different addresses—one for sending in the coupon directly to the bank, the other if you use online payment by your bank (which goes to Seacrest). See the FAQ section on our website for details.

Please — if you are having problems paying your dues contact the Management Company and ask them for help. The Board has always worked with owners to get their accounts current. Contacting us before it goes to the attorney saves you money. No account information is discussed about your accounts outside of the Board and Management Company.

### **Cleaning Sidewalks, Driveways, Roofs, Buildings, Fences and anything else that's dirty.**

Well it's time to clean those dirty items around your home. Look at the other homes in our community — does your roof, driveway, sidewalks look as good as a home that just got painted? — if not, clean it! When they paint they will pressure clean most of those items before they paint so save the money and let the painters clean your stuff. Otherwise you will go down the new violation path.

### **House Painting**

Last year's Board passed a rule stating that all homes must be repainted every 10 years. They gave owners until May 31, 2012 to have their homes painted. If you have not painted yet you have a little over 3 months to have your home painted.

### **Home Paint Color Chart**

When the Board approved the new Resident Handbook it had the approved home paint colors listed in the Architectural and Landscape Alterations section of the Resident Handbook. These are also in the Clubhouse bulletin board. These colors are for Sherwin Williams Satin paint only. Trying to color match to other brands of paint will not match. Coral Trace has a business account at the Sherwin Williams store at US 1 and 10<sup>th</sup> Street in Delray. This account will give you a discount on your paint and supplies if you paint your self. There are a number of companies painting in the community with pricing at a reasonable cost compared to buying the supplies and labor it will take to paint your home.



- Please help welcome our new residents who moved to, or purchased in Coral Trace in recent months:
- 
- R & D Seifts, East Coral Trace Circle
- C Darville, 344 West Coral Trace Circle
- Ryan, Craig & Connor, 2518 CT Place

Folks, if you want to receive the monthly newsletter and rare special notices by email, please send your email address(es) to: [newsletter@coraltracehoa.com](mailto:newsletter@coraltracehoa.com) and you'll be added to our distribution list.

**Coral Trace Social Committee**

by Christel Silver

The Social Committee is meeting every 2<sup>nd</sup> Monday at 7:00pm in the Clubhouse. Everyone is welcome to attend and if you would like to help, please contact Lloyd (561) 276-6480 or Christel (561) 274-8153.

**Sunday, February 26<sup>th</sup> : Academy Award Dinner Dance from 6:00pm – 10:00pm. We will have a Disc Jockey and will be able to keep an eye on the Academy Awards!**

Start collecting your "stuff" you don't need anymore, because we are having a community Yard Sale on **March 10, 2012** from 7:00 – 10:00 am! We place an ad and leave the gates open during this time. You man your own "booth" in your yard or garage.

Another date for your calendar: **April 21 at 7:00pm:** Spring Fling (we will tell you more about this fun event later!)

Thanks to Len Kruger for sharing the following offer with our community—at the January Home Show, Len met a vendor who is selling modifications to Accordion-style Hurricane Shutters that adds portholes for \$35 each, normally \$50 each. This allows light to enter your home when the shutters are in use, and you can look out rather than being in the pitch black. The vendor, Paragon Construction, is offering this special deal to Coral Trace owners.

See contact info and photo. (Please note this is NOT a recommendation or implied warranty from the HOA, just an offer conveyed by your resourceful neighbor.)

Hurricane Shutters	Room Enclosures
Windows	Retractable Awning
Sliding Glass Doors	Texture Coating
French Doors	Vinyl Siding

*Retractable Screen*

**PARAGON**  
Construction, Unltd.  
Pembroke Pines, FL (954) 815 3444

**Tom Conrad** *spark holes* Fully Insured  
Marketing Director CGC#042048

**February—March 2012 (cont'd next page)**

- 14 Valentine's Day Cruise** - 6:30pm – 9pm – Surf & Turf Buffet dinner - \$70 per person. DJ for dancing. delrayyachtcruises.com 561-243-0686
- 14 John Pielmeier – The Master Playwright Series** – Arts Garage – 7:30pm – 180 NE 1st St – 561-450-6357 for tickets. artsgarage.org
- 16 Congressman Tom Evans** – lecture – 6pm – "Conservation and the Environment," Crest Theatre Ocean Breeze Room, 51 N. Swinton Ave. Tickets \$10; 561-243-7922, ext. 1; oldschool.org.
- 16 Wine Tasting – 5:30pm – 7:30pm** - Spain's Ribero Del Duero with Sommelier Jenny Benzie. Old Vines, Wine & Spirits. 900 E. Atlantic Avenue. 561-276-2076. oldvinesdelraybeach.com
- 17 Booksigning** – Gregg Brickman will speak and sign her new book *Illegally Dead* and Jeffrey Philips will speak and sign *Murder on Devil Ray Reef*, 7pm, Murder on the Beach Mystery Bookstore, 273 NE 2nd Avenue, murderonthebeach.com 561-279-7790
- 17-19 Brigadoon** - Tony Award winning classic musical about a mysterious village that rises out of the mist every 100 years for one day. Crest Theatre, Old School Square; 51 N. Swinton Ave. Tickets \$42; 561-243-7922, ext. 1; oldschool.org.
- 18 Hobbit Skate Tournament** - 3pm – 6pm. 4th Annual Hobbit Skate Off. \$5 for all skaters. Live Music, Prizes, Give-a-ways, Food and Fun! Hobbit Skate Park. 505 SE 5th Ave. 561-243-7158
- 18-19 Artists in the Park** – Delray Art League Fine Art Exhibition and sales – 10am – 4:30pm – Old School Square 561-843-2311
- 18 A Little Night Music – Delray Beach Chorale.** 7:30pm at the First Presbyterian Church of Delray Beach, 33 Gleason Street. \$20 adults, \$5 students and children. 800-984-7282
- 18 A Clockwork Orange (Reception and Movie)** – Arts Garage – 7pm – 180 NE 1st St – 561-450-6357 for tickets. artsgarage.org
- 19 – The Norm Kubrin Trio with Lisa Remick** - Sunday Musical Matinee Series at the Delray Beach Library – 2pm delraylibrary.org 561-266-9490
- 21 William Mastrosimone – The Master Playwright Series** – Arts Garage – 7:30pm – 180 NE 1st St – 561-450-6357 for tickets. artsgarage.org
- 21-23 – Princesses & Villains (Disney)** – Review of popular songs sung by Disney Princesses & Villains– Delray Beach Playhouse. 950 NW 9th St. delraybeachplayhouse.com 561-272-1281 Ext. 4 Tickets \$30. Time TBA.
- 23 Nancy Marshall, President/Arthur R. Marshall Foundation** – lecture – 2 pm – "The Refuge, the Everglades and the Foundation's

**Accordian**

**NOW AVAILABLE WITH CRYSTAL CLEAR SEE THRU WINDOWS**

Polycarbonate Impact Resistant Window

*Retractable Screen*

- Role," Crest Theatre Ocean Breeze Room, 51 N. Swinton Ave. Tickets \$10; 561-243-7922, ext. 1; oldschool.org.
- 23 Government Affairs Forum – Candidates for City Commission** – 7:00pm – 9:00pm – Old School Square Crest Theatre. For more information call the Chamber of Commerce at 561-279-1380.
- 23 Steel Drum Cruise** – 6pm – 8pm - \$18 – 2hour intracoastal cruise with live entertainment. Casual dining menu and cash bar. delrayyachtcruises.com 561-243-0686
- 24-Mar 4 2012 International Tennis Championship** –Only ATP tournament in the world with ATP Champions Tour and ATP World Tour events in same week. 561-330-6000 or yellowtennisball.com
- 25-26 15th Annual Delray Beach Craft Festival** – 10:00am – 5:00pm NE 4th Avenue in the Pineapple Grove Arts District. 561-243-1077 or downtowndelraybeach.com
- 25-26 Artists in the Park** – Delray Art League Fine Art Exhibition and sales – 10:00am – 4:30pm - Veteran's Park (Atlantic Avenue and the Intracoastal)

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# Support our Coral Trace Advertisers!

**1-Day Rental of the Club-house Social Room** is \$150 plus a \$300 security deposit.

Contact Bob Loperfido, our property manager at Seacrest.



**SILVER INTERNATIONAL REALTY**

Serving All of South Florida

Coral Trace Resident

Off: 561-274-8153

Cell: 561-929-5799

Fax: 772-409-5929

website: [www.silverhouses.com](http://www.silverhouses.com)

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



**CHRISTEL SILVER**  
Broker/Owner

Certified Residential Specialist  
Certified International Property Specialist

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**25 Jazz Project – Lenard Rutledge** – Arts Garage – 8:00pm – 180 NE 1st St – 561-450-6357 for tickets. [artsgarage.org](http://artsgarage.org)

**26 Divas in Art** – Arts Garage – 7:00pm – 180 NE 1st St – 561-450-6357 for tickets. [artsgarage.org](http://artsgarage.org)

**28 John Guare – The Master Playwright Series** – Arts Garage – 7:30pm – 180 NE 1st St – 561-450-6357 for tickets. [artsgarage.org](http://artsgarage.org)  
6th. Morikami Museum, 4000 Morikami Park Road. [www.morikami.org](http://www.morikami.org). 561-495-0233

## MARCH Events

**1-4 2012 International Tennis Championship (con't.)** – Only ATP tournament in the world with ATP Champions Tour and ATP World Tour events in same week. 561-330-6000 or [www.yellowtennisball.com](http://www.yellowtennisball.com)

**2-4 – Debby Boone – Reflections of Rosemary Clooney** – The Crest Theatre. 51 N. Swinton. [www.oldschool.org](http://www.oldschool.org) 561-243-7922

**10-11 Artists in the Park** – Delray Art League Fine Art Exhibition and sales – 10:00am – 4:30pm – Old School Square (Atlantic Avenue and Swinton)

**17 44th Annual St. Patrick's Day Parade Party** – Old School Square parking lot (south of garage), food/drinks and live Irish music, free admission, 10 am – 8 pm, 561-279-0907

**24-25 Artists in the Park** – Delray Art League Fine Art Exhibition and sales – 10:00am – 4:30pm – Veteran's Park (Atlantic Avenue and the Intracoastal)

**30 – Apr 1 – Rhythmic Circus – Feet Don't Fail Me Now** – The Crest Theatre. 51 N. Swinton. [www.oldschool.org](http://www.oldschool.org) 561-243-7922

## VITA Free Income Tax Preparation Service

Free income tax preparation service is available to Delray Beach households who earn less than \$50,000 annually. VITA sites are staffed with IRS-certified volunteers, who prepare and e-file your taxes. If refunds are expected they are received within 2 weeks. The service will be available at Pompey Park, 1101 NW 2nd Stret. For tax service hours, required documentation and additional information, visit [www.unitedwaypb.org/vita](http://www.unitedwaypb.org/vita) and click on the Taxes Done Free image, or call the Palm Beach/Treasure Coast Information Referral Service at 2-1-1.

## CORAL TRACE Volunteers

### The 2012 HOA Board of Directors

**President**— Ross Silver

**Vice President**— Karl Chakford

**Treasurer**— Sandy Maister

**Secretary**— Barbara Magee

**Director**— Snookie Laird

**Committees**— **Landscaping**—Eric Motto

**Welcoming** — Lloyd Adler

**Social** — Christel Silver

**Website, Newsletter Editor/Ads** — Ava Schutzman

### Management Company—

**HANDLING ALL OFFICIAL COMMUNICATIONS, including: WORK ORDERS, COMPLAINTS & VIOLATIONS— you must use Seacrest's tracking system**

**DO NOT SEND EMAIL TO BOARD MEMBERS' PERSONAL ACCOUNTS**

Seacrest Services, Inc. Property Mgr: Bob Loperfido

2400 Centrepark W. Drive, Suite 175, West Palm Beach, FL 33409

561-697-4990 FAX (561) 697-4779

Phone# to place Work Orders: 1-888-828-6464 or online at: [www.seacrestservices.com](http://www.seacrestservices.com)

To add/change your phone number to the Gate machine, place work order at Seacrest.