

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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- Seacrest Services, Inc.**
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rloperfido@seacrestservices.com
- 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 Neighbors,

If you missed the annual "Toys for Tots" party you missed a good time. We collected the most toys in all the years we've been hosting this charitable event. We would not have had this event without the hard work of Pompie, Elsa, Sissy and all the rest who helped. Let's not forget everyone who brought a gift.

Since we had money left in our Social Committee account and at the recommendation of the committee and approved by the Board, we donated \$800 + \$25 (from BJ'S) in food to the food bank in Delray Beach in the name of the HOA. On December 11, Sandy, Lloyd, and I went to BJ's (BJ's donated \$25 to the cause) and bought, 3 cases of 1lb hams, 4 cases of canned tuna, 250 pounds of white rice, 4 cases of spam, 13- 4 pack containers of chili, 16 boxes of instant oatmeal and delivered it to the Food Bank located at 141 SW 12th Ave in Delray Beach.

This made their day as we brought a truckload of food to this charitable organization; we made a lot of families happy this holiday season. The Board, Social Committee, Delray Police, families and children, thank you.

It's been 44 days since the election and we've been busy. Things we are working on are:

The transition from GRS to Seacrest has included more meetings, emails and phone calls than I can recall. Seacrest will provide an onsite maintenance man, this means we will have to have some infrastructure we have not had before, a shed, a golf cart, tools and equipment. We are in the process of permitting and installing a community shed and electric for the golf cart and shed (finally the

(Continued on page 2)

Next Meetings (at Clubhouse):

- HOA Board—Mon. Jan. 18, 7PM
- Landscaping—Thu. Jan 14, 7PM

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

2010 HOA FEES ARE DUE ON THE FIRST OF EACH QUARTER: 1 JANUARY, 1 APRIL, 1 JULY AND 1 OCTOBER.

annual per home	\$ 2136
quarterly per home	\$ 534
monthly per home	\$ 178
increase per month	\$ 5

NOTICE: WE WILL BE CHANGING THE FRONT GATE ENTRY CODE ON JANUARY 15TH. NEW CODE WILL BE POSTED ON WEBSITE (IN BOARD PASSWORD-PROTECTED AREA) AND OUR CHANNEL 63 CABLE TV STATION.

LANDSCAPING SCHEDULE FOR January:

- Cut grass: Jan 5, 19
- Trim bushes/trees: Jan 26, 27, 28



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

trash cans will be hidden from sight). We found a new gate company to repair the clubhouse entrance door card reader as our last company went out of business. We are also pricing new lighting for the walkway to the tennis courts, adding lighting to the front of the entrance sign and repairing the lighting at the front gate, which a truck ran over (cameras aren't working so no info on truck). We have met with the camera company to resolve this issue. The wireless transmitters and receivers need repair and the cost to repair is more than the cost to buy new ones. Because of this we are looking into running a fiber optic cable from the Clubhouse to the gates for the camera feed. This will entail boring under Coral Trace Blvd between the Clubhouse Lake and High Point for this cable.

Debbie is working on a review of all past Board meetings to create a motion book. This is a listing of everything the Board has voted on in a chronological order since the beginning of the HOA.

At our first Board meeting we formed a new ad-hoc committee to review our Comcast Cable contract as it expires in June of 2010. This committee is charged with determining what options are available for Cable TV, possibly adding Internet and Internet phone service in a package like our cable service. The HOA has more buying power than an individual. We will be issuing a survey and would like everyone to answer so we know if we should include these extra services to all owners or stay a-la-carte as we are now. If you are interested in helping this committee please contact me at President@coraltracehoa.com.

We also voted to settle the lawsuit over the Gate entry system that was damaged by a homeowner. The prior Board agreed to the settlement as recommended by the attorney but because of the election and change in the Board it was never voted into place.

At the December Board meeting we voted to implement a new Guest Parking Pass system starting in January (details will be on the web site once completed). There will be a form on the Coraltracehoa.com web site. You will fill it out online, print it and place it in your guest's front car window. The system will track the cars using this system. All cars parking in guest parking will be required to have a Guest Pass or be subject to towing.

Another issue we are addressing is our rules. We will be forming a Rules Review Committee at the January Board meeting. This was done in the past but nothing was ever voted on at a Board meeting. The responsibility of this committee will be to compare our rules against new State Statutes and with Board created rules that were correctly noticed and voted in at a Board meeting. We now have a Fining Committee but no one on a Violations Committee.

When we bought our homes we moved into a community that has rules and regulations. I know many do not like these rules but they must be complied with. We cannot enforce only the rules we like, as they all apply. The rules you might choose to enforce are not the same rules as your neighbor would prefer to enforce. What would our community look like if every home left their trash cans outside, parked in the grass or in the street, performed maintenance work on their cars and brought their work vehicles home with advertising all over them. We would look like a storage lot in no time. We as owners do not want that, we want a nice place to live and play. So please help the Board and your neighbors by following the rules. The new Board feels our greatest asset is our residents. We need your help to run the community, yes your seven Board members could make all the decisions but more minds are better than fewer. Your experience and knowledge are invaluable to the Board. I welcome anyone who wants to help this Board move forward not backward. Every Board member from the beginning has done their best for this community. It may not have been your best or my best but at least they volunteered. So I am asking each and every member of this community to become involved, attend a meeting, answer the survey, voice your opinion, send an email; we challenge ourselves, your neighbor, and yourself to participate in your community. Even if you can only help for one hour a month, please do so—the hours add up. Remember there are only about 15 people (Board & Committee members) making decisions for the 282 homes in the community. Suppose on average 2 people live in each home. So 15 out of 564 equals only 2.6% of our residents who help, which is a far lower participation rate than we'd like.

The Board has a lot of items and issues we would like to accomplish this year but how much success depends on you, "It's Time for Change, Help make it happen".

Last month I asked for email addresses. I have received a few but not many. We want a way to com-

(Continued on page 3)

Words from the President—concluded

by Karl Chakford
president@coraltracehoa.com

municate better and faster, and in a less expensive way, with our residents. The computer and e-mail is the best method, so keep sending your e-mails. We will start using this soon once all the emails are added to the address book. So watch for the e-mail address below for information updates. If you know anyone without a computer we have printed copies of the newsletter in the Clubhouse.

So if you are interested in becoming involved in any Committee email me at
President@coraltracehoa.com.

An owner has reported there have been numerous burglary attempts at her home. She uses her alarm system so this has helped to prevent their success. Be vigilant of your surroundings; watch out for your neighbors, close garage doors, keep doors locked and if you see anything suspicious call the police.

Thanks for taking the time to read our Newsletter. If you cannot attend a meeting we will attempt to keep everyone informed as to the latest news here.

The Board would like to wish you a Happy Holiday Season and a prosperous New Year.

Karl,
Resident and HOA President

Lake Worth Water District Canal Work

Here is the "latest" regarding the North canal bank work by Lake Worth Drainage:

FPL needs to get access to their easement on the North side of the canal for repairs and for tree trimming but can't because it is too narrow. Lake Worth Drainage will be "moving lots of sand" from the south side of the canal to the north, then sculpt it and back fill our south side with sand from another canal they are dredging.

Best guess for completion is some time end of January to mid February, according to the guys who were doing the actual work, but the main office says it could reach into March. According to the job foreman, the easement on our side should be restored to the way it looked before they started.

Technology Committee

by Len Kruger
kruger@edibiz.net

Happy New Year neighbors,

I have been working hard on gathering details so that our community may be able to replace Comcast's legacy technology (Adelphia's) with our own. This represents one of two or more alternatives that we will be evaluating.

While this project is still in the early discussion phase, this particular option would involve us installing our own industrial grade, 50 year fiber network, which our community would own outright. Think of it as our own private network. The technology being considered is probably 10 to 15 years ahead of where Comcast is today. If the project moves forward, it will increase the resale value of every home, but more on that later.

The tech company proposing this has selected DirecTV for their channel lineups. The initial package would include over 100 regular, 40 HD, 44 digital music channels! Of course, we're structuring the setup so you will be able to add other premium pay or HD channels as well as my favorite; the Sunday Ticket, for all the NFL games. And with this technology, no one would ever need a dish on their house again!

We are also discussing adding phone and internet (i.e.: the double-play and triple-play) option as well as alarm monitoring. Cost calculations are being discussed and I will have more for you next month. It is my goal to be able to present a proposal that will save our community significant and on-going costs in cable, alarm monitoring, phone and internet.

Here's a sampling of the features which become practical using cutting edge technology:

1. Each home gets fiber (10GB) run to each unit.
2. Each home gets a free HD DVR
3. Each home gets free WiFi
4. The Clubhouse gets free WiFi
5. The Clubhouse gets a free state-of-the-art character generator for channel 63
6. Each home gets free internet (3MB symmetric) service (3MB down and up)
7. Each home gets over 40 free music channels

Other offerings may include channel tiers for over 200, 300 and up to 400 channels with almost 100 channels of HD. The bandwidth "pipe" that is being proposed will handle more than basic Internet needs. For a small additional cost, to un-throttle any given connection, streaming movie-on-demand services become a viable option, even in HD. Details will be worked out in the coming weeks.

More information and a homeowner cable/Internet/phone survey will probably be included in next month's newsletter to get feedback from everyone and to see if there are any ideas that may have been overlooked.

Until next month,
Len Kruger



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

Hi Neighbors:

I would like to wish you all a very Happy New Year and sincere wishes for a return to an improved economy overall and in our community for the coming year.

Welcome to our new Management company, Seacrest Services, and their crews as they take over the care for Coral Trace. Everyone should note that we have expectations of improvement in the Work Order Process and the general maintenance of our properties based on our agreements with them and the appearance of other properties they manage. I would also like to particularly thank Ottis Raybon for the many months of investigation and hard work he did in locating and pre-qualifying the short list of candidates for us.

For the new year's Landscape Committee plan the Board at the last meeting approved a general agenda and time table for our work this year:

1. Move forward with the tree and shrub replacement work for the clubhouse area with a target date of mid to end February.

2. Starting our next round of community tree and bush replacement and enhancement as funds come into our operating account and after a house-to-house evaluation of the current conditions and needs.

3. Keeping up the tree trimming and mulching programs.

For all of you who have been waiting for missing trees and bushes for some time now I ask you to drop me an e-mail to make double sure that your home is on the evaluation list. We did some good catching up last year and will work hard to ensure an even and fair distribution of the available budgeted money to continue the process.

Our next meeting will be Thursday January 14th in the clubhouse at 7:00PM. I welcome back our previous members and urge all those interested in the beautification of our neighborhood to attend and lend a hand to our efforts. Remember that the more participation we have the better the job gets done and the more value is protected in our homes.

Regards,
Dave
bleeth@comcast.net

**Important City of
Delray Beach Event!**

**ANNUAL CITIZEN'S
ROUNDTABLE –
JANUARY 26, 2010**

The Annual Citizen's Roundtable will be held in the Crest Theatre at Old School Square, 51 North Swinton Avenue, on Tuesday, January 26, 2010 at 7:00 pm. Residents are encouraged to join Mayor Nelson S. "Woodie" McDuffie, City Commissioners and City officials in discussions on issues and concerns involving Delray Beach.

The event will begin with presentations from the Delray Beach Planning and Zoning Board and the Community Redevelopment Agency, followed by City Manager David T. Harden's State of the City Address.

Citizens will then be invited to participate in roundtable discussions facilitated by City officials with the goal of promoting constructive dialogue to better understand the needs of Delray Beach residents.

For more information, contact the Public Information Office at (561) 243-7190.

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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Social & Welcoming Committee

Pompie Calandrino
272-6181

Maintenance Committee

Fred Calandrino
272-6181

Update on Pool: So far the new pool company has been doing an excellent job and responded to every emergency call.

Both Eric and Freddie have made and performed the repairs as quickly as possible.

They also volunteer their time to maintain the clubhouse and other common areas.

Please welcome new neighbors Jorge Figola & family at 2443 South Coral Trace Circle.
Interested in a Coral Trace Book Club? Call Mania Motto at 330-2207— no cost other than for the books if you buy them.



Delray Doings
By Ava Schutzman



Upcoming Events of interest to our community:

- January 5, 19, and February 2: City Commission Meeting, City Hall Commission Chambers, 6:00 PM—Info: (561) 243-7000
- January 7: Sister Cities of Delray Beach Annual Meeting—Old School Square, 6:00 PM Info: (561) 243-7011
- January 12: Fairchild Tropical Botanic Garden Day Trip; Departs from Veterans Park 9:00 AM – 5:00 PM, Info: (561) 243-7350
- January 18: Martin Luther King, Jr. Holiday City Hall Closed
- January 26: Citizen's Roundtable, Old School Square, 7:00 PM Info: (561) 243-7000 or see article on page 4
- January 28: Art and Jazz on the Avenue Downtown Delray Beach, starts 6:00 PM Info: (561) 279-1380

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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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		

	Dave Rosenbleeth	400-0604	bleeth@comcast.net
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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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Welcoming & Access

	Snookie Laird	243-6834	snookchef1@comcast.net
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Website, Newsletter Editor/Ads

	Ava Schutzman	272-0433	ava@bridgesights.com
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Cable Renewal Ad-Hoc Committee

	Len Kruger	276-8042	lkruger@edibiz.net
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