

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

The 2010 Board

President

Karl Chakford, 243-9697

Vice President

Eric Motto, 330-2207

Treasurer

Lloyd Adler, 276-6480

Directors

Barbara Magee, 276-4415
Sandy Maister, 279-2219

Seacrest Services, Inc.

Property Mgr: Bob Loperfido,
PH: 561-697-4990
Toll free: 1-888-828-6464
FAX: 561-697-4779
rloperfido@seacrestservices.com

Newsletter Editor, Ads, & Website - Ava Schutzman,
Ava @bridgesights.com

Deadline is 1 week after each Board meeting.

Words from the President

by Karl Chakford
president@coraltracehoa.com



Coral Trace HOA Residents: Please email the HOA President at President@coraltracehoa.com
To add your email address to our community newsletter e-mail list.

Cable TV Update

We have been updating the cable TV info in the Community Newsletter but wanted to get some of this information out to keep everyone up to date. As many of you have found out, via a Comcast letter, the HOA has at this time terminated its bulk cable TV contract. The reason is we did not want an automatic rollover of our expiring contract at whatever fees Comcast dictated. We have been looking into the best way to supply TV service to our homes along with the possibility of the HOA no longer supplying a TV service through our HOA dues. This process has taken longer than we had expected to resolve this issue, and this is why we advised Comcast we would not be renewing our contract at this time. What this means to you and me is effective Aug 1, 2010 the HOA will no longer pay for our Comcast basic cable TV service for us. Comcast has informed us they will transition all homes to their retail division for processing. You will not lose your Comcast cable but you will have to pay for whatever service you have directly to Comcast.

A quick overview of the TV quest: We looked for any company who could supply TV service. We found 5 companies; Comcast, MUD communication, Hcontrol, Paladin and ATT Uverse. Att Uverse is not yet in our area and also stated they are about 1 yr out and their est. cost is \$31.95 monthly. Hcontrol wanted to install a fiber system for us but we had to take 2 services (say TV and Internet) at a higher price then the other providers starting at \$55.95 month and a 10-year contract. MDU's business model was to put a satellite dish on each home, since the HOA does not own the building we would need approval from each owner for this system to work. When we told them this they pulled out of the process. We

(Continued on page 2)

Next Meetings:

- HOA Board—Tuesday June 22 at 7 PM at the Clubhouse
- NOTE 1-day POSTPONEMENT

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

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

NEW Starting July no more gate code!
[On-Line ARC form, Residency App, Guest Parking Permits:](#)
Documents page of website

LANDSCAPING SCHEDULE FOR June:

- Cut grass: Every Friday (June 4, 11, 18, 25)
- Bush & tree trimming: June 23-25
- Spray: Tues. June 15



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

have had Comcast Cable for the last 10 years after they bought Adelphia. They wanted a 7 yr or longer contract. They are switching all homes to a digital system with an infrastructure that has been in the ground for at least 10 years. Their pricing will go up to 29.29 monthly and would be the same system we have now. This leaves Paladin Broadband Alliance, a start up company in the residential arena. One of the primary officers of this company has over 25 years in the installation of fiber and the system supplying TV service. They use equipment supplied by NEC and Alcatel Lucent, both leaders in the telecom industry and then Direct TV for the TV service. The system planned for us has a capacity 100's of times greater than any of the other providers. The issues are: the HOA would have to pay for the installation of the fiber system to each home and from the main trunk line by I-95. The estimated cost is \$200,000+ finance charges. Since the HOA does not have this money, we would have to finance this cost over the life of the contract, giving a total cost of \$250,000 to \$280,000 for the fiber install. Add to that the cost of the TV service and then we would be about 29.95 monthly depending on the final loan costs. Depending on the final costs, we estimate we would save about \$100,000 with Paladin over the 7-year contract. At the end of the 7-year contract we would have state of the art fiber system in the community that we own and control and our cable bill would be est. \$26.25 a month per home (no more install costs).

The last option is to no longer supply cable TV service to the community (de-bulking). There are a number of reasons for considering this. 1. The savings to the HOA would be \$115,000 for 2011. Add in the 5% annual increase and the 7-year contract and that would be worth about 1 million dollars in savings. 2. Because of the foreclosures and bankruptcies, collections reached a high of \$99,000.00 end of April. The HOA must pay the contract price for each of our 282 homes regardless if the HOA is paid, that means those of us paying are paying more for the ones who aren't. 3. The State of Florida Statutes for foreclosures states the Bank only has to pay an HOA 1% of the original loan amount or \$2000, whichever is less, therefore we do not even get 1 year's worth of dues if the bank foreclosed that quickly. It is taking 2 years or more to foreclose, meaning the HOA is losing most of the moneys owed, making cost cutting even more important. 4. The TV industry is changing and more changes are coming

in the way we receive TV. Our cable TV attorney we hired predicts within 5 years most TV will be internet based/supplied and we will write bulk internet deals from the providers to provide TV, phone, computer access and other unknown services. She said not to write a long-term contract, as it would not be in the HOA's best interest.

Here are some of the numbers from the **sanctioned HOA survey**: out of 86 returned; 76 use the internet, 26 Comcast, 35 AT&T, 12 Bell and 2 other; 10 use a Satellite Dish. **From Comcast info**: 89 homes use only the HOA supplied basic cable, 169 residents have a premium channel, 76 HBO, 44 Showtime, 22 Cinemax and 27 have TMC, 133 have high-speed internet, 47 have HD service, 67 have HD-DVR service, 47 have internet phone of those 25 have 2 services. There are 79 owners affected by de-bulking, all owners' with added Comcast services don't forget to add the HOA's payment of \$25+ to your monthly bill for your total Comcast payment. This will equal retail pricing from the Comcast web site.

We hope to have this resolved very soon as we have most of the information we need on Paladin to make a decision on which direction we should take. If Paladin finances the install then they would be a possible cable provider. The attorney suggested we mail out a check box postcard for cable or no cable to poll the owners as to what they want. I feel this is a good idea and if the rest of the Board approves we will send it out shortly. If the decision is to de-bulk the cable, then we will have to refund the monies collected to the owners in good standing. The details are as yet not completed.

We hope this explains where we are in the cable TV process and apologize for the problems this may cause. This should have been started last summer not in December but we are trying to make sure we make the correct decision for the community, as it is a million dollar contract. Thanks for your patience, The HOA Board.

We want to let you know about some new policies the HOA has implemented.

Spring Cleaning

We have designated April, May and June of each year as Spring-cleaning quarter. This is the quarter when the HOA expects its Residents to clean their roofs, buildings, sidewalks, driveways, fences and windows. If your building needs to be painted, now is a good time because the cost to paint is lower due to the economic

(Continued on page 3)



From Your President, continued

Upcoming Events of interest to our community:

- June 1, 15; July 6 — City Commission Regular Meetings at City Hall Commission Chambers—6 PM Info: (561) 243-7000
- June 24—Art & Jazz on the Avenue —Downtown Delray Beach—6-10 PM Info: (561) 279-1380
- June 25 — Delray Beach Parks & Recreation Dad and Daughter Date Night—Delray Beach Golf Club 7-10 PM Info: (561) 243-7277
- July 4th Celebration—Atlantic Ave & A1A—Festivities begin at 8 AM Info: (561) 279-1380

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

From Your President, continued

times. Our buildings are over 8 years old and all are in need of painting. Starting in July the HOA will be inspecting home roofs, driveways, sidewalks, building for cleaning and paint, fences and other items not in compliance with the HOA documents and Rules. If these items have not been complied with, violation letters will be sent out.

Here are some companies residents have been using for cleaning services:

- D'Amico Custom Painting and Cleaning, for both painting and pressure cleaning 954-782-7158 \$125.
- APlus Pressure Cleaning, 561-644-1456 \$95 for roof, building, driveways and sidewalks. Contact both for their best pricing.
- Also we have a new advertiser: Green Earth Eco-friendly Power Washing—see ad on page 5.

Guest Parking

The HOA has created a Guest Parking system that is on our web site at: www.coraltracehoa.com. To use the system fill out the online form, print it out and place it on the dash of the Guest Car. If you do not have a computer, forms are available at the Clubhouse. Fill out the first page, leave it in the clubhouse mailbox and then place the Guest Parking pass in the Guest Car front window. The HOA will start placing a Green Violation sticker on cars in the Guest Parking spots without the required parking pass and if necessary we will tow violators.

Security

Someone broke one of the pool cameras off the wall,

damaging it. They used the trashcan to climb up on and broke it off the mount. The gate has been broken numerous times. We need your help monitoring these areas for vandalism — if you see something let us know. Kids have been building forts and climbing the trees in the community. This needs to stop before someone gets hurt. We are repairing our camera systems to help catch the people involved in this vandalism.

Front Gate

We are in the process of repairing the camera system at the front gate, which has not worked since early 2009. We are upgrading the cameras to a newer technology and higher quality cameras. These should help with catching the vandals damaging the gates. The old camera company had removed the old cameras after the camera bunker was run over by a truck destroying the bunker and camera. Since it was so long ago they seemed to have misplaced them so they gave us a \$600 credit towards the new cameras. We did not use the old camera company, as our experience with them was not good. Instead we used the company that built the computer DVR system we use, who had excellent references. This like the Clubhouse cameras should be completed in the next 2 weeks.

Clubhouse

The electric is in for the shed and we are waiting for the inspection. We are waiting for a revised bid on the fencing and it should be completed by months end. We moved the golf cart to behind the shed since we now have electric for it at the shed. Once the fence is in the golf cart will be parked inside the fenced area. After all this we will landscape around the shed and fence and mulch the complete area to match the rest of the pool area.

We added a new camera to monitor the gate and the general area to help catch the vandals.

We now have free wifi at the Clubhouse for our residents' use.

Landscaping

Seacrest has informed us that they will start the major trim of our landscaping this month. Starting next month they will trim any plantings in the front of the homes covering the front windows. This directive has been our rules for years and the Board has reaffirmed we will use the windowsill of the front window as the measurement for the trimming of the plants in front of these windows. All planting should be keep off of the roofs and not to touch the roof eaves. They also said that street view

WELCOME TO OUR NEW RESIDENTS DURING MAY: Harry Carswell (375 E), Robin Kapustein (279 E), and Richard & Joyce Sluzewski (352 W).

From the President—concluded

by Karl Chakford
president@coraltracehoa.com

hedges cannot be over 5.5 feet tall.

Seacrest is following the HOA rules in this matter and it is not their decision — it is the Board's— so please do not harass the workers.

Pool

Well we have 7 of our new lounges that are in need of repair because people are misusing them. They are not trampolines for your children or ladders to climb on. The rules state no glass in the pool area — this rule will be enforced. We do not and never had the license to use the pool after dusk, most of the damage is happening at night. Because of this we will enforce the no swimming at night rule — if you are asked to leave and you do not, you will be trespassing and the police will be called.

We are looking at a pool ID bracelet like the Lance Armstrong bracelet. This would be required wearing at the pool or you will be asked to leave. There will be one for owners in 1 color and their guests would get another color. We will let you know what is decided next month.

Speeding and Stop Signs

We will be considering adding speed bumps in the community because the drivers will not listen,

STOP SPEEDING!

And stop at our STOP SIGNS!

The POLICE WILL BE BACK.

In Memoriam—Bonnie Mitchell

by Barbara Magee

For those of you that don't know, Coral Trace lost one of our treasured residents on May 19, 2010. Her name was Bonnie Mitchell. John and Bonnie moved into our community on West about eight years ago. I too moved in about that time and we became best of friends. Bonnie was a member of the Social Committee and John was our Treasurer at one time.

Most of you know Bonnie from the pool. That was her enjoyment, sunning and swimming at the pool. She also enjoyed her time at Seagate, where she spent a lot of time on the beach with family and friends.

When we had social events, I am sure a lot of you enjoyed her great cooking, which was another of her great past times. She loved cooking and having friends over for dinner. Trying those new recipes that always turned out great.

I can remember trying sushi for the first time in Boca with Leah and Snookie. I never laughed so much. They talked me into trying it, but I could not get over how much little Bonnie could eat and her comment to Snookie, "the scoop for the ice cream was too small." Yes, eat so much sushi and left room for ice cream. That was our Bonnie.

I am sure you all that knew her, have such great memories; she will be missed by all. She would have been very proud of her family, who took such good care of her and gave her such a nice send off. The church ceremony and reception at Seagate, her favorite place, would have made her proud.

Miss Bonnie, we will all miss you.

Love and rest in peace.

Technology Committee Report for June 2010

The process that began back in December is nearly complete. I would like to thank all my committee members as well as everybody else who provided input, thought and insight to the process, whether we arrived at the same conclusions.

I needed to pass the responsibility of contact and meetings with both Paladin and Comcast to the Board because I was accused of being biased at the last Board meeting!

Committee research was compiled to arrive at the best business decision for the community, so I'm not sure how this is biased. Our research showed that continuing with Comcast would simply cost more but the Board has the final decision.

There is also much discussion amongst the Board about NOT continuing with any bulk contract, thereby letting everyone choose to have whatever TV provider they would prefer, of course the rates will be more than bulk.

I believe that as soon as the Board conducts the 2 remaining conference calls with NEC and Alcatel-Lucent (purportedly on the very same call!), that the Board will involve homeowners in a TV workshop to discuss options and costs and to be able to come to a final decision.

Please stay tuned for the workshop.
Len Kruger

Page 4

Dear Coral Trace Neighbors:

I live on the corner of Coral Trace Blvd. and South Coral Trace Circle. I just spent the past three weeks in my home on vacation as I still am a working woman, soon to be retired. I cannot believe how many people in our community and guests DO NOT stop at the stop sign on that corner. I was almost hit at least five times coming out of my driveway. There is a yellow Volkswagen with a young lady driving with a dog that comes around that corner at least five times that I noticed during my vacation, at about 60 miles an hour. If God Forbid my grandchildren were outside for any reason while visiting, for sure they would be run over!!!! PLEASE NEIGHBORS - STOP SIGNS MEAN STOP. PLEASE DO SO BEFORE SOMEONE IS KILLED!



Support our Coral Trace Advertisers!



Serving All of South Florida

Toll Free: 800-251-9409
 Cell: 561-929-5799
 Fax: 561-243-1390

Coral Trace Resident

Website: www.silverhouses.com
 Email: CHS@SilverHouses.com



CHRISTEL SILVER, P.A.
 Certified Residential Specialist* Notary Public
 Certified International Property Specialist



Kenneth G. Bolsch
 5331 Grande Palm Circle
 Delray Beach FL 33484
 Toll-free (877) 511-4379
 Cell (561) 573-9092
 Web: www.greenearthpowerwash.com
 Email: sales@greenearthpowerwash.com

- Servicing residential, commercial, Industrial, municipal
- Fully licenced, insured & bonded
- Hot water powerwashing. We do not use chemicals.
- Keeping Florida clean by going green!
- Free patio & sidewalk cleaning with purchase of roof or driveway cleaning
- Receive 15% off with this ad

CARING FOR YOUR SKIN WITH A PERSONAL TOUCH.

Specializing In:

- Geriatric and Adult Dermatology
- Skin Cancer Screening and Treatment
- MOHS Surgery
- Skin Cancer & Cutaneous Surgery
- Cosmetic Dermatology
- Laser Skin Rejuvenation & Hair Removal
- Non-surgical Skin Care



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.



**FEINSTEIN
 DERMATOLOGY
 & COSMETIC SURGERY**

(561) 498-4407 | (888) 357-DERM

4205 West Atlantic Avenue, Delray Beach, FL 33445 (One mile west of I-95, just east of Military Trail)
 Medicare & Most Insurances Accepted • Same Day Appointments • www.feinsteindermatology.com

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

**healthyworld
 organics**

Affordable Organic Produce Delivery
healthyworldorganics.com
 561.578.1796 or 954.214.4596



- 14 MONTH PLAN FOR THE LOW PRICE OF 12
- REPLACEMENT AT NO EXTRA CHARGE
- SAME DAY SERVICE
- EXTENSIVE FEATURES
- ALL WORK GUARANTEED
- LICENSED AND INSURED
- RISK-FREE 30 DAY REFUND POLICY
- 2 HOUR SHOW-UP GUARANTEE
- EMERGENCY SERVICE 24 HOURS A DAY, 7 DAYS A WEEK
- ALL WORK IS PERFORMED BY LICENSED AND INSURED CONTRACTORS

WE OFFER THE BEST AND HIGHEST QUALITY HOME SERVICE PLAN

- AIR CONDITIONING
- PLUMBING
- ELECTRICAL
- APPLIANCES

**SAME DAY SERVICE!!!
 LOWEST PRICES!!!
 CALL NOW...**

561-819-5103

Serving Palm Beach County
 Lic#CGCL11460 Lic.#CAC057674

NO MORE WAITING FOR A REPAIR!

**FREE...FREE...FREE...
 REPLACEMENT COVERAGE...
 TECHNICIANS ARRIVE WITHIN 2 HOURS
 OF SCHEDULED APPOINTMENT!!!**

Quality SERVICE
 FREE ESTIMATE...561-819-5103

**FREE... 2 FREE ADDITIONAL MONTHS OF COVERAGE...
 TO PROVE THAT WE ARE THE LOWEST PRICED, WE GIVE 2 EXTRA MONTHS OF SERVICE AT NO ADDED COST TO YOU. THAT'S 14 MONTHS OF SERVICE! THIS APPLIES FOR RENEWALS TOO!!!**

- AIR CONDITIONING/HEATING
- BUILT-IN MICROWAVE
- WASHER/DRYER
- DISHWASHER
- REFRIGERATOR/ICE/WATER
- RANGE/OVEN COOK TOP
- PLUMBING/EXTENDED PLUMBING
- WATER HEATER
- GARBAGE DISPOSAL
- ELECTRICAL SYSTEM
- INSTANT HOT
- GARAGE DOOR OPENER
- CEILING FANS/EXHAUST FANS
- DOOR BELL/SMOKE DETECTORS
- CENTRAL VACUUM SYSTEM

**DINNER IS ON US! FREE!!!
 NEW Customers Receive \$20.00
 For Dinner. Send Us The Bill.
 LIMITED TIME OFFER**

**CUSTOMERS RECEIVE \$25.00
 For Each Referral That Becomes
 A Member. Ask Us For Details...**

BEST PRICES...SERVICE...FEATURES...

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
Director—	Barbara Magee	276-4415	bmagee@ccalpa.com
Director—	Sandy Maister	279-2219	Sdmdam@hotmail.com

Committees—	Landscaping		
	Leah Kesten		leahkesten@yahoo.com

Maintenance (Clubhouse, Pool)			
	Fred Calandrino	272-6181	Pompadooc@aol.com

Social			
	Pompie Calandrino	272-6181	Pompadooc@aol.com

Welcoming & Access			
	Snookie Laird	243-6834	snookchef1@comcast.net

Website, Newsletter Editor/Ads			
	Ava Schutzman		ava@bridgesights.com

Cable Renewal Ad-Hoc Committee			
	Len Kruger	276-8042	lkruger@edibiz.net

Management Company— HANDLING ALL COMPLAINTS & VIOLATIONS
 Seacrest Services, Inc. Property Mgr: Bob Loperfido, rloperfido@seacrestservices.com
 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



PLACE
STAMP
HERE