



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

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

Words from our President
by Ross Silver



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

Hi neighbors,

HOUSE PAINTING: As you know, last year's Board of Directors determined that all homes in Coral Trace were to be painted by May 31, 2012. This year's Board of Directors has affirmed that with notices sent to each homeowner, newsletter articles, and signage posted at the entry and exit to the community. It appears that the vast number of homeowners have complied and the community is really looking great. For those of our neighbors who haven't complied, I have asked our legal counsel to explain exactly what will happen after we have inspected all homes in the community the week of June 1, 2012. If you have determined not to paint, it will be an expensive proposition for yourself, as well as the Association. See below.



Until next month,
regards, Ross

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.



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.

"In the event that homes are not painted as required by May 31, 2012, those non-compliant owners will be turned over to the Association's attorney for enforcement. Enforcement will begin with a notice of mandatory pre-suit mediation, which will require the offending unit owners to respond and agree to attend mediation. At mediation, the Association will demand that the home be painted and that the unit owner pay for the Association's attorneys' fees incurred in enforcing the governing documents. By Statute, the cost of mediation must be shared equally by both parties, with mediators charging between \$250 - \$400 per hour, usually with minimum hourly requirements. If the matter is not settled at mediation, or if the unit owner does not agree to attend mediation, or fails to attend mediation, then the Association may file a lawsuit against the offending owner. In that case, the Association will likewise demand that the unit be painted, and that the unit owner pay for the Association's legal fees and costs, in addition to their own, if any. As you can see, the cost in both time and money of failing to comply far outweighs the cost of just doing what the Association's declaration requires in the first place. The Association has no desire to take the enforcement action described above, but it will do so without hesitation if required."

Michael E. Chapnick, Esquire, Chapnick Community Association Law, P.A.

Events:

- **Monthly open HOA Board Mtg—Mon, May 21st, 7 PM at our Clubhouse**
- **Movie Night—Friday, June 1st, 8 PM at Clubhouse—The Descendants starring George Clooney.**

LANDSCAPING SCHEDULE:
Cut grass: May 4, 10, 17, 25
Bush & tree trimming: May 29, 30, 31
Pest Lawn inspection: n/a





Welcome!

Please help welcome our new residents who moved to, or purchased in Coral Trace in April:

- Neufeldt, 2533 South CT Circle
- Rodriguez, 272 West CT Circle
- Hervis, 2446 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 and you'll be added to our distribution list.

Coral Trace Security: COP
by Ottis Raybon, lraybon@earthlink.net

Soon, if you haven't already, you will be seeing some of your Coral Trace neighbors, and some other people you don't recognize, serving as our Citizens on Patrol (COP) force! We have combined with our neighbors at High Point to receive better patrol coverage.

As of this writing, twenty-three of us are in the process of being trained to do security patrols in our Delray Beach police car. We can use more volunteers—only 2 hours per week are required to participate. Please call or email Ottis Raybon if you are interested. (561) 278-1847 or lraybon@earthlink.net You will recognize our patrol because we have blue uniforms with the logo below, and use the Police cruiser.

Providing this patrol coverage will deter criminals from choosing our community for their burglaries. Many more sets of eyes watching our community, more often, can only help keep our community safer.

Thanks to our Coral Trace C.O.P. Officers:
Watch Captain: Ottis Raybon
Lieutenant: Tom Fagan
Sargeant: Theresa (Snookie) Laird
Field Training Officer: OPEN



May 18 – June 3 – Twelve Angry Men – This gripping courtroom drama begins when a judge places the life of a frightened Puerto Rican teenager into the hands of twelve middle-class jurors. The play became the surprise hit of the 2004 New York theatre season. Delray Beach Playhouse, 950 NW 9th St. – Tickets \$30 – Call 561-272-1281 ex.4 for showtimes.

18 Ian Maksin – A cellist of international repute, Maksin brings a diverse array of musical styles to South Florida. 7:30pm Arts Garage -180 NE 1st St. artsgarage.org Call 561-450-6357 for tickets.

18 – Nostalgic Jazz and Guest Artist Vernissage – 5pm – 8:30pm – Guest artists: Ron Elkind, photographer and Stacy Schrage, painter. Nostalgic Jazz featuring the music of Nina Simone, Anita Havel, dancer, arts and crafts and refreshments. The Arts Arena Gallery 777 E. Atlantic Ave. 561 274-7005

19 National Kids to Parks Day – 10am – 1pm - This free event will have a variety of recreational games including the sack race, basketball contests, crazy games, karate and more! Snacks and arts and crafts will also be available along with free admission to the pool where the entire family can enjoy water games and activities. Pompey Park, 1101 NW 2nd Street. (561) 243-7277; beardsleyd@mydelraybeach.com

19 Jazz Project: Negroni's Trio Celebrating Latin Culture – 8pm - Arts Garage -180 NE 1st St. artsgarage.org Call 561-450-6357 for tickets.

22 Battle of the Books – 4:30pm Delray Beach Library. Reading incentive program for teens. Go to delraylibrary.org for a list of books and more information on the program. 561-266-9490

25 From Stage to Screen: Matthew Farmer in Concert – 7:30pm – Arts Garage -180 NE 1st St. artsgarage.org

26-27 Delray Beach Craft Festival – 10:00am – 5:00pm at the Delray Beach Tennis Center parking lot 561-746-6615 or downtowndelraybeach.com

26 Jazz Project: Chris LaBarbera – 8pm – Experience Chris LaBarbera's exceptional upper register and extraordinary jazz interpretations. Arts Garage -180 NE 1st St. artsgarage.org Call 561-450-6357 for tickets.

28 – June 6 - Call Me "Mr. Abbott - The Life and Career of George Abbott – In a career that spanned 92 years (from 1903 to 1995), George Abbott wrote, directed and produced more successful shows than any other man in the history of the Broadway stage. Delray Beach Playhouse, 950 NW 9th St. – Tickets \$30 – Call 561-272-1281 ex.4 for showtimes.

31 Book Signing – 7pm James Swain will speak and sign his new book Dark Magic - Murder on the Beach Bookstore 273 NE 2nd Avenue murderonthebeach.com 561-279-7790

May Exhibits

Fort Mose: Colonial America's Black Fortress of Freedom - May 2-July 29th. This exhibit from the

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

Movie Night-Coral Trace



June 1,

Friday 8 PM

Popcorn, Candy, Soft Drinks
provided; BYOB

Coral Trace Clubhouse
Movie: The Descendants
LET'S MAKE IT A PARTY



CORRECTION: There is NO 4th of July BBQ this year.
(Editor: I saw signs posted at the gate with messages on the reverse from a previous year.)

Florida Museum of Natural History explores the history of Fort Mose, America's first legally sanctioned free black community. Based on five years of historical and archaeological research at Mose and in Spain, the 500-square-foot exhibit explores the African-American colonial experience in the Spanish colonies, from the arrival of Christopher Columbus to the time of the American Revolution. This is a little known story, and one that offers a powerful alternative image to slavery as the dominant theme in African-American history. Spady Cultural Heritage Museum. 170 NW 5th Ave. Museum admission \$5 per person. person. 561-279-8883 or www.spadymuseum.org

Spring/Summer 2012 Art & Photography Classes - May 7 – August 28 -School of Art & Photography at Old School Square, 51 N. Swinton Ave. 561-243-7922, ext. 317; www.oldschool.org Monday-Thursday and Saturday; class fees vary. Day and evening classes for beginners through masters. Classes include drawing, painting, mixed media, cartooning, portfolio prep, beginning digital photography and fine art photography.

Ahoy Maitz! Pirates & Treasures!- May 8 – October 28 Cornell Museum of Art & American Culture, Old School Square, 51 N. Swinton Ave., 561-243-7922; www.oldschool.org Tues.-Sat., 10:30-4:30 p.m.; Sunday, 1-4:30 p.m. \$10 general; \$6 seniors; \$4 students (13-21); \$2 ages 4-12; free for ages 3 and under. This family-friendly exhibition will celebrate pirates, myths and legends through the remarkable and imaginative paintings of celebrated artist, Don Maitz, who also created the original Captain Morgan Spiced Rum character. Guess the number of "gold doubloons" on our pirate ship, take an art-inspired treasure hunt, learn pirate fun facts and enjoy the children's interactive gallery.

Ghosts, Goblins and Gods: The Supernatural in Japanese Art – May 22 – September 16th. View an array of paintings, prints, sculptural figures and masks depicting other worldly beings. Morikami Museum, 4000 Morikami Park Road. www.morikami.org. 561-495-0233

Old Techniques, New Interpretations: Japanese Prints from the 1950s to 21st Century. – From the collection of Paul & Christine Meehan. Through May 6th. Morikami Museum, 4000 Morikami Park Road. www.morikami.org. 561-495-0233

Mariko Kusumoto: Unfolding Stories – Japanese artist Mariko Kusumoto transforms metal sculptures and found items into extraordinary music boxes, clocks and other constructions. Through May 6th. Morikami Museum, 4000 Morikami Park Road. www.morikami.org. 561-495-0233

Abstract Art & Mixed Media- on display at the Delray Beach Library's 2nd floor Gallery through June 2. This unique exhibit features Delray Beach artist Raquel Gaudet showcasing her special flair with acrylic and mixed media abstracts. 100 West Atlantic Avenue.

Robert Mayes Art Exhibit – Month of May. Kevro Art Bar – 166 SE 2nd Avenue. www.kevroart.com

Support our Coral Trace Advertisers!

1-Day Rental of the Clubhouse 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

Email: CHS@silverhouses.com



CHRISTEL SILVER
Broker/Owner

Certified Residential Specialist
Certified International Property Specialist

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— **Clubhouse—** Tim Davidson

Security/Citizens Patrol — Ottis Raybon

Social — Christel Silver

Tennis Courts & Tot Lot — Geraldo Salgado

Website, Newsletter Editor/Ads — Ava Schutzman

Welcoming — Lloyd Adler

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. Coral Trace Property Mgr: Bob Loperfido
2400 Centrepark W. Drive, Suite 175, West Palm Beach, FL 33409