

Visit the Coral Trace HOA website at <http://www.coraltracehoa.com>

Please email newsletter@coraltracehoa.com to add your email address
to our community newsletter and email list.

Message from our Board

Hello neighbors!

Now that Summer has ended and Autumn has officially begun - at least according to the calendar - Coral Trace is heading into a very active Fall season with many changes planned or already underway!

A new property manager, **James McKendry, LCAM** (see below), was appointed at the last board meeting. James was instrumental in stepping in on an interim basis to navigate the many challenges of keeping Coral Trace going after the unexpected health concerns of our regular manager, Bob Loperfido. Thankfully, Bob is progressing well, but will not be returning due to the extended nature of his situation. However, despite this, he has continued his caring commitment to our community throughout his ordeal and has been regularly communicating with the board and James to guide us through this transition period.

Now here are the latest highlights from the past few weeks and for the months ahead:

- ◆ **Gate callbox** – the number “7” on the keypad no longer functions and a replacement part has been ordered; therefore, in the meantime if your code has a “7” in it, please ask your guest to call you via scrolling to your name in the directory and pushing the Call button rather than typing in the code. The new part will be installed as soon as it arrives!
- ◆ **Parking and Pets** – There are still some owners or guests parking on the grass and/or in the streets. Please avoid a violation notice and ask your guests to park either in your driveway or in the guest lot. Your dogs must be on a leash at ALL times and cleaned up afterwards. This includes the lake area where a number of dogs are being allowed to run loose. Please leash your dog any time it is outside the house and clean up after any business. Thank you in advance for your cooperation!
- ◆ **Roof/Driveway/Walkway Pressure Cleaning AND Fence Pressure Cleaning/Repair/Painting**
The annual homeowner fence, roof, driveway and walkway pressure cleaning per HOA rules and regulations is scheduled to begin October 1 with a

completion date requirement of October 31. An official letter is on its way, but you should make plans now to get your cleaning scheduled. *As a helpful tip, some owners meet with their unit neighbors and coordinate for the company to clean all the unit roofs at the same time so that everyone's roof in the unit looks nice and clean at the same time. A-Plus Pressure Cleaning and Painting has performed this service for our association's common areas as well as for individual homeowners with positive results for a number of years, however you are free to select the vendor of your choice as long as they complete it by **October 31**. ***Any fences needing repair and/or painting must also be addressed at this time per our governing documents.**

A-Plus contact info: Miguel or Paula
Email: apluspressure@yahoo.com
Phone: (561) 644-1456

- ◆ **Common Areas/Sidewalk Pressure Cleaning/Mulch** – In November new mulch will be installed throughout and the common areas including the community sidewalks, island curbs, clubhouse and pool area will be cleaned by the association on 11/4 and 11/15 respectively.
- ◆ **Lighting Project** – The equipment for the community entrance and pool lighting installation has been ordered by the vendor and will be scheduled for installation as soon as it arrives.

(Continued on page 2)



- ◆ **Pool and Spa Signs** – As the final phase of our pool/spa renovation, new signs have been ordered that will now reflect the “No Smoking” policy adopted this year among other updates.
- ◆ **Clubhouse and Fitness Center** – The clubhouse has been scheduled for a deep clean this month and repairs to fitness center equipment were performed. Clubhouse rentals will remain at \$150, however the required deposit was approved for an increase to \$300 at the board meeting. *Deposits are returned once the facility has been cleaned and returned to regular order.
- ◆ **Palm Seed Pods** – will be trimmed again during the first week of October.
- ◆ **2019 Budget** – The proposed budget will be presented to the board at the October 15 meeting.
- ◆ **Annual Homeowners’ Meeting** – is scheduled for Saturday, November 17 at 1:00 p.m. in the clubhouse.

It’s important to recognize that all of these projects are coordinated by volunteer board members and fellow homeowners who care about our community – that’s how homeowner associations work - so we always appreciate the positive feedback received by so many of you as we work to make Coral Trace a wonderful place to live. Together with everyone’s support, we can create a safe, attractive and harmonious community based on caring, respect and civility for all!

Please mark your calendar to attend the next **monthly board meeting** on October 15 at 7:00 pm and the **Annual Homeowners’ Meeting** scheduled for Saturday, November 17 at 1:00 p.m. in the clubhouse.

Hope to see YOU there!

Your Coral Trace HOA Board of Directors

James McKendry, LCAM Coral Trace Property Manager



Welcome, James!

James McKendry officially assumes the position of Coral Trace Property Manager on October 1st. He will be on the property 5 days a week in the afternoon from 1:30-4:30 p.m. except for Wednesday mornings from 9:00-12:00 noon. James has both condominium and HOA management experience as well as having served as President on the Board of his own HOA community. He speaks English, Spanish and German, so please be sure to extend him a warm Welcome, Bienvenido or Willkommen when you see him!

Bob Loperfido, LCAM Seacrest Services



Thank you, Bob!

We appreciate your many years of dedicated service to Coral Trace and wish you all the best of health and happiness!

The 2018 HOA Board of Directors

President	Fran Finkelstein
Vice President	Kim Ardila-Morgan
Secretary	Scott Ellis
Treasurer	Maria Davidson
Director	Rosana Antolic

Landscaping Schedule

(Check for updates on website)

Mowing:

Trim:

IPM:



CORAL TRACE Contacts

Committee Liaisons:

Social	Fran
Gates/Safety	BOD/Prop. Mgr.
Landscaping	Maria/Rosana
Pool/Recreation	Scott
Communications	Kim
Clubhouse	Tim Davidson
COPS Program	John Mitchell

COMMUNITY HELP CENTER

Your reference guide for Coral Trace questions, service and emergencies.
Please select from the following specific resources according to your needs.

1. General questions or work orders for association services

Please use the Seacrest Service Request Process at

<http://seacrestservices.com/work-order-request/>

*Please do not report these to the Property Manager's office as his work is assigned and prioritized through the Seacrest system rather than verbal requests. This process helps us provide you with more efficient and timely responses.

2. Reporting community violations, complaints or requesting fobs, gate passes

Contact Property Manager, James McKendry, Seacrest Services

Email jmckendry@seacrestservices.com

Tel. (561) 697-4990; Toll free (888) 828-6464

Office Hours: 1:30—4:30 pm on Mon., Tues, Thurs., and Friday
9:00 am—12:00 pm on Wednesday

3. Emergency contact categories

Police Criminal/suspicious activities

Emergencies 911

Non-emergencies (561) 243-7800

Fire Fire, medical and technical rescue services

Emergencies 911

Non-emergencies (561) 243-7400

Water **City supplied** - low pressure, water quality, leaking water meter

After Hour Emergencies (Must leave a message) (561) 243-7318

Non-emergencies (561) 243-7312



Delray Beach Fire/Rescue is holding its second Community Emergency Response Team class. The CERT team is composed of community-minded volunteers who are interested in assisting the city and their neighbors before, during, and after a disaster.

The 2018 series starts Tuesday, October 2 and includes 8 classes one night a week starting at 6 PM and held at Delray Beach Fire Station #1, 501 West Atlantic Avenue. Classes are taught by trained Professional Firefighters and Paramedics from the City of Delray Beach. If you would like to volunteer, please contact CERT Program Assistant Lillian Gallego to register at: liliangallego@gmail.com or by calling (561) 243-7400.

The course schedule is as follows:

TUESDAY OCTOBER 2, 2018

UNIT 1 Introduction to CERT training/ Disaster Preparedness

Course review, content and scheduling. Introduction to disasters, Meteorology 101, impact of disasters on infrastructures

THURSDAY OCTOBER 11, 2018

UNIT 2 Disaster Fire Suppression

Identifying and reducing potential fire hazards, fire extinguisher use, fire suppression strategy, firefighting resources, firefighting techniques.

WEDNESDAY OCTOBER 17, 2018

UNIT 3 Disaster Medical Operations - Part I

Treatment strategies for life threatening conditions and principles of triage.

TUESDAY OCTOBER 23, 2018

UNIT 4 Disaster Medical Operations - Part II

Basic First Aid, Head to toe assessments,

treatment for head wounds, treatment for fractures, sprains, burns and other injuries.

THURSDAY NOVEMBER 1, 2018

UNIT 5 Light Search and Rescue Operations

Search / Rescue priorities and resources, rescuer safety.

WEDNESDAY NOVEMBER 7, 2018

UNIT 6 Disaster Psychology and Team Organization

The post-disaster emotional environment. The Incident Command System, CERT strategies, tactics and documentation.

TUESDAY NOVEMBER 13, 2018

UNIT 7 Terrorism / Disaster Communications

Define Terrorism; identify actions to take before, during and following a suspected terrorist incident. Emergency communications and procedures.

SUMMARY OF HOA/HOMEOWNER RESPONSIBILITIES

A resource for understanding the respective responsibilities of
Coral Trace HOA and Homeowner
home and landscaping responsibilities

SUMMARY OF CORAL TRACE HOA AND HO (Homeowner) RESPONSIBILITIES

TASK	RESPONSIBILITY		TASK	RESPONSIBILITY	
	HOA	HO		HOA	HO
HOME			LANDSCAPE SERVICES		
Scheduled Home Painting		H	Lawn Mowing and Edging	A	
Fence			Maintain HO Installed Plants	A	
Repair/Replacement/Maintenance			Replace HO installed Plants		H
Privacy		H	Weed Spraying	A	
Repair/Replacement		H	Fertilization Shrubs/Sod	A	
Scheduled Painting		H	Leaf Removal		H
Chain Link	A		Tree Trimming		
Perimeter Wall	A		Large Palms (2 times a year)	A	
			Hardwoods (annually)	A	
Roof			Trees Less than 10 ft. Monthly	A	
Scheduled Cleaning		H			
Repair/Replacement		H	Plant/Tree Replacement		
			Common Area	A	
Home Mold/Mildew Removal			HO Installed (ARC Required)		H
Inside/Outside Home & Lanai		H			
			Mulch (once per year)	A	
Lights					
Coach Lights Repair/Replacement		H	Turf & Plant Pest Treatment	A	
Mail Boxes			Fire Ants	A	
Repair/Replacement		H			
			Irrigation System/Sprinklers	A	
Driveway/Walkways					
Repair/Replacement	A	H	Water Lines		
Pressure Cleaning		H	Street to Water Meter (City)	City	
Common Area Sidewalks	A		Water Meter to Home		H
Exterminating			Architectural/Landscape Changes		
Exterior to Home (rodents)	A		Requires ARC Submission		H
Common Area (rodents)	A				
Internal/External (other than fire ants)		H			
All Other Home Repairs		H			
A = ASSOCIATION					
H = HOME OWNER					

FRIENDLY REMINDERS



Stay safe! The Coral Trace HOA provides alarm services through ADT Security Service as a part of your association fees, however in order for local emergency personnel to be alerted, you also need to register your alarm system annually with the City of Delray Beach Police Department at <https://crywolf.mydelraybeach.com/RegForm/nethelp2/RegFormHelp.htm>.

For equipment questions or to activate your service with ADT, contact the ADT Community Association Service Center 24 hours a day at (800) 878-7806.

Please be sure to remove any valuables and lock your car each time you leave it. Unfortunately, several unlocked cars were vandalized recently, so please remember that the best defense is to take that small, extra precaution to keep your vehicle and personal possessions safe.



GUEST PARKING

Please do not use Guest Parking spaces for yourself. Request that your service personnel (maid, pest control, etc.) use your driveway or guest spots.



GARBAGE COLLECTION on Tuesdays and Fridays

The crew will not pick up bags on curb – regular garbage must be in bins; plastic containers/bottles place in the correct bin; and paper/cardboard placed in correct bin – the crew will not separate these items and they will be left on curb. If your bins are damaged, call (561) 202-2463 for delivery of new ones.



The vegetation (tree branches etc.) is only picked up on Tuesdays. Recycles are on Friday. All garbage receptacles must be **promptly removed and stored out of sight after collection service.**

POOP



We love our pets in Coral Trace, but please be a good neighbor and remember to keep both dogs and cats leashed outside and cleaned up afterwards. Thank You!



Hurricane Shutters are not to be installed/closed more than 48 hours before a storm warning and must be removed within 7 -14 days after a storm or 96 hours after a storm warning.



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

Contact James McKendry, our property manager at Seacrest.



Delray Beach/Local Area Entertainment Venues



Delray Beach

- **[Delray Beach Community Calendar](#)**
- Delray Beach Center for the Arts: Crest Theater, the Pavilion, the Fieldhouse, and the School of Creative Arts
<http://www.DelrayArts.org> 561-243-7922
- Delray Beach Playhouse
<http://www.delraybeachplayhouse.com> 561-272-1281 x4
- Arts Garage, 94 NE 2nd Ave. Delray Beach, jazz and blues
561-450-6357 <http://artsgarage.org/>
- Delray Marketplace—MusicFest concerts, 6-8 PM
14851 Lyons Rd., 561-865-4613.
<http://www.delraymarket.com>

Boca Raton

- South Florida Symphony performances at FAU
<http://www.southfloridasymphony.org> 954-522-8445
- Outre' Theatre Company Boca Raton 954-300-2149
<http://www.outretheatrecompany.com>
- Slow Burn Theatre 954-323-7884
<http://www.slowburntheatre.org>
- The Wick Theater
<http://www.thewick.org>
7901 N. Federal Hwy, Boca Raton. 561-995-2333
- Willow Theater at Sugar Sand Park
<http://www.willowtheatre.org/>
- FAU University Theatre <http://www.fauevents.com>
- Boca Raton Theatre Guild 561-347-3948
<http://www.brtg.org> Sugar Sand Park
- Marquee Theater Company
12811 Glades Rd. West Boca 954-340-5296
<http://www.marqueetheatercompany.com/>
- Mizner Park Cultural Center 201 Plaza Real, Boca Raton
(844) 672-2849 <http://miznerparkculturalcenter.com>
- Boca Black Box Theater, 8221 Glades Rd, Boca Raton, FL
33434, (561) 483-9036 <https://www.bocablackbox.com>

Boynton Beach

- Stage Left Theater at Boynton Beach Playhouse
Call 561-301-5404 for tickets. Shows \$19-23 per tix,
<http://www.stagelefttheatre.net/>

Coral Springs

- Coral Springs Center for the Arts (954) 344-5990
<http://www.coralspringscenterforthearts.org>
- Broward Stage Door Theatre, 954-344-7765
<http://www.stagedoortheatre.com>

Ft. Lauderdale

- Broward Center for the Performing Arts
<http://www.broward.org> 954-462-0222
Includes Parker Playhouse

Lake Worth

- Duncan Theater at Palm Beach State College, 561-868-3309
<http://www.palmbeachstate.edu/theatre/duncan-theatre/>
- Stonzek Theater at the Lake Worth Playhouse
<http://www.lakeworthplayhouse.org> 561-296-9382

Manalapan

- The Palm Beaches Theater
<http://www.palmbeachestheater.org> 855-728-8497

West Palm Beach

- The Kravis Center 561-833-0691 <http://www.kravis.org>

OTHER ATTRACTIONS

- **Delray Yacht Cruises**, 801 East Atlantic Avenue,
561-243-0686. <http://www.DelrayYachtCruises.com>,
info@delrayyachtcruises.com - this is one of my
favorite places to bring visitors—a nice ride on the
Intracoastal, sometimes other events—just started a
Paint Night on the cruise, for example. Most cruises
2+hours. Next to Veteran's Park.
- **Morikami Museum & Japanese Gardens**—entrance
on Jog Rd., Delray Beach (near Boca Raton line,
south of Linton. 4000 Morikami Park Rd.
<http://morikami.org/> 561-495-0233.
- **Mounts Botanical Garden**—531 North Military Trail,
West Palm Beach 561-233-1757 10 am-4 pm
<https://www.mounts.org/>
- **Palm Beach Zoo** — 1301 Summit Blvd. West Palm
Beach, <http://www.palmbeachzoo.org>,
561-547-WILD (9453) Safari Nights for Kids,
Roar & Pour for adults, and other events.
- **Lion Country Safari**—West Palm Beach
<http://www.lioncountrysafari.com/> 561-793-1084
- **Society of the Four Arts**—West Palm Beach
<https://www.fourarts.org/> Art Exhibits, Concerts, The
Metropolitan Opera, Bolshoi Ballet and National
Theater of London broadcast live in HD; a stunning
sculpture garden, special events, classes.
- **Norton Museum of Art** —1451 S. Olive St. West
Palm Beach (561) 832-5196
<http://www.norton.org> info@norton.org
- **The Flagler Museum**—One Whitehall Way, Palm
Beach. 561-655-2833
<https://www.flaglermuseum.us/>
Learn about Henry Morrison Flagler
and what he was to Florida!
- **Green Cay Nature Center & Wetlands**
12800 Hagen Ranch Rd., Boynton Beach.
561-966-7000. [Website](#)
- **South Florida Science Center and Aquarium**, West
Palm Beach <https://www.sfsciencecenter.org/>
- **Professional Sports:**
 - [Miami Marlins](#)
 - [Miami Heat](#)
 - [Miami Dolphins](#)
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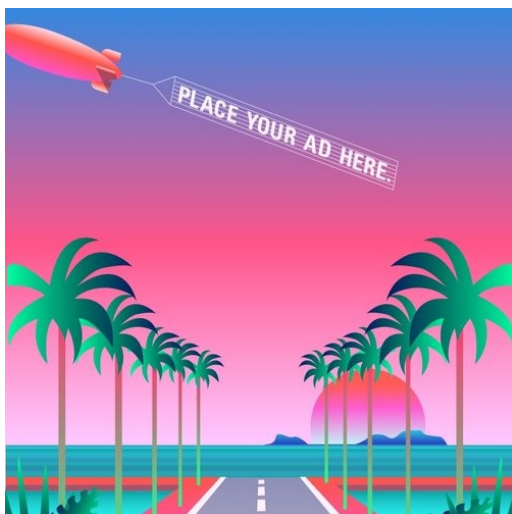
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For info contact

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