

At Home In Coral Bay

A Real Estate Newsletter By Eddie Velie Real Estate Svcs.

CDD Shorts—

It was great to see more 20+ people in the audience on July 13th. There was special recognition for the teens who earned community service hours as they delivered the Coral Bay Buzz.

With the concrete wall mostly done and the Wilma debris cleaned up, the CDD board is trying to focus on other issues including, speed bumps, sprinklers, and landscaping. They want us to forget and hope we don't notice another of their major errors in planning. For example, the sections of wall missing at the back gate, the entrance of Las Brisas Del Mar and S. Bay Drive.

Poor planning and lack of foresight has led to the absence of our S. Bay Drive fencing. It should have been included in the bond issue sold in 2003. The CDD board's reasoning: "That fence wasn't rotten enough" even though it was put up at the same time as the fencing that was blowing down in a thunderstorm.

They are borrowing \$500,000. to ensure the community is looking well enough to get them re-elected in November and hoping we will forget about the years of dead grass, broken lights, burned out light bulbs, inconsistent, and moldy signs, etc., under the current management. If you need reminding-let me know.

Data from RAGFL considered accurate but not Guaranteed. Research for 2005/2006 last 90 days By: Eddie Velie, Realtor

Unfiltered Coral Bay News

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VelieRealEstate.com

WE NEED YOUR HELP!

If you see anyone dumping on community common property — please get the license plate number. You can anonymously report them to our community manager. Or, call the police and give them the license number. Most dumping seems to be at the toddler playground and the North Bay Drive Field. Please,

Stop the illegal dumping!

How FICO Scores Effect Your Loan

Freddie Mac has found that borrowers with credit scores above 660 are likely to repay the mortgage, and underwriters can do a basic review of the file for completeness. For applicants with scores between 620 and 660, the underwriter is required to do a comprehensive review. A very cautious review would be made for persons with credit scores below 620, and that person would probably end up paying a higher interest rate. (FL Real Estate Brokers Guide, pg 300)

Neighborhood Comparisons 4/15-7/15

	List Price	Sale	Sq Ft	Days on	
Carolinas	2006 AVG	411,740	406,800	1533	49.4
	2005 AVG	373,800	368,630	1664	17.1
	% Chg.	9.20%	9.30%	-9%	65%
	List Price	Sale	Sq Ft	Days on	
Coral Bay	2006 AVG	356,132	355,653	1,669	65
	2005 AVG	304,583	301,879	1,522	19
	% Chg. 05-06	14.47%	15.12%	1.32%	70.59%
	List Price	Sale	Sq Ft	Days on	
Turtle Run	2006 AVG	498,575	498,600	2,259	49
	2005 AVG	445,450	442,764	2,188	17
	% Chg 05-06	11%	11%	3%	65%
	List Price	Sale	Sq Ft	Days on	
Coral Springs— W of Turtle Run	2006 AVG	398,424	395,540	1,665	48
	2005 AVG	348,648	343,908	1,840	16
	% Chg 05-06	12.5%	13.1%	-10.5%	65.6%

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2005 —Address	Sale Price	Close Date	SF LA	Days on Mkt
3123 W Buena Vista Dr	315,000	5/5/2005	1465	34
6171 Buena Vista Dr	285,000	6/10/2005	1350	77
6426 Buena Vista Dr	295,000	7/8/2005	1231	9
6212 Flores Del Mar	340,000	5/10/2005	1609	15
3362 Treasure Ln	365,000	6/8/2005	1971	7
6339 Island Wy	280,000	5/19/2005	1500	3
6698 W Buena Vista Dr	340,000	5/27/2005	1672	2
6435 Rock Beauty Te	251,000	5/25/2005	1195	3
6182 Navajo Terr	279,900	5/31/2005	0	11
6183 Navajo Te	280,000	7/5/2005	1236	28
6186 Buena Vista Dr	317,900	6/28/2005	1796	51
6343 Harbor Bend	310,000	6/10/2005	1806	3
6378 Buena Vista Dr	312,000	6/27/2005	1618	18
3390 Bonito Ln	320,000	7/6/2005	0	45
6204 Seminole Te	309,900	6/23/2005	1736	3
6327 Navajo Te	275,000	6/28/2005	1730	3
2006 —Address	Sale Price	Close Date	SF LA	DOM
3380 Orinoco Lane	330,000	5/15/2006	1231	
6356 Seagrape Circle	344,000	5/5/2006	1650	208
6642 Skipper Te	379,900	5/1/2006	1559	126
6402 Buena Vista Dr	369,900	5/5/2006	1738	133
3187 W Buena Vista Dr	355,000	5/30/2006	1738	36
6213 Island Wy	375,000	5/30/2006	1974	56
3393 Sabreeze Lane	375,000	5/15/2006	1971	31
6547 Lighthouse Place	337,500	6/23/2006	1465	91
3154 W Buena Vista Dr	390,000	7/3/2006	2253	75
3117 Vista Del Mar	398,000	5/26/2006	2266	7
6216 Mohawk Te	345,000	7/10/2006	1336	71
3065 Carysfort Ln	380,000	6/22/2006	1806	31
3309 Orinoco Ln	324,500	7/21/2006	1368	3

Home Security

Crime prevention is defined as the anticipation, recognition and appraisal of crime risk and the initiation of some action to remove or reduce it.

You can have a significant effect upon the security of your residence by taking a few moments to assess its weaknesses and a few more moments to take simple actions (many of which cost nothing but your time or a bit of physical exertion) to eliminate or strengthen those weaknesses.

Security General Good Practice—Experience has demonstrated three basic concepts repeatedly.

1. The appearance that an occupant is present and is attentive to the property is, in itself, a deterrent to most would-be criminals.

2. Physical security equipment is absolutely worthless unless used properly.

3. The component in any security system most likely to fail is the human one.

4. Keep your home neat and clean, in good repair and giving the appearance of being occupied is an important step toward preventing crime. Be a good neighbor and get to know your neighbors. Call the police whenever you notice anyone or thing that seems suspicious.

Assessing your home's vulnerability is key when trying to "think like a thief"! Consider how a criminal might view your home and eliminate as many of the opportunities or vulnerable points as you can. Always keep valuables in a different and secure location.

ANNOUNCING THE CANDIDACY of CRISTINA BRAVO, (seat 5) & EDDIE VELIE, Realtor (Seat 4) Coral Bay CDD Board.

Real Estate Taxes —CDD Avoidance of the FL Constitutional "Save Our Homes Act"

In 1997 when we bought our home here in Coral Bay, our CDD taxes were \$583. By 2005 they more than doubled to \$1190. If the CDD taxes were subject to the homestead exemption and Save Our Home's Act, our CDD taxes this year would be \$760 instead of \$1690. The reason the CDD board can keep raising them unrestrained is they are "not based on property values." Other communities that are managed by Home Owners Associations are assessed maintenance fees, billed directly, and are not tax deductible. Because our CDD assessments are on our tax bill, and paid from our escrow accounts, we deduct them on our taxes — **only if the home owner itemizes.** Without tax deductibility, there is no advantage to a CDD except that FEMA will give them money to waste on their cronies. Other than that, the board is encumbered by government bureaucracy and Sunshine Laws. (More on page 4) Eddie Velie, At Home in Coral Bay, July 2006

CDD Tax @ 3% per Year	Year	CDD Taxes For Real
\$583	1997	583
600	1998	853
618	1999	644
637	2000	687
656	2001	682
676	2002	682
696	2003	854
717	2004	1,002
738	2005	1,190
\$760	2006	1,690

PRICE REDUCED TO \$399,900.

Post Andrew Hurricane Code Home



6256 Harbor Bend, Margate

This 4/2.5 beautiful home has a full sized fenced yard with sprinklers. Bldg codes changed after Andrew to near strongest in US. Feel safe & enjoy life. Please **see our virtual tour** from link on VellieRealEstate.com home page. Call me for easy private viewing. **Open house 6/24/06 from 10-4.**



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A LETTER FROM THE EDITOR, WRITER, AND PUBLISHER

This is a monthly newsletter to help keep the people I come into contact with informed of the real estate market particularly here in Coral Bay. Our homes are our largest asset. Our homes make up the bulk of most people's wealth. There is nothing more important or dear to us than our homes except what we put in it — our families, pets, and personal belongings. My intent is to keep you informed and aware so that you will know I am an expert in the field and will call me when you need any real estate related information, products, advice, or consultation. There will be information for home sellers, buyers, maintainers, investors and more.

Those that know me well, know of my education and experiences. Get to know me and you will like me too.

I have accumulated four college degrees, many certificates, and attended hundreds of other seminars, classes, training sessions, etc. My highest degree is a MA in Human Resource Management. **My HRM training helps me understand cultural diversity and grow to value diversity as an asset.** My favorite and most satisfying certificate is my Private Pilots Certificate.

In my experiences, I have worked more than 7 years each in retail, wholesale, government/military. **This gives me a broad & versatile understanding of people's daily lives. So I can relate even better to a diverse population.** Now I am self employed independent contractor licensed for two years as a real estate agent.

My community service as a Committee Chair with the [Cub Scouts of America](#), does not necessarily mean that I subscribe to ALL of their views on diversity. Check out some of the photos on [City of Margate Website](#). We're in 3 of 6 picture galleries while participating in ceremonies, parades and special events. I am the 2006/2007 Treasurer for Margate Elementary PTA. Here I am assuming a predominately one gender roll. **The world needs more diversity and equality.** Additionally, I am an officer & director of the Mallory Harbor @ Coral Bay Village Association, Inc.

It's all fun and lets me give back to my community.

Eddie Velie, Realtor

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THIS MONTH

- CDD Shorts
- Coral Bay Sales—Last 90 Days 2006
- Coral Bay Sales—Same 90 Days 2005
- Real Estate Taxes—CDD avoidance of FL Constitutional “Save Our Homes Act”
- How FICO Scores Affect your Loan!
- Home Security —MORE

NEXT MONTH

- CDD Shorts—
- Coral Bay Sales—Last 90 Days 2006 & 2005
- An Explanation of Community Comparisons
- NAR-Don't Expect Big Drop in Prices
- Slowing Market—Rising Values
- How Important Is The Drive Into Community?
- The Effects Of The Missing Fence on S. Bay Drive

I LOVE REFERRALS!

If you know someone who is buying and selling, renting, or leasing, real estate, recommend someone you know and trust!

(More) — OUR CDD TAXES WENT FROM \$682 TO a projected \$1690 SINCE NEW COMMUNITIES STRATEGIES STARTED MANAGING IN 2003. We have gained nothing but a wall since. We have endured dead grass and flowers (if they planted them at all) broken lights and fixtures, scarred up streets with bad repair patches, no gates in front, etc. IT IS JUST BAD MANAGEMENT AND APATHY. IT IS TIME FOR THEIR BIGGEST SUPPORTER TO GO — JOHN HALL MUST GO!

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**ANNOUNCING THE
 CANDIDACY
 of CRISTINA BRAVO,
 (Seat 5) &
 EDDIE VELIE, Realtor
 (Seat 4)
 Coral Bay CDD Board.**

Sign up to receive this via e-mail. It may not always arrive via snail mail. You will be glad you did. It can save or make you money.

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