



## **CB NEWS VOL 2.03**

Happy Thanksgiving to all our Canadian friends and readers! What a wonderful holiday it's been and best of all, we get to do it all again in November. By the time American Thanksgiving comes around, we are all ready to enjoy another feast, hopefully in the warmth and sunshine of the Bahamas. We look forward to another great winter at CB and the chance to catch up with friends, family and neighbours from all over the globe.

**Welcome to volume two, issue 3 of the Coral Beach newsletter for owners and guests.**

CAN'T WAIT TO DIG INTO THOSE FRESH LOBSTERS....



## **WHAT'S NEW**

We have a new office employee who has joined the front office team. D'Amalia Mullings has a background in the restaurant industry, catering and tourism. We are happy to welcome D'Amalia to Coral Beach and look forward to working together. We wish Crystal much success in her new ventures with the GB Government Program.

## **UPCOMING**

The 44<sup>th</sup> Annual General Meeting will be held at the Coral Beach Conference room on Saturday January 21, 2011. Owners who cannot attend can vote for the Board of Directors by proxy. Forms will be made available in the near future as well as the front desk.



## **BUILDING & GROUNDS**

Two coconut palm trees that were planted last year and didn't make it were replaced with new ones and one more palm was added to the beach. In addition to the newly thatched huts, we will have plenty of shade on the beach this winter for those

of us that prefer to stay out of the sun. Phil has reported that we now have seven banana trees loaded with bananas and the gardens near the pool bar have been spruced up with more plants and rockery. The sand built up against the sea wall has been re-distributed to the beach and the pool deck has been repaired and patched. Looking good!

Tiling is almost complete on the 6<sup>th</sup> floor terrace of building 3 and the 4<sup>th</sup> floor building 3 terrace/roof is undergoing some repairs. The elevator in buildings 1 and 2 has been fixed after a 3-month repair job so the tiling of hallways can continue in the near future.

## **CB REGULATIONS**

### **Do you rent your unit?**

A reminder to all owners who rent: Rental applications will not be readily available or will be declined if the owners' account does not have sufficient funds to pay for the rental fee and maintain a zero balance at all times. Owners that rent out their units must cover these costs in advance – other owners at CB should not have to finance owners that rent.

### **How important is it to turn off the water when you leave your unit for more than 24 hours?**

The current cost of water is \$5.587 per 1,000 gallons. For example, last month (a very low occupancy month) Coral Beach used 50,702 gallons of water, equal to \$2,832.72. The average monthly water bill for the complex is \$3,700.00. Water costs form part of each owner's maintenance fees and CB pays the Grand Bahama Utility Company each month for water usage.

That's why, if you do not turn off your water when you leave and a leak occurs, not only can this cause water damage to the units around you, it is a waste of water and money that everyone is paying for. Leaking toilets, taps, tubs, water heaters etc. are a result of owners neglect and it's literally "money down the drain". A water reading meter was installed at CB a few years ago, the meter is read daily, recorded, tracked and the information is sent to the BOD so that the amount of water usage can be monitored and problems can be detected and identified.

Although this is very helpful, we need to count on owners and property managers to be diligent and turn one or two valves off when your unit is vacated. Let's help to keep maintenance fees down by conserving water (drink wine instead) and "flip that switch" when you're away.

## **AROUND CB**

August 25, 2011 Hurricane Irene tore through the Bahamas destroying some homes, commercial structures and flooding in the area of Queens Cove, Freeport. The category 3 hurricane produced 115 mph winds, knocking out power and rising sea levels 3 to 4 feet in some areas. Thankfully, Coral Beach was spared of any damage before Irene moved NW further out into the Atlantic and away from Grand Bahama on Thursday evening.

Thank you to Sandra and Sonia who sent these pictures of "the calm before the storm".





Hurricanes cause rip currents, which are extremely dangerous, and tragically one young life was lost when a local girl was caught in a current. Do not swim or attempt to enter the ocean before or after a hurricane warning.

## **BAHAMAS NEWS**

Like the United States, where the illegal immigrant situation has become a major issue, The Bahamas are struggling to deal humanely with increased numbers of Haitians entering and working without permits. This crackdown has led to others being “caught in the net” and forced to leave our lovely island paradise behind. It is unfortunate but the country is struggling to ensure jobs are protected and scarce resources (hospitals and schools) are available for Bahamians.

## **Dengue Fever**

The U.S. Center for Disease Control reports an outbreak of dengue fever in The Bahamas, with over 1,000 cases reported by August 9. According to the CDC, "Travelers can reduce their risk of infection with dengue by protecting themselves from mosquito bites. The mosquitoes that spread dengue bite mostly at dusk and dawn but may bite at any time during the day, especially indoors, in shady areas, or when the weather is cloudy.

Symptoms of dengue include:

- fever
- headache
- pain behind the eyes
- joint and muscle pain
- rash
- nausea/vomiting
- mild bleeding, such as nose or gum bleeding or easy bruising

Usually dengue is a mild illness, but it can lead to severe dengue, which can be fatal if not treated."

Although dengue fever is not something you can be immunized against, it is recommended that you ensure your vaccinations are up to date. You should see your health-care provider at least 4-6 weeks before your trip to allow the vaccines to take effect (<http://wwwnc.cdc.gov/travel/destinations/the-bahamas.htm>).

## **MAILBAG**

Many people have emailed asking, "what happened to the camera at the pool bar?" It's apparent that owners and guest regularly check into the CB web site and view the on line camera for great pics of the beach and pool area. Well, there

have been technical issues that have been ongoing, as we have installed a new camera with a higher bandwidth, which requires additional support and devices. The goal is to have the camera up and running within the next few days.

## **BULLETIN BOARD**

Studio for sale on 5<sup>th</sup> floor (2512)  
New appliances, bed and AC unit  
New sliding glass door assembly  
Wired for Internet access  
\$120K  
[krathey@hotmail.com](mailto:krathey@hotmail.com)  
(Kevin) (561) 436-0304

Studio on ground floor, building 2  
Some upgrades completed  
Priced to sell @\$70K U.S. net  
[cdie@mris.com](mailto:cdie@mris.com)

Studio, 2<sup>nd</sup> floor, building 2  
Entire studio beautifully renovated  
All new appliances and furniture  
\$98K U.S.  
[vonnybash@gmail.com](mailto:vonnybash@gmail.com)  
(613) 749-4224 (242) 441-0497

One bedroom, unit 3408  
Turnkey, newly furnished and well equipped  
2 full size beds, sleeper sofa for 2  
Beautiful Ocean and garden views  
\$135K U.S.  
[JRJT@optonline.net](mailto:JRJT@optonline.net)  
(845) 477-0267



We are looking forward to hearing from you! Please send us your pictures, news stories and events to:

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