



CB NEWS VOL 2.01

Welcome back snowbirds! Many happy (although pale) faces have been seen around Coral Beach as those who visit from the north finally escape winter's clutches and find comfort in our island paradise. Constant improvements, both here at Coral Beach and outside in the Freeport community, are making this a better and better place to call "home".

Welcome to Volume two, Issue 1 of the CB Newsletter for owners and guests.

WHAT'S NEW?

Congratulations to Mickey Greene on her marriage to Mario Greene. Mickey has worked at Coral Beach, front desk since August 2010 and was married here in Freeport on February 25th. Wishing the lovely couple a happy and healthy new life together!



As usual, the New Year brought lots of activity back to Coral Beach, including regular shuffleboard games that became highly competitive. There were also bocci games on the beach and the weekly bingo night. The Coral Reef Beach Bar continued to provide regular entertainment, with Steve Davies (former lead singer with the Brit-pop band Octopus) appearing every second Saturday night. Jim Neill has even introduced the "dinner-and-a-movie" night, with showings of "The English Speech", "Master and Commander" and "African Queen". Dinner is optional and the staff at the bar even provide free popcorn to munch on as the evening progresses.



Our own Pat Kachur, who is currently back in Saskatchewan waiting for the golf season, got her first "Hole-in-One" while playing the 4th hole at the local Reef course on February 24th. Here's to another long-time memory for a very popular Coral Beacher. We miss you Pat (and Don of course)!



Speaking of golf, one long-time tradition at Coral Beach has been the annual golf tournament, which was held March 10th, and which attracted a lot of resident players.



The winning team is shown below, being presented prizes by Frank Bonvarlez, one of last year's champions: Don Engel, Pete Moir, Kitty Green and Mike Bonvarlez.



The second place team made do with one member short: Chuck Madill, Ingrid Nicholson and Bob McAndrew.



Winners, closest to the pin:

Ladies - Ingrid Nicholson

Men - Ted Mulvihill

Donations - Jim Neill (Pool bar) Nat Bernstein, Frank Bonvarlez

And finally, once again we owe a huge debt of thanks to our three organizers.



BUILDINGS AND GROUNDS

Continued improvements around Coral Beach include work both inside and outside the building. Work continues on tiling the remaining floors and several of the elevator lobbies have been redecorated thanks to the efforts of our Decorating Committee, lead by Yolanda Delorme. The ongoing roof repairs continue as well as improvements to the drainage system to avoid any standing water on the roofs.

Although many of the roof terraces have been retiled, please exercise caution when using them. Remember when you are sitting on the roof, you are also sitting above someone's unit, so avoid scraping your lawn chairs when moving them. Only use plastic furniture on the roof decks to ensure we do not have to make future repairs.

EMERGENCY ACTION

What does one do when there's a problem with your unit or within the Coral Beach complex? The first issue may be that

you may not be “on island” which makes it more complicated. Remember that your unit is your responsibility 12 months a year so you should take steps to ensure someone is hired and capable of dealing with a problem within your unit.

The very first action you should take is providing a key to your unit as well as your storage locker to the Front Desk, which will allow them to access your unit in an emergency. This is a mandatory requirement of all owners. The keys supplied to the Office are for office use only and should not be considered spare keys to the owner who locks themselves out or a spare key for the Property Manager.

To access the keys in the office lock box requires the Manager and a Board member accompanied by security. This lock box is not easily accessible by any one person and is for emergency office use only. If a key is not left with the Office or a key is supplied that does not work, all expenses to gain entry (breaking down the door, locksmith etc.) under an emergency will be charged back to the owner. Make sure the office has a set of keys and has the name, day and night phone numbers of your Property Manager.

When you aren't on the island, you should ensure someone is periodically checking your unit and is available to deal with an emergency. This is a requirement in most insurance policies anyway. If you rent out your unit, it is mandatory to have a property manager available for your tenants. With a building approaching 50 years old and the occasional torrential downpours we experience, leaks are quite common. Identified early, repairs are a lot less expensive.

Don't forget to shut off the water to your water heater when you're away, and ensure your water heater is connected to the overflow pipe. Ensure you also obtain an approved work/renovation order if you plan to do any work (available on line). Typically that can take up to 7 days but in an emergency

it will be dealt with immediately.

The office and in particular the General Manager run the day to day operations of Coral Beach Management (CBMC). In the event of a problem or complaint regarding common area, the office should be notified first so they can deal with an issue.

In years past, it was common for owners to contact a Board Member if they had a problem or complaint. The Board member would lend a sympathetic ear but would inevitably refer the owner to the Office where it could be documented and readily dealt with by the staff. Remember that the Board is a group of owners just like you. The Board of Directors sets general policies and direction for the staff to follow in regards to handling the day-to-day operations and common areas only. It is the unit owners' responsibility to ensure they hire a property manager to take care of their property/unit.

Most cases of emergency are due to water/leaks in a unit and if an owner is not present, another owner usually reports the leak to the front desk or security staff. Once the front desk is notified, they will contact the owner and property manager to investigate. It is the owner's responsibility to choose a contractor to complete any repairs/plumbing issues. The following is a list of approved contractors for Coral Beach.

LIST OF APPROVED CONTRACTORS

Alie Strachan 646-5516
Junior Cox 351-6143
Island Projects 727-6705
Joe Lightbourne (electrician) 477-8406
Craig Bethel (plumber) 477-8283 or 373-3780

As a reminder.... All policies and procedures are listed on the Coral Beach web page for reference:

www.coralbeachonline.com

FINANCIAL MATTERS

There have been questions about the change in the monthly statements, which was meant to reduce the number and amount of delinquent funds. In September, your statement showed the September maintenance amount, so you would already be delinquent by the time you received your statement. In October 2010, this was corrected and the statement showed the October 1 amount due as well as the amount due by November 1.

This one-time change has resulted in far fewer accounts being in arrears as owners recognize that the amount is due when they receive the statement and is overdue once the month ends. Paying your bills promptly prevents others from having to “carry” you and allows the Board to invest our funds wisely, which we can readily see in all the ongoing improvements. Most people pay their accounts on time but have had to subsidize those who paid them late each month.

Although Coral Beach’s bank is Commonwealth Bank, it is possible for owners with accounts at RBC in Canada to quickly transfer up to \$C1,000 per day to our Commonwealth Bank account for a small fee (\$13.50 per transaction plus C\$:B\$ exchange). Simply go into “Pay Bills & Manage Funds”, Select “RBC International Remittance” on the left, and “Add Recipient”. You will have to enter the address (add your Unit number here), Account number (5200640) and the BIC for Commonwealth (COMWBSNS). You are given the option to save the info, so it will be there next month.

A continuing problem we have is that we are at the mercy of Grand Bahama Power as to when they determine the overall usage and bill Coral Beach for power. This is then included in your monthly statements based on your own meter reading, but that can’t be done until Grand Bahama Power completes its job.

AROUND TOWN

Grand Bahama Island has many sights to see, including the Garden of the Groves. Originally built by the Grove family, who were responsible for much of Port Lucaya's development, the gardens were abandoned after the hurricanes several years ago. Since then a local entrepreneur has taken them over and done an incredible job of restoring them, including adding a restaurant and bar. The gardens are located off Midshipmen Road and offer a chance to explore winding trails through lush vegetation, cascading waterfalls and sparkling fountains. There is signage throughout indicating the wildlife and plants along the walkways. Tours can be arranged or you can take a self-guided tour with shops and a playground for the kids. Go to www.thegardenofthegroves.com to find out more.





RECENT EVENTS

Pictured here is Brian Costello with his first successful bonefish caught off the Northern flats in Grand Bahama. Sam Taylor (225-8929) arranged the trip with a pickup from the lobby and a 20-minute drive to Hawksbill creek. Sam has the fly rod and spinning rod needed as well as a guide to spot the bonefish because they are so hard to see. Sounds like a great way to spend a few hours and see the other side of GB.



CB MAILBAG

Email: news@coralbeachonline.com

Congratulations to Brian and Lynda Costello on the birth of their first son born on November 2, 2010. Welcome to the world Robert Dennen Costello (Denny) and many wishes to the family for a healthy happy time together.

LIFE NOTICE

David Michael Myer, age 73 years died on January 26, 2011 at Westlake Regional Hospital. David was born in Chicago, lived in Columbia, Kentucky and spent many years here at Coral Beach. Our sincere condolences are sent to David's family and friends.

For those of you who knew **Zearl and Lorraine Wallace**, owners at Coral Beach for over 34 years, it is with sad regret that they both passed away in 2010. They both fell in love with the Bahamas and especially with Coral Beach back in 1973 and in 1976 they bought their first studio and soon after became owners of 1409/1411. They will be sadly missed by their children and family.

Despite heroic efforts by people at the pool and 911 responders, **Dominic Faro** passed away on April 3, 2011 while he was enjoying a swim and the beautiful weather here at Coral Beach. Dominic and Karen are long time owners at Coral Beach and Nic loved the Bahamas. Both Karen and Nic were always poolside, under an umbrella or "the tree" where friends and family would stop by and chat and listen to Nicks many great stories and share a laugh. Dominic will be greatly missed here at CB and by his sister and brother in law Lisa and Gerry, his son and grandson, John and Eric and all his "second home" friends in the Bahamas. We love you Nic and you will always be in our hearts.

BULLETIN BOARD

UNITS FOR SALE

Studio on 5th floor (2512)

New appliances, bed and A/C unit

New sliding glass door assembly

Wired for Internet access

\$120K

krattley@hotmail.com (Kevin) (561) 436-0304

Studio unit, building 2, ground floor
Some upgrades completed
Priced to sell @ \$70K U.S. Net
cdie@mrisc.com

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

Studio, unit 2305
Totally renovated, open concept, queen Murphy bed
New kitchen, appliances and A/C
\$99,000 U.S.
ndsali@gmail.com

Studio, unit 2309
Facing west
Unit in good condition
Great value! Motivated owner
Priced to sell @ 69\$K NET
penthousebahamas@hotmail.com (242) 727-2998

Studio, unit 2214
Building 2, facing east
Good condition
Priced to sell @\$69K NET
penthousebahamas@hotmail.com (242) 727-2998

Studio, unit 2310
Building 2, facing east, 3rd floor
New Kitchen, sliding doors, Murphy bed
Great Value
Priced to sell @\$79K NET
penthousebahamas@hotmail.com (242) 727-2998

Studio, unit 2314

Completely renovated

Tile floor, new A/C flat screen TV, DVD

Murphy bed, new furniture, kitchen, open concept

Located on the cooler east side

PRICED HAS BEEN REDUCED \$110K NET

g-turner@shaw.ca

(242) 443-9811

(250) 825-2230

One Bedroom, unit 3408

Turnkey, newly furnished and well equipped

2 full size beds

Sleeper sofa for 2

Beautiful Ocean and garden views

Priced to sell @ \$135K U.S.

JRJT@optonline.net

(845) 477-0267

www.RBAISLANDVACATION.com (click on rooms) to view pics

As always, we would like to hear from you! Drop us a line, share a picture or a story and help us keep everyone informed and connected.

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