Welcome to Coral Lakes

We're so happy you're here!



Coral Lakes

NEW RESIDENT INFORMATION PACKET

Get Started



Welcome to Coral Lakes! ourcorallakes.com

Congratulations on your new home purchase! On behalf of the Coral Lakes Community Association, we're delighted to welcome you to our vibrant, family-friendly neighborhood. 🌴

We're confident you'll enjoy the exceptional lifestyle Coral Lakes offers. Residents have access to a wide array of amenities including a beautifully appointed clubhouse, state-of-the-art fitness center, two sparkling pools, tennis, pickleball, bocce ball, basketball and volleyball courts, a playground, and a variety of social events—like our book club, seasonal celebrations, and community gatherings.

We're so glad you're here and look forward to helping you feel at home.

Your Welcome Committee Contacts

To help make your move as smooth as possible, we've designated four members of our Welcome Committee to assist you: **Roxanna Smith, Mary Martelloni, Kris Scovil, and Larry Scovil**. You'll find their contact information listed in the **Get Contacts** section of this guide.

We're excited to meet you and are here to answer any questions you may have—about this letter or life in the Coral Lakes community.

Welcome@OurCoralLakes.com

Connect – Your Community Portal

Keep up with what's happening in our community on the **Connect Website**, our official resident portal.

👉 Click here to register and log in

Please update your email and phone numbers so you receive the latest communications about the community.

This secure site provides easy access to essential community tools and documents, including:

- Governing Documents and Architectural Guidelines
- Community Financials and Annual Budget
- Online HOA Payments
- Resident Directory
- News, Announcements, and Updates
- And much more!

You can also submit Architectural Review (ARC) applications for exterior home changes directly through the portal—quickly, securely, and with real-time tracking.

If you have any questions regarding an ARC application, please email ARC@OurCoralLakes.com.

Get Contacts



Board of Directors: The 5 elected members of the Coral Lakes HOA board of directors are:

Name	Position
Mike Allard	President
Christina Keefe	Vice President
Paula Shulthiess	Treasurer
Bill Bonzer	Secretary
Matt Bauman	Director

For efficiency and timely replies, we request all inquiries be sent to our community manager at CAM@OurCoralLakes.com.

Management Company: The management company for Coral Lakes is **First Service Residential**.

Name	Role	Phone	Email
Management Company	Customer Service	866-378-1099	cam@ourcorallakes.com
Daymila Rodriguez	Community Manager (CAM)	239-475-6369	cam@ourcorallakes.com

Your Neighborhood Contacts: Please do not hesitate to reach out to the residents below with any questions or concerns you may have with your new neighborhood. Email us welcome@ourcorallakes.com

Name	Phone
Roxanna Smith	757-652-9712
Mary Martelloni	410-698-2665
Kris Scovil	970-405-8205
Larry Scovil	970-495-8204



We're excited to have you here and hope you'll love this community as much as we do. Coral Lakes is a safe, vibrant place to live—and we encourage you to get involved in our committees, events, and activities.

Keep an eye on your HOA emails for updates and opportunities to connect!

Get the Essentials

🔌 Utilities

Electricity (LCEC)
Lee County Electric Cooperative serves Coral Lakes.
📞 Call: 239-656-2300 or 800-599-2356 (M–F, 8AM–5PM)
🌐 Start service: lcec.net

Water/Sewer (City of Cape Coral)
Complete a service application. Deposit required (refundable after 2 years with good payment history).
🌐 Start service: Welcome to Cape Coral, FL
📞 Phone: 239-574-7722, option 3, then option 2
📠 Fax: 239-242-3898

Trash & Recycling
Trash Day: **Friday** (place bins out Thursday night). Included in real estate taxes. Includes bulk pickup.
📞 Phone: (239) 337-0800
🌐 wasteprousa.com/office/cape/coral

Internet Through Xfinity
The community has a bulk internet package through Xfinity which is included in your HOA Dues. To activate your account, please contact Xfinity at the dedicated number below.
📞 Call: at 877-834-6757.

🚪 Gate, Clubhouse, and Pool Access

- **New residents receive:** 2 RFID stickers, 2 amenity cards, 1 MyQ app license – **on the house.**
- **Extras or replacements:** $50 for a gate remote, $25 for either a RFID sticker or amenity card, and $15 per year for an additional MyQ app.
- **Gate Use:** Residents enter via the right lane. Guests enter via the left lane using the call box or a guest pass issued through the MyQ app. One vehicle per entry. Gate damage is the resident's responsibility.

Amenity	Hours
Fitness Center (Gym)	Daily 4:30 AM – Midnight
Clubhouse	Daily 4:30 AM – Midnight
Pool	Daily Dawn – Dusk
Tennis Courts	Daily Dawn – Dusk
Basketball Courts	Daily Dawn – Dusk
Playground	Daily Dawn – Dusk
Volleyball Court / Bocce	Daily Dawn – Dusk

Get Local



🏛️ Local Government Info

Property Taxes
Billed each November; due by March 31.

Discounts apply for early payment

(up to 4% off in November).
🌐 Check your taxes: leepa.org

Homestead Exemption
Florida homeowners may claim up to **$50,000 exemption** if the home is your permanent residence.
🗓️ Apply Jan–Mar
🌐 Apply online: Homestead Application | Lee County Property Appraiser
📞 Info: 239-533-6100

🚙 Florida Residency

Driver's License & ID
Required within **30 days** of becoming a Florida resident. Proof of valid Florida automobile insurance is required prior to the issuance of a driver's license.
📍 Issued by Lee County Tax Collector
🌐 flhsmv.gov

Vehicle Registration
Register your vehicle within **10 days** of residency.
💰 Fees: The license plate fee is $28 for standard plates. Florida residents or new residents pay a $225 registration fee. Title transfer from another owner costs $75.25. For out-of-state titles, the application fee is $88.25; for a Manufacturer's Certificate of Origin, it is $80.25.
🌐 Full fee list: https://www.flhsmv.gov/fees/





Get Involved



🌴 Coral Lakes HOA Committees

To better manage the community and involve residents, the HOA has created several committees. These groups support the Board by handling key responsibilities, developing future leaders, and strengthening community spirit.

Available Committees:

Committee	Purpose
ARC	Reviews/approves exterior modification requests
Clubhouse Rental	Manages resident private use of the clubhouse
Documents	Maintains and updates governing documents
Finance	Oversees budget, reserves, and community spending
Landscape	Supervises landscape upkeep
Maintenance	Handles common area maintenance needs
Property Oversight	Addresses external issues near Coral Lakes (e.g., mulch, yard concerns)
Social	Plans community events and gatherings
Technology/Comms	Improves HOA-resident communication via digital platforms
Violation Appeals	Reviews resident appeals for rule violations

Why Join?
Committees lighten the Board's load, improve operations, and give residents a direct voice in shaping the community.

👉 *Interested in joining and getting involved in our community? Let us know and help make Coral Lakes even better! Reach out to CAM@OurCoralLakes.com.*



Get the Rules



🏘️ HOA Basics

Welcome to Coral Lakes! As a **deed-restricted community**, our HOA enforces rules (Covenants) to protect property values. An elected Board runs the HOA, with meetings at the clubhouse—residents are always welcome and notified by email at least 48 hours in advance. Our **Covenants and Restrictions** protect property values and outline what residents can and cannot do. All homeowners must comply. Some examples are below, but all the rules can be found in the Engage portal, please review them.

💰 HOA Dues & What They Cover

- **Dues:** Paid quarterly on Jan 1, Apr 1, Jul 1, and Oct 1.
- **Pay Online Via Connect Website:**
  👉 Click here to register and log in
  Register to set up one-time or recurring payments.

Dues cover:

- Security gates
- Lawn care (mowing, edging, pruning, etc.)
- Lawn Irrigation
- Weed & pest control (exterior)
- Street and sidewalk repairs
- Community Internet
- Community amenities

❌ **Not covered:** Utilities, house painting, roof repairs, or interior pest control.

🌱 Landscape & Irrigation

- **Included Services:** Lawn care and irrigation
- **Vendor:** Estate Landscaping
- **Service Request Website:**
  https://estatelandscaping.com/service-request/

🚙 Parking Policy

- No overnight **street parking**
- Use **garage or driveway** only
- **No** parking on grass or blocking sidewalks
- No commercial vehicles, boats, RVs, or trailers overnight

🚨 Need overflow parking? Request a **parking pass** to park at the ballfield or clubhouse lot.

🐾 Pet Rules

- Limit: **2 pets under 50 lbs each**
- Must be leashed
- Pick up pet waste immediately
- Pet waste stations are provided throughout the community

🛑 Safety Reminders

- **Don't feed wildlife** – it's unsafe and often illegal
- **Keep garage doors closed** to avoid pests
- **Lock your car doors**
- **Leave an outdoor light on at night**
- **Drive slowly:**
  - 10 mph in the roundabout
  - 15 mph on side streets
  - 20 mph on Coral Lakes Blvd

👥 Guest Access

Guests enter the **left gate lane**. They:

- Enter the **5-digit guest pass code** you supplied to them from your MyQ app.
- Or they can **find your name** in the call box directory.
  1. The system calls you.
  2. You then press the "Grant Access" option that appears on your phone screen.

Get Entertained

Beach Pass: If you are an avid beach goer, you can purchase a Beach Parking Pass for an annual cost of **$60.00** for beaches in Lee County Florida. Click here to access the website: Annual Parking Sticker (https://www.leegov.com/parks/resources/parking). This website lists the beaches you can use with this pass. The map below has been copied from this website:



Parking stickers may be purchased online via above link. Get more information by calling (239) 533-7275.

Art Walk: The River District located in downtown Fort Myers holds an art walk the first Friday of every month. The streets will be lined with local and regional artists selling and displaying their one of a kind works of art, with many styles represented.

Music Walk: The River District located in downtown Fort Myers offers live music on the 3rd Friday of every month. Local and regional musicians line the streets playing all sorts of music from jazz and blues to rock and roll. Free to the public.

Nature Parks with Walking Trails

a) Rotary Park Environmental Center (5505 Rose Garden Road, Cape Coral)
b) Yellow Fever Creek Preserve (3115 Del Prado Blvd N, Cape Coral)
c) Prairie Pines Preserve (18400 N. Tamiami Trail, North Fort Myers)
d) Caloosahatchee Creeks Preserve (17100 McDowell Dr., North Fort Myers)

Pet-Friendly Parks: The Cape Coral Rotary Park has the Wagging Tails Dog Park; registration is required. More information can be found at the Rotary Park Environmental Center website. Judd Park located at 1297 Parkview Court in North Fort Myers has the Pooch Dog Park at no charge.
In addition, most restaurants with outdoor seating are pet-friendly.

Youth Activities: If you are looking for youth sports and activities, click the following links:

a) Cape Coral Soccer
b) Cape National Youth Baseball
c) Cape Coral Youth Sports (basketball, flag football, volleyball)

Other Local Places of Interest:

a) Bonsai Farm - 2930 South Rd, North Fort Myers
b) Ford & Edison Estates - 2350 McGregor Blvd, Fort Myers
c) Babcock Ranch Friday Concerts - 8000 State Rd 31, Punta Gorda
d) Sun Splash Family Waterpark - 400 Santa Barbara Blvd, Cape Cor
e) Edison Mall - 4125 Cleveland Ave, Fort Myers
f) Lee County Library System – multiple locations
g) North Fort Myers Recreation Center - 2000 N Recreation Park Way, North Fort Myers (Lifetime *membership costs $10 per individual or $25 per family*)

Get Hungry



LOCAL RESTAURANTS

Seafood Restaurants:

Blue Dog Bar & Grill - 4597 Pine Island Rd NW, Matlacha - $$
Fish Tale Grill by Merrick Seafood - 1229 SE 47th Ter, Cape Coral - $$$
Izzy's Fish & Oyster - 2282 First St., Fort Myers - $$
Lobster Lady Seafood Market & Bistro Seafood - 1715 Cape Coral Pkwy W Unit 2&3, Cape Coral - $$
Point 57 - 3522 Del Prado Blvd S., Cape Coral - $$
Pinchers - 5991 Silver King Blvd, Cape Coral - $$
Rumrunners - 5848 Cape Harbour Dr., Cape Coral - $$

Local Steakhouse:

Prime 239 Steakhouse - 1715 Cape Coral Pkwy W #32, Cape Coral - $$$

Italian Restaurants:

Ariani Restaurant & Lounge - 1529 SE 15th Ter Del Prado Mall, Cape Coral - $$ - $$$
Gusto Cucina Italiana - 229 Del Prado Blvd N #15, Cape Coral - $$ - $$$
Two Meatballs In The Kitchen - 1403 Cape Coral Pkwy E Big John's Plaza, Cape Coral - $$ - $$$

Pizza:
Lelulo's Pizzeria - 3123 Chiquita Blvd S, Cape Coral - $$ - $$$
Luciano's Pizza - 728 SW Pine Island Rd #3, Cape Coral - $$
Leone's Italian Market and Pizzeria - 916 SE 14th Ave, Cape Coral - $$

Mexican Restaurants:
Habaneros Mexican Grill - 547 Pine Island Rd, North Fort Myers - $$
Iguana Mia of Cape Coral - 1027 Cape Coral Pkwy E, Cape Coral - $$
Clase Azul - 3922 Del Prado Blvd S, Cape Coral - $$

Music, Food & Drinks:
Boathouse and Tiki Bar - Two waterfront locations in Cape Coral and Ft Myers - $$
Nauti Parrot Tiki Hut - 3448 Marinatown Ln, North Fort Myers - $$

Downtown Cape Coral Bars & Restaurants:
Back Streets Sports Bar - 915 SE 47th Terrace, Cape Coral - $
Dek Bar - 4704 SE 15th Ave, Cape Coral - $
Fins Seafood & Dive Bar - 3422 Del Prado Blvd S, Cape Coral - $$
Jungle Bird Tiki - 1520 Lafayette St, Cape Coral - $$
Rusty's Raw Bar and Grill - 4631 SE 10th Pl, Cape Coral - $$

Downtown Fort Myers Bars & Restaurants:
10 Twenty-Five - 33 Patio De Leon, Fort Myers - $$
Cabos Cantina Taco & Tequila Bar - 2226 First St, Fort Myers - $$
Capone's Coal Fired Pizza - 2225 First St, Fort Myers - $$
Downtown Social House - 1406 Hendry St, Fort Myers - $$
The Lodge (Sports Bar) - 2278 First St, Fort Myers - $$
The Lucky Screw - 1527 Hendry St, Fort Myers - $$

Punta Gorda Restaurants:
Carmelo's Italian Ristorante - 321 W Retta Esplanade, Punta Gorda - $$
Laishley Crab House - 150 Laishley Ct., Punta Gorda - $$
Peace River Beer Company - 1732 Steadley Ave, Punta Gorda - $
TT's Tiki Bar - 33 Tamiami Trail, Punta Gorda - $$

If you are new to the area, the above are a few local restaurant options you may want to try.

Get Exploring



ATTACHMENT: Coral Lakes Community Map (Del Prado Blvd on the right)

Road Name	Road Name	Road Name
Coral Lake Blvd (main)	Amber Lake Ct	Coral Fields Way (rex plex)
Sawgrass Lake Ct	Sunset Lake Dr	Blue Cypress Lake Ct
Lake Nola Ln	Keystone Lake Dr	Deerfield Lake Ct
Lake Butler Ct	Golden Pond	Weeping Willow Ct
Lake Manatee Ct	Lake Jessup Circle	Fells Cove Ln
Amber Lake Dr		



Cape Coral Area Map



Get Social



CORAL LAKES

STAY CONNECTED

Join the Facebook group to connect with your neighbors, collaborate, and stay current in all Coral Lakes.

Scan the QR code below to get involved.

Coral Lakes Residents
FACEBOOK PAGE

Explore our official website for resources, information, initiatives, and community growth.

Scan the QR code below to be in-the-know

OFFICIAL WEB PAGE
ourcorallakes.com