BOD: Jerry Deneen, Nick Bates, Melissa O'Neal, Larry Kohn, Bailey Church, Marcus DeReimer, Rob Stephan, Fred Bauhof (ARB)

Homeowners: Greg Bashant (Lot 45), Sharyn Bell (Lot 73)

6:02 Meeting Called to Order
7:20 Meeting Adjourned

Coral Lakes HOA Agenda 1/16/24

Old Business:

1) Old Violations:
    - Lot 15 Schierbaum –Board was advised the pool was black in color and believed to be contributing to mosquito and rat infestations (County was notified for code violation)
        - Martin County Code Enforcement has found a violation does exist and has opened enforcement record ENF2023120145-01 and will complete their investigation.

2) Homeowner Requests
    a) Lot 23 Kenealy- Exterior House Paint requested (10/6/23) and approved by BOD via email (10/6/23)
        a. Complete
    b) Lot 59 Deneen- Driveway Replacement requested (10/10/23) and approved by BOD via email (10/10/23)
        a. Complete
    c) Lot 61 Venezia- Exterior Paint requested (10/16/23) and approved by BOD via email (11/2/23)
        a. Front of home painted in new color, remainder of home remains unpainted.
    d) Lot 23 Kenealy- Pool Fence requested (11/18/23), approved by the BOD.
        a. Completed

New Business:

1) Approve November 2023 meeting minutes
    - Larry motions to approve, Jerry seconds, all in favor

2) New Homeowner Requests
    a) Lot 45 Bashant- Pool, pool fence, landscape and patio requested (1/15/24)
        i. Pool location will be on the side of the residence,
        ii. Blueprints provided and permit drawing provided.
        iii. Photos of fence to be used requested.
        iv. Final approval TBD upon submission of requested information
    b) Lot 59 Deneen- Exterior windows requested (1/15/24)
        i. Previously approved via email
    c) Lot 73 Bell – Replacing existing pool (requested 1/16/2024)
        i. Submitted plans approved.

3) New Violations:

4) Road timeline

    - Micro Surfacing appears to be the best option for community at a future date.
    - Roads repairs have sufficiently brought the roads into "decent condition" that does not need immediate attention.
    - Due to funding and the quality of repairs made the road project has been placed on hold.

- Marcus motions to postpone road project for a minimum of 1 year, Rob seconds, All in Favor

5) CD Bank Account
   - $150,000 of the road fund has been transferred to a CD account at seacoast bank.
   - Due to the postponement of any road project, funds invested and accrued in the CD have the option to be rolled over.
   - Marcus motions to roll over as deemed necessary by the treasurer during the postponement of the road project, Melissa seconds, All in Favor

6) HOA and ARB Rules
   - In general, ARB Rules differ from community by laws. ARB Rules are determined by the BOD only to assist in maintaining the esthetics of the neighborhood. The community by laws, not ARB Rules, state broadly that the BOD is responsible for enforcing the esthetics of the neighborhood.
   - Currently, several ARB rules are in contradiction of the of state law, county building ordinance and/or are void under current practice of the community as written in 2018.
   - ARB Rules will be discussed and revised at the 2024 annual meeting in June.
   - Copies of ARB to be emailed to the board members for review and further discussion of needed and/or desired changes by the BOD.
   - Jerry to speak to the HOA attorney for clarification on laws regarding ARB Rules set by BOD's.
   - Enforcement of ARB Rules to be discussed and determined as ARB Rules differ from By-Laws.
     - Per previous communication with the HOA attorney, ARB rules may be placed, withdrawn, enforced or ignored by the current sitting board.

7) New resident will be closing on Lot 63 and sent a New Resident packet.

8) Community Garage Sale is set to take place on March 23 in accordance to the community by laws.

   - Front Entry gate will be open during the allotted times.

<u>Storage</u>:

1) Waiting List 11 people
   a. New and current residents continue to inquire and/or submit requests to be added to the waitlist.

<u>Landscape/ Lake</u>:

1) Lakes treated for surface and subsurface algae

2) Vines on front gate chain link fence and grass treated for weeds
   - Vines have been sprayed for weeds, and should be grow back in 2-3 weeks

3) Quote for Clusia to be added in the front entry space.
   - Plants to be added between the front Ficus hedges and the chain link at the front entrance within the neighborhood. This will limit the view of the drainage ditch from within the community.
   - A second quote will also include planting clusia in front of the current Ficus hedges with plans that once grown the ficus hedges can be removed.
   - Jerry will obtain a quote for both options.

<u>Infrastructure</u>:

1) Community Sign rust

- Rust removed

2) Front gate landscape light out
    - Jerry will call company for light warranty and replacement.

3) LED Street Lights
    - Marcus to get specifics for replacing street light fixtures and bulbs to LED. Previous quotes provided by FPL advised an overall monthly savings of approximately $20 by switching to LED lightbulbs.
    - Current FPL bill for street lights only is approximately $550 per month.
    - Discussion to remove street lights has been postponed as FPL previously quoted approximately $30,000 to be removed from the street light program maintained by FPL. Coral Lakes would then have to decide to either install and maintain private street lights or not.
        - Rising monthly cost and current annual rate of HOA dues was a concern that had previously brought this topic of discussion.

Finances-

1) HOA CD Account
    a. Discussed Above

2) January 2024 Finance Report
    a) General Fund: $33,642.39
    b) Road Fund $8,674.60, ($150,000 in CD)
    c) Storage Fund $27,482.04