HOA Board: Jerry Deneen, Nick Bates, Larry Kohn, Marcus DeReimer, Rob Stephan, Melissa O'Neal

Coral Lakes Residents: Lot 63 Montanez, Lot 42 Michels

Meeting Called to Order: 6:05pm
Meeting Adjourned: 7:13p

Coral Lakes HOA Meeting 2/27/24

Old Business:

1) Old Violations:
    - N/A

2) Homeowner Requests
    a) Lot 59 Deneen: Project 23-19 (Exterior windows) Approved 12/6/23 / Completed 2/15/24
    b) Lot 73 Bell: Project# 24-1 (Pool, patio, pool fence, landscape) Approved 1/16/24 / Underway
    c) Lot 45 Bashant: Project 24-2 (Pool, pool fence, landscape and patio) Approved (1/26/24) / Underway
    d) Lot 59 Deneen: Project# 24-3 (Exterior Paint) Approved 1/29/2024 / Completed 2/26/2024
    e) Lot 40 Kohn: Project# 24-4 (Areca Hedge) Approved 2/7/2024 / Underway
    f) Lot 80 O'Neal: Project# 24-5 (Clusia Hedge) Approved 2/19/2024 / Underway
    g) Lot 63 Montanez: Project# 24-6 (Replacement Roof) Approved 2/20/2024/ Underway

New Business:

1) Approve January meeting minutes
    - Jerry Motion, Larry second, All in favor

2) New Homeowner Requests
    - Lot 95 Hardcastle: (Exterior Paint) Approved 2/27/2024
        - Exterior Color: SW6150 Universal Khaki
        - Trim color: SW6140 Moderate White
    - Lot 96 Moore: (Shed) Approval Pending HOA Request Form
        - Request packet submitted by homeowner but missing the CL HOA Form.
    - Lot 42 Michels: Requested Rules regarding a Standalone Garage
        - A formal request will be submitted at a later date

3) New Violations:
    - No new violations

4) HOA and ARB Rules
    - HOA Board wishes to revise and update the ARB rules.
    - ARB rules to be revised and discussed at the annual meeting.
    - Several ARB Rules were found to be in violation of state law or not permitted per county codes.

5) Estoppel Cost Adjustment
    - Rob motions to raise the estopple fee from the current $50 to $250, Larry seconds, All in favor

6) HOA Annual Meeting Location Reservation
    - Marriott will be reserved for the annual meeting which will take place on June 17, 2024

7) HOA BOD Nomination Forms need to be mailed out (5 board members up for re-election)
    - Jerry Deneen, Melissa O'Neal and Robert Stephan have one more year of their term
    - All other board positions will be up for re-election.

Storage:

1) Waiting List 11 people

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae

Infrastructure:

Gate: Keypad not working

Holt's will be coming out Thursday for diagnosis and repair

Gate: Click to enter quote to be obtained and installed.

- Click to enter is a program that allows county emergency vehicles to swiftly open the front entry gate to access the community in the event of an emergency.
- Click to enter will be mandated by the county in the near future.

Front Gate Paint:

Quote to sandblast and paint to be obtained.

Finances-

1) February 2024 Finance Report
    a) General Fund: $30,237.54
    b) Road Fund: $159,982.10
    c) Storage Fund: $27,482.27