Attendance:
BOD: Jerry Deneen, Melissa O'Neal, Bailey Church, Nick Bates, Rob Stephan

Homeowners: Lot 2 (Jones), Lot 63 (Montanez)

Meeting called to order: 6:10pm
Meeting adjourned: 7:24pm

Coral Lakes HOA Agenda 5/21/24

Old Business:

1) Old Violations:
    - Status on violations that were send emails (Melissa)
        - All boats were moved with the exception of Lot 18 that remains. Official violation Letter to be sent

2) Homeowner Requests

3) HOA Annual Meeting Location (Courtyard Marriot) reserved on 3/14/24 for 6/17/2024

New Business:

1) Approve April meeting minutes
    - Jerry Motion, Nick seconds, all in favor

2) Lot 2: Wanted information regarding a fence on the property line. Provided information on Article 26 Discussing a Fence on the property line

3) Yearly Community Maintenance Line Items
    - Ficus and Royal Tree Palm (April/May)
    - Community Mulch
    - Curbs and island to be cleaned and pressure
    - Christmas lights
    - Maintenance of front gate, bi annual
    - Annual meeting
    - Mailing cost

4) Discussion to price quote to removing flower beds and island landscaping in cul de sacs to cut landscaping cost.

5) New Violations:
    - Lot 46 Trees growing into roadway
    - Lot 47 Trees growing into roadway
    - Lot 13 Tree growing into roadway
    - Lot 82 Tree growing into roadway
    - Lot 15 Tree growing into roadway
    - Lot 78 Tree growing into roadway
    - Lot 82 Tree growing into roadway
    - Lot 15 Tree growing into roadway
    - Lot 78 Tree growing into roadway
    - Lot 14 Tree growing into roadway
    - Lot 77 Tree growing into roadway
    - Lot 54 Tree growing into roadway

- Lot 75 Tree growing into roadway
- Lot 18 Boat in front yard
- Lot 64 RV in driveway
- Lot 15 Windowless Dormer wood siding in disrepair and roof to be clean and free
- Lot 44 Wood siding in disrepair and Fence to be clean and free of mildew
- Lot 19 Roof needs to be clean and free of mildew
- Lot 11 Roof and Fence to be clean and free mildew
- Lot 69 Yardwaste sits out 24/7
- Lot 70 Vehicle in Driveway

Storage:

1) Waiting List 9 people
    - As of the next request, the date in which resident requests will be recorded and added to waiting list

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae
2) Tree Trimming quote from Montes for palm trees and ficus around storage lot (Nick)
    - Estimate $1,735 to trim palms, cabbage palm and ficus tree
    - New estimate to be obtained to trim palms and in to remove ficus tree and cabbage palm
    - Tree trimming to be paid out of the storage fund.
    - Postponed until additional quotes are obtained.

3) Calusia installation at the back gate (Jerry)
    - Landscaper to install and complete calusia to ficus hedges previously approved

Infrastructure:

1) FPL Light Pole Report (Larry)
    - As of May 15, 3 street lights out, all lights have reported to FPL.
    - Replacement lights, with be installed within 40 days by FPL
    - $15,000 to remove all FPL owned street lights, it would take 27 months to break even based on monthly costs of $550 per month currently paid to FPL by the community for street lights.
        - Community would have the responsibility to install community street lights.
        - Approx Street light cost was $500 2 years ago. Currently monthly cost is approx. $550.
    - $15,000 to install solar lights and would take 10 years to break even using solar power and install cost
    - No change being made at this time.

2) Drainage Ditch Clearing (Nick)
    - To clear the south side ditch from Lake Alfred to Lot 15 for drainage.
    - $3800 quote to mulch island and length of ditch with
        - This would allow room to
    - $1,700 to then run a mulching machine
    - $50,000 quote to clear the entire ditch from east to west
    - Additional Quotes to be obtained

3) ARB Rules to be discussed and voted on at the July meeting.
    Vote by board to add, remove or change ARB Rules
    20 Rules Currently listed to be discussed and voted on.

Finances:

May 2024 Finance Report

a) General Fund- $21,775.35
b) Road Fund- $161,842.67
c) Storage Fund- $27,452.95
d) Annual dues to be paid by July 1st.