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

Homeowners: Lots 73, 53, 88, 75, 42, 35, 8, 50, 83, 86, 63, 3, 69, 65, 7, 51, 19, 12

Meeting called to order: 6:12pm
Meeting adjourned: 7:10pm

Coral Lakes HOA Agenda 6/17/24

1. Community information is on the webpage.
    a. Announcements, HOA document, minutes, by laws, storage lot information are all posted on the webpage.
    b. Information is posted by lot number, not by name.

2. Coral Lakes Board Members,
    a. Jerry Deneen – President (Term – 1 year left)
    b. Nick – Vice President (Nominated)
    c. Melissa 0 Secretary (Term – 1 year left)
    d. Marcus – Treasurer (Nominated)
    e. Larry Kohn – Director (Nominated)
    f. Rob Stephan – Director (Term – 1 year left)
    g. Bailey Church (Nominated)

3. Coral Lakes HOA BOD Responsibility outlined per by laws
    a. Projects submitted to the board for approval are permitted to be submitted for approval via email.

4. All 2023 dues were paid in full.
    a. Fiscal year July 1 – June 30 each year

5. HOA Meetings
    a. Board meets once per month
    b. Meetings are posted 48 hours in advance
    c. Information is posted at the Willoughby Gate
    d. All community members are welcome to attend.

6. Community Roads
    a. Condition – Roads are not considered in disrepair. No major failures at this time.
    b. Life Expectancy is at least several more years.
    c. Options – Mirco surfacing may be a future option. 2 neighborhoods in Palm city have completed this option and years later the roads still look in great condition.
    d. Patches were made last year to extend the life of current road condition.
    e. If failures occur, please contact board.
7. Gate
    a. Keypad was replaced in March 2024
    b. Inground Loop for the main exit gate was replaced in June 2023
    c. Click to Enter was added to the front gate system. This allows emergency vehicles and personnel to access the community swiftly in the event of an emergency
    d. Gate code will change at 12:00am on 6/18
8. Drainage
    a. The ditches to the West, North and East are maintained the county. The ditch to the southside of the neighborhood is the responsibility of the HOA.

b. All of the water runoff must be held by the community.
c. Lake Alfred water drains to the southside of the neighborhood and exits the ditch next to Lot 15 into Lake Marc.
d. The ditch from Lot 14 to Lake Alfred will be cleared.
e. The next step will be an excavator with a thumb to remove all the debris
f. Storm drain near lot 4 will be cleared.
g. Lot 7 Stated: Concerned that large trees were removed from the park that were not needed to be removed. Expressed a smaller machine could be used to access the ditch. Concern mulch that was left will create drainage issues.
    i. Board advised the following:
    ii. Large trees were removed to access the ditch
    iii. Invasive trees were also removed.
h. Lot 64: Requested drainage flow clarification.
i. Lot 12: Expressed appreciation for the ditch maintenance. Advised they were able to discuss the trees that were in need of removal and those that could stay.
j. Lot 50: Asked why the cabbage palms removed to the east of the storage lot
    i. Clears for future project.
    ii. The cost to clear while the machine was on the property was a considered factor.
k. The HOA BOD is not changing the drainage flow. The goal is to develop the ditch to a manageable level that has not been manageable in many years.
l. Lot 83: Expressed that during any future storage lot expansion additional trees can be added.
m. Bates advised that through conversations with engineers and contractors that if the ditch was maintained properly throughout the years the trees would not have been there. All contractors advised to completely clear the ditch of all trees. Bates advised that was not of interest to the board. The goal in to ensure proper water flow.
n. This has been a concern of the current board and past boards for at least the past 9 years.
o. Every contractor advised to strip all easement and sod, Bates advised against. Bates has worked with homeowners along the ditch to keep trees needed or wanted.
p. Timeline: The project is not scheduled as final information in being gathered. The project is expected to be completed upon obtaining all information needed by the board to vote.

9. Financial Report
    a. Income/Expenses
        i. Income from Dues: 47,280
        ii. Expanses YTD: -$45,833.11
        iii. Net: $1,446.89
    b. Highlights
        i. Top 4 expenses:
            1. Landscaping, Street Lights, Gates, Insurance
        ii. Current Path, assessment likely for roads
            1. $400k available in 10 years assuming 3% annual interest rate
            2. Currently earning 5% interest in CD (approx. $600/month vs $7/month)
10. Future Plans
    a. Road Fund Growth through Bank CD
    b. FPL Light Poles conversion to LED
    c. Drainage Ditch Clearing

11. Florida House Bill 437 / FSS 720.2045
    a. Took effect July 2023

12. Coral Lakes Architectural Rules and Regulations
    a. Per FSS and Coral Lakes HOA attorney, these rules can be adopted, amended or discarded by the current sitting board with a majority vote by the BOD.

b. 1st meeting in July will cover the discussion and changes of the ARB Rules.
c. Sheds –
    i. Not a violation of bylaws
    ii. sheds recently approved by the board and installed were permitted and approved by martin county codes.

13. Coral Lakes Covenants and Bi-Laws
    a. Per the covenants, these bi-laws will require a majority vote by the community for any change to be entered.

14. Questions:
    a. Lot 63: Will Coral Lakes be permitted to obtain City Water
        i. BOD: Last year the board attempted to get an estimate to bring in city water. Not enough interest was obtained.

15. Ballots

Larry Kohn:	29 votes
Nick Bates:	33 votes
Bailey Church:	32 votes
Marcus DeReimer:	29 votes