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

Meeting Called to Order: 6:05pm
Meeting Adjourned: 6:49pm

Coral Lakes HOA Agenda 11/12/24

Old Business:

1) Old Violations
    - Lot 44 Dichiaro – Wood siding remains in disrepair- Violation letter sent 6/5/2024 (Still Violation)
        - Board will attempt to make contact in person

2) Emergency Assessment and Ditch Work
    - Survey to be completed in 2-3 weeks.
    - Survey monuments and/or rebar to be installed.
    - Florida Water Management dictates that an easement exists
    - Law and Survey to be presented and Machine will be scheduled to complete ditch work immediately upon completion of survey.

New Business:

1) Approve October Meeting minutes
    - Larry Motions, Nick seconds, All in favor

2) New Project
    - Lot 32: Detached Garage request.
    - Reviewed by ARB.
    - 7 others like detached garage within the community.
    - Set back requirement per HOA by law is 50ft from the road and 35ft from the side. Current plan sets the garage at 32 ft.
    - Board will approve the footprint of the plan with a resubmitted change of plans by adjusting the setback to meet the requirement of 50ft setback as written in the HOA by laws.

3) No swimming sign per insurance needs to be posted at Lake Alfred. If one does not exist Marcus will purchase and install.
    - Jerry Approve, Nick Seconds, All in favor

4) Violations
    - Lot 7 waste debris in bagster has been in the yard for an extended period of time.
    - Boats in multiple driveways
    - Emails to be sent to all parties. If unresolved, official violation letters to be sent.

5) Santa to be scheduled for the neighborhood visit.

Storage:

1) Waiting List 7 people

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae

Infrastructure:

1) FPL Light Pole Report Repairs (Larry)
    - Larry reported the follow streetlight outages.
        - Gem/Opal
        - Opal
        - Entrance
    - 2 lights have been repaired.

Finances-

1. HOA Dues status
    a. All 2024 Annual Dues are paid in full.

    b. Lots due to pay Emergency Assessment to date.

        i. 9, 11, 26, 48, 50, 63, 68, 78, 97
        ii. Jerry motions to send certified letters to any lots with unpaid balances, legal actions to be taken if unpaid balance remains past the due date, Bailey seconds, All in favor.

2. October 2024 Finance Report
    a) General Fund: $44,510.81
    b) Road Fund: $185,203.94
    c) Storage Fund: $29,909.31