**Attendance:**
BOD: Jerry Deneen, Melissa O'Neal, Bailey Church, Marcus Dereimer, Larry Kohn, Rob Stephan

Homeowners: Lot 63 Montanez, Lot 28 Gainey

**Coral Lakes HOA Agenda 4/23/24**

Meeting Called to Order: 6:10pm

Meeting Adjourned: 7:04pm

**Old Business:**

2) Old Violations:
    - N/A

3) Homeowner Requests:
    a) Lot 73 Bell: Project# 24-1 (Pool, patio, pool fence, landscape) Approved 1/16/24 Completed
    b) Lot 45 Bashant: Project 24-2 (Pool, pool fence, landscape and patio) Approved 1/26/24 / Completed
    c) Lot 40 Kohn: Project# 24-4 (Areca Hedge) Approved 2/7/2024 / Cancelled
    d) Lot 80 O'Neal: Project# 24-7 (Clusia Hedge) Approved 2/19/2024 / Underway
    e) Lot 83 Bauhof: Project #24-7 (Food Forest Landscaping) approved via email 3/19/24 underway
    f) Lot 27 Ouellette: Project# 24-9 (Driveway Replacement) approved 3/26/2024, Underway
    g) Lot 96 Moore: Project #29-8 (Shed) approved, Underway
    h) Lot 87: Project#24-10 (Roof) Completed

4) HOA Annual Meeting Location (Courtyard Marriot) reserved on 3/14/24 and paid in full.

5) HOA BOD Nomination Forms emailed out on 3/15/24 and 2/22/24 (5 board members up for re-election)
    - Jerry Deneen, Melissa O'Neal and Robert Stephan will have one more year on their term.
    - 6 ballots were returned with nominations.
        - Nominations are Nick Bates, Marcus DeReimer, Bailey Church and Larry Kohn.

6) Gate:
    - Parts installed to complete installation of click to enter to provide power
        - $99 paid by Nick Bates was reimbursed by the board.

**New Business**:

1) Approve March meeting minutes
    - Nick motions, Larry seconds, All in favor

2) New Homeowner Requests
    a) N/A

3) New Violations:
    a. emails to be sent regarding boats in driveways
        i. Lot 18, 51 and 48

**Storage:**

1) Waiting List 10 people O'Neal Lot #80 was added to the Storage Lot effective April 18, 2024.
2) Lot 47: emailed the BOD regarding storage lot wait list and requested an audit of the wait list for those who have requested spaces and the dates of the request. Homeowner was advised each lot request has been added to the bottom of the list. Dates thus far had not been maintained as standard practice as the waitlist was mostly nonexistence until recent years. Moving forward dates of requests for a storage spot will be added. Lot 47 is currently next on the wait list.

**Landscape/ Lake:**

1) Lakes treated for surface and subsurface algae.

2) Clusia Hedge to be planted at the back gate near lot 1 for $720. Clusia will be installed on Saturday.
    - Previously approved in March monthly meeting after seeing an increase in foot traffic bypassing current fence and gate.

**Infrastructure:**

1) Lot 46: Qaisi: advised that when Lake Alfred water rises, their swale floods.
    - Nick will obtain estimates by the next meeting for to clean out drainage ditch on the south side of the community.

2) FPL Light Pole# 67054505002 (Gem/Opal) not working and reported to FPL on 2/16/24
    - Light not yet repaired.

3) Lot 28: Expressed Front entrance/pedestrian crossing safety concern.
    - Due to the newly installed sidewalk on the south side of the front entrance, Lot 28 and several BOD members agreed and expressed a visibility concern when exiting the neighborhood and not being able have a clear view of

people who enter the roadway on bikes or electric scooters attempting to cross Coral Lakes Way northbound onto the sidewalks.
    - Mirror could be considered at front entrance for safety of sidewalk crossing coming from the left.
    - Bailey will research safety options and solutions.

4) Complaint received via email from Lot 53 regarding being shocked by the front entrance keypad (newly installed)
    - BOD could not replicate the problem.
    - No additional complaints were received.

**Finances-**

1) March 2024 Finance Report
    a) General Fund- $23,420.98
    b) Road Fund- $161,229.57 (invested in a CD fund)
    c) Storage Fund- $27,392.72

2) Lot 13 title and estopple fee received from sale of home
3) Lot 32 title and estopple fee received from sale of home