Coral Lakes HOA Agenda 10/20/25

Boardmembers: Jerry Deneen, Larry Kohn, Nick Bates, Melissa O'Neal, Marcus Dereimer, Rob Stephan
Homeowners: Lot 101, Lot 63

Called to Order: 6:10p
Meeting Adjourned: 6:35p

Old Business:

1) County Water
2) Old Violations
3) Old Resident Projects
    - Lot 32- Detached Garage Re-Approved (changed from attached to detached)

New Business:

1) September meeting minutes
    - Nick motions, Larry seconds, All in favor
2) New Violations:
3) New Resident Request
    - Received email 10/11/25 from AMBER VISCONTI requested to replace palm tree in Lapis Ct Cul-de-sac
    - Approved to plant

Storage:

1) Waiting List

BATES	88	5/5/22
FERGUSON	66	7/30/22
SNODGRASS	94	10/16/22
BROWN	54	3/7/23
REED	71	6/5/23
MONTANEZ	63	2/2/24
CAFRO	32	8/1/24
DE REIMER	100	10/22/24
YOUNG	90	11/17/24
SINCHAK	76	12/6/24
LEMLEY (2ND SPOT)	19	

Two spots were surrendered. Bates and Ferguson were notified and will advise if they accept a spot.

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae (Confirm billing and treatment cycle)
    - Treated monthly.
    - No issues with lake status

Infrastructure:

1) FPL Pole Report Repairs (Larry)
    - No issues reported
2) Drainage Situation and Road Condition Update (Lots 36 and 41)
    - Approx 3 month until install/repair

- No changes to repair plan

3) Water Drainage and Ditch Clearing
    - Visible water drainage was observed after heavy rain
    - Minimal standing water.

4) Christmas Decorations
    - Donated Items provided by Larry
    - Examples of donated industrial Christmas decorations provided to the community are as follows
        - Garland
        - Wreath
        - Banners
    - Storage needed for community decorations
    - Committee/volunteers needed to decorate front enterance.

5) No update on county water

Finances-

1. Unpaid Dues
    a. Lot 64, 48
        i. Homeowners have been notified.

2. September Finance Report
    a) General Fund: $ 57,599.58
    b) Road Fund: $ 192,050.51
    c) Storage Fund: $ 29,912.45