Coral Lakes HOA Agenda 03/09/26

Board members: Jerry Deneen, Nick Bates, Melissa O'Neal, Larry Kohn, Marcus DeReimer, Rob Stephan

Homeowners: N/A

Called to Order: 6:10p
Meeting Adjourned: 7:23p

Old Business:

1) County Water Easement Agreement
    a. The utility department will not pursue without a majority in favor of the water proposal.
    b. The design, cost and balloting will be conducted by the county utility department.
    c. If a majority vote of balloted responses is not obtained, the community can request to rescind the easement agreement.
    d. Grants must be pursued by the county.
    e. Nick motions to vote to approve to sign the easement agreement to allow the community to vote through the official ballot from the county. Larry Seconds, All in favor.

2) Residence Projects
    - 11/16/25: Lot 59- Storage Gazebo rear of property (Open)

3) Old Violations
    - Lot 44 (Dichario)- House wood siding rot
        - Send a letter
    - Lot 30 (Parker) – Paint (Shutters)
        - Send a le

New Business:

1) February meeting minutes
    - Nick Motions, Jerry Seconds, All in favor
2) New Resident Request
    - Lot 31 Reilly – Paint Shutters
        - Approved, All in Favor
3) Annual Report Filing
    - Filled February 17th, 2026
4) Treasurer Position
    - Marcus would like to resign
5) Annual Letter and Dues
    - Due will be printed and mailed out in the near future.
6) Lawn and Lake Maintenance
    - Ocean Coast, $600 Quarterly
        - Will consider reducing after speaking with Ocean Coast
    - Solitude Lake $370 monthly
7) Garage Sale – 3/21/2026
8) Felix Construction
    - Requesting to block the locked unused gate while working in Coral Gardens on the outside of the community. They would like to stage plastic pipe and some equipment.
    - Felix construction will consider beautifying the area with faux trellis to block the view.
    - Jerry will contact the company to inquire further with further stipulations, all damages repaired, artificial trellis to be installed.

9) Boats and Trailers in driveways
    - Letters to be sent

Storage:

1) Waiting List

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	

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae

Infrastructure:

1) FPL Pole Report Repairs (Larry)
2) Front Gate Plans Review
    - Drawing Proposal for Gate reviewed and discussed
        - Adjustment made to ensure the look is uniform.

Finances-

1. Unpaid Dues (None)
2. March Finance Report
    a) General Fund: $ 14,963.49
    b) Road Fund: $ 215,215.05
    c) Storage Fund: $34,183.80