Coral Lakes HOA Agenda 02/27/26

Board Members Present: Jerry Deneen, Larry Kohn, Nick Bates, Rob Stephan, Bailey Church
Homeowners Present: Lot 63

Meeting Called to Order: 6:10pm
Meeting Adjourned: 6:45pm

Old Business:

1) County Water- County Easement Agreement under review by BOD and possibly HOA attorney (motioned by Robert, second by Bailey, all in favor)
2) Residence Projects
    - 11/16/25: Lot 4- Canal Fence Replacement (Completed)
    - 11/16/25: Lot 59- Storage Gazebo rear of property (Open)
    - 01/15/26: Lot 14- Red Maple Tree Planting (Completed)
    - 01/07/26 : 1945 SE Emerald Ct- Driveway Addition (Completed)

3) Old Violations
    - Lot 44 (Dicharo)- House wood siding rot still active, notifications will be made to repair

New Business:

1) January meeting minutes approved
2) New Resident Request
    - Lot 91 Enclosed addition (approved by all)

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- No signs of concern in any of the lakes
2) Trees at storage lot trimmed by John Bologna

Infrastructure:

1) FPL Pole Report- All Street Lights working properly (Larry)
2) Front Gate Damage/Estimates/Insurance Claim
    - HOA will sign Insurance settlement release, collect $10,000 from driver's insurance and pay for residual cost of complete gate and motor (if needed) replacement out of Storage Fund, that will be paid back once HOA dues are collected- (motioned my Jerry, second by Bailey: All in favor)

Finances-

1. Unpaid Dues – All Dues Paid in Full
    - Attorney provided email with cost sheet for Lien Process on lots with unpaid dues or fines: $175 Delinquency Notice and $475 flat Lien Processing Fee
2. January Finance Report
    a) General Fund- $12,156.68
    b) Road Fund- $214,638.47
    c) Storage Fund- 34,183.54