Coral Lakes HOA Agenda 7/7/25

Boardmembers: Jerry Deneen, Larry Kohn, Melissa O'Neal, Rob Stephan, Bailey Church, Marcus Dereimer, Nick Bates, Fred Bauhof (ARB)

Homeowners: Lot 63, Lot 32

Meeting called to order: 6:05pm
Meeting Adjourned: 6:50pm

Old Business:

1) County Water
    a. Lot 93 will obtain signatures needed for quote.
2) Old Violations
    a. N/A
3) Old Resident Projects
    a. Lot 32 – Previously approved, schanges made.
        i. Jerry approved, Rob seconds, All in favor

New Business:

1) May and June meeting minutes
    - Nick motions, Rob seconds, All in favor
2) BOD Positions
    - Elections were held
    - All board members will remain in current positions.
3) New Violations:
    - General Tree Overgrowth over roads
        - Letters to be sent to lots with trees over or soon to be over the road.
4) New Resident Request
    - Lot 52 New Windows and Doors (Approved 7/7/2025)
    - Lot 67 Exterior House Paint and Shed Install (Approved via email 5/24/25)
    - Lot 54 Exterior House Paint (Approved via email 5/24/25)
    - Lot 21 Reroof (Approved via email 5/24/25)

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	

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae

Infrastructure:

1) Gate Repair- Holts Battery Replacement $375
    - Jerry motions, Larry seconds, All in favor
    - Approved (7/7/2025)
2) FPL Light Pole Report Repairs (Larry)
    - No outages reported
3) Drainage Situation and Road Condition Update
    - Subject area near Lot 41 and 36, Manhole numbers 25 and 26
    - Drainage is blocked by roots. Drain has failed and will continue to erode into the pipe and will cause further water blockage.
    - Erosion is occurring at the around drain box at failure.
    - Inspection of pipe condition showed well, Pipes are aluminum and do not need replacement.
    - Majority near drain box connection
    - Quote was $12,970 to complete both repairs.
    - Recommend swapping manhole cover for grate to allow additional watershed.
    - If left unrepaired,
    - Jerry motions to approve project. Payment funds for further discussion on which fund to acquire funds once Road Fund CD comes to maturity. Rob Seconds, All in favor.
4) Ditch Easement Clearing Completion Update
    - Completed
    - Looking for a quote to spread grass seed to prevent erosion
    - All damaged sprinklers have been repaired. (Lot 12 was the only reported damage)

Finances-

1. Dues Increase
2. July Finance Report
    a) General Fund: $ 35,235.64
    b) Road Fund: $190,231.36
    c) Storage Fund: $ 29,911.69

    Currently received dues from 42 lots.