Coral Lakes HOA Meeting Minutes - 06/20/22

Board Members Present: Jerry Deneen, Stepheni Ferguson, Melissa Bierman, Melissa O'Neal, Nicholas Bates, Lawrence Kohn

Homeowners Present: Nolan Brown/Lot 54, Thomas Michels/Lot 42, Jessica Ouellette/Lot 51, Lou & Cheri Moore/Lot 96, Wade Bernier/Lot 52, Ken & Maddy Tolve/Lot 75, Christopher Kaczynski/Lot 1, Paul Bruno/Lot 37, Reuben Schwartz/Lot 65, Sharyn Bell & Gliedon/Lot 73, Jan Meade/Lot 86, Susan & Fred Bauhof/Lot 83, Roger Eder/Lot 16, John Bros/Lot 53, Lisa Bologna/Lot 50, William Jones/Lot 48

Call to Order: 6:06 p.m.

Old Business:

- Bass Remaining Balance
- County Water –BOD would like the County to give us a no commitment estimate for water and sewer.

New Business:

- Approve May meeting minutes -
- Road Options (Mark Kirk) - Treasure Coast Asphalt and Maintenance
    - Recommending Liquid Pave – coating approximately 10 mil thick, will give about 10% more life span. (7-10 years of life) guarantees for 2 years.
        - This can be done 3 times for the cost completely redoing the roads.
        - Will take about 2 weeks to complete
        - How much will it cost? - $200,000.00
        - Asphalt repair, mill and pave included in estimate
        - Curbs and cul-de-sacs – would also redo for aesthetics
    - Currently have overlay, was done 20-25 years ago according to homeowners present at meeting.
- Proposed HOA Covenants Changes Discussion and Vote – There haven't been enough votes to pass any of the proposed changes.
    - Greenhouses/Sheds
    - Boat/RV/Trailer Storage
    - Fences material for lots bordering drainage ditch
    - Rear perimeter fence for individual lots
- Board Member Nominations and Vote
- Gates
    - Gate access management has been taken over by the BOD (saving $40/month)
    - Closed Harrison gate will be undergoing a re-landscaping project to make it look more presentable.
    - Tree at rear Harriston gate will be trimmed/removed to stop further growth into the street and road damage.

- Drainage
    - All culverts inspected and no issues of concern to report
    - All lakes are being maintained properly, are in good health and draining properly

- Future Plans:
    - Roads (Repair/Replacement)
    - Closed Harrison Gate
    - Storage Area – there have been communication issues with landscaping company, working on correcting that.
    - Electricity
    - Property Perimeter Security near boat storage and Lake Alfred
- Roger Eder requests meeting minutes every month

Storage:
- Overgrowth Around the Storage Lot

Landscape/ Lake:
- Lake growth

Infrastructure:
- Road Damage

Finances-
- May Finances
- 2021 Annual Finance Report
    - Road Fund - $152,023.14
    - RV - $19,200.00
    - Infrastructure - $5,075.00
    - Assessment - $37,894.00
    - Savings - $62,173.98
    - Total - $214.197.12

Meeting Adjourned: 7:20 p.m.