Coral Lakes HOA Meeting Minutes - 01/10/22

Board Members in Attendance: Jerry Dineen, Melissa Biermann, Stepheni Ferguson, Melissa O'Neal, Larry Kohn

Homeowners in Attendance: Michelle McFarland, Nicholas Bates

Call To Order – 6:05 p.m.

New Business:

- Approve November meeting minutes – Larry motions to approve, Jerry seconds, all in favor, motion passes
- Michelle McFarland/Lot 38 is requesting approval to paint their house - paint color - Ultra White and shutters - Inhale Blue
    - Jerry Motions to approve, Larry seconds, all in favor, motion passes
- Residents who would like to join the Board:
    - Nicholas Bates
        - Jerry motions, Melissa B. seconds, all in favor, motion passes
- Potential HOA Convenience Changes for community vote
    - Boat/RV/Trailer Storage on Property – will look in to covenants that other neighborhoods allow, will revisit at next meeting
    - Property Fencing – Covenants state that homeowners can have a dog run
    - Shed/Storage/Greenhouse Storage – Structure in the back of property that can't be seen from the front of the house up to 20' x 20'. Structure must be anchored to the ground for hurricane and high wind safety.
- Traffic Avoidance Options
    - Larry sent photos to the Board showing cement pyramids, would like to put them in his yard because his driveway has been broken by trucks turning around in his driveway.

- Solitude Lake Management Service History
    - Solitude emails service history

- Drainage ditch between Harrison St. and Coral Lakes property
    - Larry walked Gem to exit and beyond, higher on east side then west side, needs to be dredged all the way down. Larry will reach out to Martin County to see if they can dredge.
- Lights at front of community timer
    - Timer has been fixed by Roger Kenna
- AT&T
    - AT&T will be upgrading their existing infrastructure to a new fiber to the home network. In order to do so, they need to upgrade portions of the existing infrastructure within easements, pole lines and right of way in the community.

Residents will be notified by door hangers on doors 2-3 days prior to construction in the community.

- Violations
  - Loose Dog – Normoyle/Lot 67 sent an email complaint about the dog that lives at Lot 65 repeatedly getting out and going to the bathroom on his lawn. Violation letter to be sent
  - Overgrown Lawn - Maggio/Lot 45 – Violation letter to be sent
  - Loose Chickens – Ferguson/Lot 66 asked if loose chickens are allowed on someone's property- As long as chickens are on the owners property, they're not in violation

Old Business:

- Diamond Court Island Demo/Repair
  - Bid from Harry Barbour - $8500 to remove island and median and asphalt new pavement to match.
  - Larry will get quote from Harry Barbour to just repair
  - Nicholas Bates will also work on getting a quote from a contact he has
- Bass still hasn't paid HOA dues for 2021
  - Tabled until February meeting

Storage:

- Knowles turned in his spot and is replaced by Bruno

Landscape/ Lake:

- Coral Lakes Marquee sign has quite a bit of rust on the south side.
  - Rust has been taken care
- Lights at front of community timer
  - Timer has been fixed

Infrastructure:

Finances-

- November Finance Reports:
  - Savings -$62220.87
  - Road Fund - $152,315.55
  - General Operating Fund - $28,996.20
    - Jerry motions, Larry seconds, all in favor, motion passes
- December Finance Reports:
  - Savings - $62,221.40
  - Road Fund - $152,316.84
  - General Operating Fund - $26,900.00
    - Jerry Motions to approve – Larry seconds, all in favor, motion passes

- Expenses and Income

- Melissa Biermann/Treasurer received an email from the IRS for late fees in the amount of $250.07 – Paid
- Bass/Lot 36 has not paid HOA dues for 2021.
- Transferring funds to Infrastructure and Storage Lot Fund

Meeting Adjourned – 7:13 p.m.

Next Meeting – February 21, 2022 at 6:00 p.m. at 1946 SE Emerald Court