In Attendance:

HOA Board: Jerry Deneen, Nick Bates, Larry Kohn, Melissa O'Neal
Homeowners: Ruben Schwartz, Craig Bauhof, Thrall, Lange, Marc Ouellette, Jakhete, Lisa Bologna,

Meeting called to order: 603p.

Old Business:

- Board opening still: accepting applications
- Drainage Ditches surrounding neighborhood
    - North, West and East maintained by the County; good drainage, want to drain faster,
    - hang up points on the north area by the residents only gate.
    - Community has a slight blockage on sterling cir, between Lake Marc and Lake Lappin
    - South ditch, no change, needs repair in the future. Ditch is our responsibility
- Lot 4 driveway project complete. Drainage occurred following rain, drainage was slightly slow but still drained. Swales are currently being dug

New Business:

- September minutes, Nick approve, Melissa second, all approve

- Tree trimming
    - Storage area cut, they have another day scheduled to come out and complete trimming
    - Jakhete asks for advance notice, before tree trimming. They advised one of their trees were cut. They advised many birds were using the tree for habitats.
    - Jakhete advises people are coming through the unsecure area at the back of the park property because the grass was cut making a path between the neighboring property and the community park.
        - Jerry and Nick advised the path was cut in order to obtain a quote for a fence to secure our community property. A visual of the area was needed in order to do so. The quoted for the fence was far too high and denied by the board. It was advised that people were still entering the park property from the neighboring property prior to the small clearing. The clearing did not cause trespassing.
        - The clearing has since grown back up.

- FPL
    - FPL quoted $28,000 to remove all light poles and close electric.
    - Coral Lakes currently pays approx. $500 per month for the light poles. $28,000 is equal to approximately 4.6 years of current monthly payments.
    - Craig Bauhof suggested that we not turn down the option of removing the light poles for $28,000 as the big picture would be more cost effective for the community in the long run.
    - If LED fixtures are an option, Summerfield at the corner of Cove and US1 currently have LED fixtures for reference.
    - LED fixtures are supposed to be directional.
    - Further discussion was tabled for this meeting and asked to be moved to the next meeting.

Roads:

- Road repairs are completed and paid. Totaling $61,770 (quote approx., $55,000)

    - The actual bill was higher than projected due to some unknowns and additional repairs needed. Nick and Jerry measured all repairs for bill accuracy and found we were overcharged. The bill was reduced to the final amount paid.
- Thrall: TCAM left messes, turning vehicles around on homeowners property. He requests a timetable to complete the upcoming paving be requested. Additional questions to TCAM are what will the pitch the driveway be and how will TCAM lay the Liquid pave to driveway line
- TCAM had a price increase in September.
- Overall Quote to get roads completed for repairs and paving were $177,883
- $116113 to finish paving
- $143,000 left to work with in our budget and would cause us to completely deplete our budget, the board feels that would be irresponsible
- HOA Board would like to assess each property owner $500 at 102 homes = $51,000
- WE do have $7000 left in infrastructure, but that is needed should any issues arise with the gates, etc
    - Lot 7 gate suggested a solution for gate issues is camera install.
    - Jerry advised there is no wifi for cameras and no hard line. Even if cameras were installed proof would still be needed as to who was driving should a vehicle damage the gates. A vehicle and tag are not sufficient proof.
- Board will likely be going door to door for the assessment votes
- Assessment would occur after the holiday. Assessment would possibly include two types of payment plans.
- If the assessment does not pass, options are to revote the vote, lower the cost or repair the roads with what we have. Paving Slurry will give us another 10 years and stop any disrepair
- The assessment vote will attempt to be passed ahead of the holidays and receive payment after the holidays.

FUNDS

Business: $38,295.81
Road: $105,407.90
Assest, Boat and Infr: $68,841.14
Larry motions, Jerry seconds, All approve

Lot 44: Dues Unpaid $600
Lot 45: payment for gate clickers is still unpaid $42
Lot 51: reeds growing in lake behind home, the reeds are protected. Jerry will follow up with lake management

7:02p meeting adjourn, Larry motions, Jerry seconds