BOD Present: Nick Bates, Larry Kohn, Jerry Deneen, Melissa O'Neal
Homeowners Present: Sharyn Bell Lot 73, Marcus Dereimer Lot 100, Lisa Bologna Lot 50, Roger Eder Lot 16, Kyle Bateman Lot 76

Meeting in session- 6:06p
Meeting Adjourned – 7:00p

Coral Lakes HOA Agenda 11/14/22

Old Business:

- Board Vacancy – 2 spots remain
  - Rob Stephan has applied for a vacancy
  - Melissa Brown resigned
- County Ditch Maintenance
  - East ditch side was cut by the county
  - North Ditch – Nick will call regarding the space between the two rear gates
- Previous Resident Requests:
  1) Lot# 4 (4935 SE Gem Dr) Benevento: Driveway and culvert reconstruction
     a. Driveway appears complete
     b. Cones still in place

New Business:

- Approve October meeting minutes
  - Larry Motions, Jerry Seconds, All in favor

- New Board Member (Rob Stephan)
  - Volunteered to take an open board spot

- Santa to visit neighborhood
  - Visit via firetruck
  - Need a Santa volunteer

New Violations:

- Lot 38 (Trailer in Driveway)
  - Cleared
- Lot 45 Devito (Trailer in Driveway)
  - House under contract
- Lot 82 Carononga
  - Trailer

New Resident Requests

- Lot 80 (Exterior Paint/Utilities Fence Replacement)
  - Approved
- Lot 29 Mitchell (Removal of trees and addition of hedge row)
  - Approved
- Lot 16 Eder (Exterior Paint)
  - Approved
- Lot 50 Bologna (New Drain field)

- Will submit work via email

Storage:

- Update on Tree Trimming
  - Tree overtaking the power pole was trimmed

Landscape/ Lake:

- Culvert Pipe Blockage
  - Complete
  - No blockage, minor if any blockage, possible sediment
  - Very end on west side may have had a mound of sediment
  - All three pipes were checked and cleared
- Rear Gate
  - Remaining trees and plants were removed
  - Leveling still to be completed
- Front Island (mulch/weeds)
  - Living Waters is supposed to spray for weeds
  - Nick will get additional mulch quotes
- Coral Lakes Sign Lighting (replace with brighter lights)
  - Lights are back on
  - Request to replace light bulbs with LED
  - Jerry will price new LED lights (12 bulbs)
  - Larry motions, Melissa seconds, All in favor

Infrastructure:

- Road Repair (Update)
  - One additional repair by the front gate needed
- Special Road Surfacing Assessment
  - Roads are approx. 29 years old
- FPL Lights
  - If wanting to be completed
  - Letter needs to be sent to FPL from the board
  - Jerry motions, Larry seconds, All in favor

Finances-

- October Finances
- Lot# 44 (2386 Diamond Ct) Dichario: Unpaid HOA dues
  - Still unpaid
  - Larry will attempt contact
- Lot# 45 (2367 Diamond Ct) balance of $42 for gate clickers (PAID IN FULL)

Business: $38,153.10
Road $105,408.80
Infrastructure: $7,609.42
Storage Lot: $23,340
Assessment: $37,894.00