Coral Lakes HOA Meeting Minutes 02/21/22

Board Members In Attendance: Jerry Dineen, Stepheni Ferguson, Melissa O'Neal, Larry Kohn, Nicholas Bates

Homeowners In Attendance: Rueben Schwartz, Wade Bernier

Meeting called to order – 6:04 p.m.

New Business:

- Approve January meeting minutes – Larry motions, Melissa O. seconds, all in favor
- Lights at front of community timer – Jerry installed
- Violations
- ARTICLE IX Display of Signs (Children at Play)
    - Eder/Lot 16 installed a Children at Play sign in their yard
- County Water
    - Nicholas Bates called the County to ask about getting county water.
        - Board contacts out to the County, the County reaches out to community to perform a survey to see if homeowners would want water hooked up. Survey costs nothing to the community.
        - Nick will call and get more information
    - Jerry motions for Nick to call County to get the survey done, Stepheni seconds, all in favor, motion passes.
- Broken Children at Play sign –
    - Benvegna kids ran in to sign with golf cart, Emilie is buying new sign and installing. Sign will be delivered between March 1 – 5.
- Jerry on bank account – Larry motions to add Jerry to checking account, Nick seconds, all in favor
- Accountant to do HOA taxes – Jerry motions to have a tax professional handle HOA taxes indefinitely until a Board in the future votes differently, Nick seconds, all in favor, motions passes.
- Bass remaining dues
- Garage Sale – FB post asking if the garage sale will be March 5th and if the Board is advertising
- Wade Bernier would like the meeting minutes from April 2020 through present
- Rueben Schwartz would like meeting minutes, last 3 months or so. Also wanted an update on curb
    - Send Reuben meeting minutes and email sent to community about miscommunicatin
    - Renters have chickens, Jerry spoke to the wife and told her that the chickens aren't allowed and she said they're emotional support chickens. The Americans with Disabilities Acts has stipulations about emotional support animals and Jerry explained those to Reuben.
    - Renters have also had their dog off the leash and there has been multiple complaints from a neighbor.
- County is trying to make every gated community to have click enter in the next couple of years. Ask Bartlett how hard that is to add now?

- If boat storage on side of house doesn't pass, Nick would like to look at maximizing space in storage lot.
- Garage sale will be the third Saturday in March from 8:00 a.m. – 4:00 p.m., gates will open, sign will in front of community, community boards will have reminders posted and will be advertised on FB marketplace and Craigslist.

Old Business:

- Potential HOA Convenience Changes for community vote
    - Covenants already state that residents can have a dog run as long as Architectural Review Board reviews and Board approves
    - Board will put out for vote that sheds be allowed not higher than the roof of the house and not visible from the road not more than 20 ft. x 20 ft.
    - Recreational Vehicle Storage
        - Nick rewrote all of Article 7, will be put out to community for vote, as written
- Drainage ditch between Harrison St. and Coral Lakes property
    - County is working on the ditch all the way down Harrison from US 1
- Rust on front sign
- Violations
    - Overgrown Lawn (Maggio)

Storage:

- Kyle Bateman /Lot 76 wants to be added to list.

Landscape/ Lake:

- Coral Lakes Marquee sign has quite a bit of rust on the south side.
- Ditch between Lots 101 and 102 has grass growing, Larry will ask Solitude to spray in there.

Infrastructure:

Finances-

- January Finances
    - Checking - $25,579.17
    - Savings - $62,221.93
    - Road Fund - $152,318.13
- Jerry motions to approve, Stepheni seconds, all in favor.

Meeting Adjourned – 7:31 p.m.

Next Meeting – March 14th at 5020 SE Sterling Circle