Coral Lakes HOA Meeting Minutes - 05/17/22

Board Members Present: Jerry Dineen, Stepheni Ferguson, Nick Bates, Melissa O'Neal, Melissa Bierman

Homeowners Present: Maddy Tolve/Lot 75, Wade Bernier/Lot 52

Call to Order – 6:20 p.m.

Old Business:

- Bass Remaining Balance
    - Will send a letter after the 2022 dues bill is due
- County Water/Potential HOA Convenience Changes for community vote
    - Still houses to visit to get enough interest to get survey done
- Violations (2328 Diamond Court Chickens)
    - County voted chickens can stay
- Annual Meeting
    - Courtyard by Marriott
    - June 20th 6:00 p.m.
- Closed Gate Options
    - What are our options?
        - Fake foliage?

New Business:

- Approve April meeting minutes
    - Nick motions to approve, Melissa O. seconds, all in favor
- Violations:
    - 5024 Gem Dr - tree growing into roadway
        - Jerry will send letter
    - 5180 Sterling Cir - Fence on side of house and dirty roof, dirty, crooked mailbox
        - Jerry will send letter
    - 1966 Emerald - Nesbit/Lot 89 – Overgrown trees and shrubs
        - Jerry will send letter
    - 2328 Diamond Court – Continuous dog off leash violation
        - Letter will be sent to Reuben
    - 5380 Sterling – Lattice fence falling down

- New curb repair on Diamond has been broken by Waste Management
    - In 24-48 hours they will send out an appraiser and they will find a different route
- Gate Access Options
    - Board now has access to control the gates
    - Would community want each house to have their own gate code?

- Board Member Nominations
    - None yet received
- Maddy Tolve had question about proposed covenants change:
    - Would HOA allow multiple structures on someone's property?
    - Status of water coming in to community?
- Nick said homeowners have asked about what's going on with the roads and many people suggested just repairing places that need repaired and sealing the road. He's going to get quotes.
- HOA owes attorney $325.53 for covenants change proposal and $390.73 for time spent on phone and to type up the proxy votes.

Storage:

- Overgrowth Around the Storage Lot
    - Jerry motions to get a legal survey of the storage lot area, Nick seconds, all in favor, motion passes. Nick will get prices and choose a survey company.

Landscape/ Lake:

- Lake growth- homeowners have asked about weeds in lakes, lake management company says it's protected by the county and is good for the lakes. They will keep it thinned out but can't get rid of it completely.
- Melissa is meeting Living Waters on Thursday. She will have them spray inside the storage lot.

Infrastructure:

- Road Damage – Nick will get bid for repairs and separate bid for sealing.

Finances-

April Finances

- Checking $16953.25
- Road Fund $152,321.85
- Savings $62,222.94

Jerry motions to approve, Stepheni seconds, all in favor

Meeting Adjourned - 7:22 p.m.

Next Meeting: June 20th at Courtyard Marriott 6:00 – 8:00