Coral Lakes HOA Agenda 07/19/22

Board Members Present: Jerry Deneen, Nick Bates, Larry Kohn, Melissa Brown, Melissa O'Neal
Homeowners Present: Daniel Bass, Stephanie Ferguson

Meeting called to order at 6:04pm

Old Business:

- Bass Remaining Balance
    - Bass paid 2022 HOA dues $600 Cash. Remaining Bass HOA Dues $0
    - Bass requested the name and number for the HOA Attorney.
        - Jerry Provided the name of Elizabeth Bowman (772) 287-1745
        - Bass advised 8 trees were cut from his property, he last spoke with the previous HOA attorney Dale Anderson. Bass wishes to pursue this with the attorney. Jerry advised if Bass's intent was to involve attorneys and litigation, the topic will no longer be discussed at the meeting.
    - Bass requested and was given the gate code, advising he has not had the code in 6 years
    - Bass requested a copy of the survey that was completed on his property
    - Bass asked if the pitch of the road at Opal and Jewel will be addressed once the road are paved. Jerry advised drainage spots will be addressed.

- Road Options (Mark Kirk)
    - Nick spoke to Mark who advised the roads would be completed in 2 stages
        - Repairs
        - Resurface
    - FL Statute allows the HOA Board to impose and enforce an assessment
    - An assessment of every lot will be needed in the approximate amount of $300-$500.
    - Jerry requested to speak to the HOA attorney to confirm assessment rules.
        - Larry motions to approve, Melissa Brown Seconds, All in Favor

- Nick spoke to Phil with the Martin County Utility Department regarding county water.
    - Water involves directional underground boring
    - Sewer involves cutting the road which they repair following the work.
    - There is no grant for water and would cost approximately $8,000-$10,000 per home and is 2 years out for work to be completed.
    - There is a grant for sewer lines would assist in the cost for sewer installment.
    - The county ordinance requiring water cannot be enforced in the community due to Coral Lakes private roads.

- Board Vacancy
    - Larry Kohn – Nominated and re-elected
    - Jina Caronongа nominated to become board member. Due to constant violations at her residence the board unanimously agreed to reject the nomination at this time until violations are remedied. Jerry will contact Jina to inform her of the board's decision.

New Business:

- Approve June meeting minutes
    - Nick motions to approve, Jerry seconds, All in favor.

- Violations:
    1. Lot #61 (Venezia) 2102 SE Opal Way (trees growing over road)
    2. Lot# 36 (Bass) 2123 SE Opal Way (trees growing over road)
    3. Lot# 7 (Jakhete) 4995 SE Gem Dr (trees growing over road)
    4. Lot# 46 (Qaisi) 5024 SE Gem Dr (trees growing over road)
    5. Lot# 82 (Caronongа) 5221 SE Sterling Circle (boat and debris)
    6. Lot# 70 (Moradel) 5001 SE Sterling Circle (trailer on grass)

- Resident Requests:
    1. Lot# 102 (Dombrose) 5391 SE Sterling Circle (solar Panels Request)
        - Additional information needed. Request will be sent by Jerry
    2. Lot# 17 (Stewart) 5220 SE Sterling Circle (pool Request)
        - Sent to the Architecture Review Board
    3. Lot# 74 (Delaney) 5081 SE Sterling Circle (exterior house paint)
        - Colors Stucco – Snowbound, Trim – Backdrop, Front Door- Caviar
        - All Board members Approve

Storage:

- Overgrowth Around the Storage Lot
    - Storage lot sprayed for weeds

Landscape/ Lake:

- Lake Growth – No issues
- Common Area Tree Trimming
    - Living Waters refuses multiple attempts to contact. Melissa will make contact this week and confirm a date with living water to address multiple issues. If a date is not received, Living Waters will be placed on notice for the termination of the contract.

Infrastructure:

- Storm Drain (front entrance)
    - Melissa O'Neal will call the county to request the drain be cleared
- Road Damage

- FPL

    - Larry made several attempts to contact FPL regarding the streetlights.

    - Streetlights cost approximately $500 monthly

    - Larry is anticipating a telephone call back from a supervisor to discuss the fee for the poles and LED light bulb options.

Finances-

- June Finances
    - General - $38,795.66
    - Road - $152,024.39
    - Savings - $62,174.49

- Ocean Coast Environmental Invoice – Paid $425
- Attorney Invoice (May 2022) - Paid $65

HOA Board Member Positions

- President – Jerry Deneen
- Vice President – Larry Kohn
- Treasurer – Melissa O'Neal
- Secretary – Melissa Brown / Nick Bates

Meeting Adjourned at 7:26pm
Jerry Motions, Larry seconds