Coral Lakes HOA Meeting Minutes- 08/16/22

Board Member Attendance: Lawrence Kohn, Melissa O'Neal, Jerry Deneen Nick Bates, Homeowners attended: Emilie Benvegna (Lot 12), Lisa Bologna (Lot 50)

Meeting Called to order 6:06PM

Old Business:

- Road Work (Vote via email was all in favor). Road work was voted upon via email for just road work repairs. The price quote voted upon was $57,774.00.
- The additional unforeseen roadwork repairs are $1,885.
- Diamond Court Radius has been reduced from 32 feet to 20 feet.
- Emerald Court repair will have concrete pours to drainage.
- Board Vacancy- Still looking and have one vacancy
- FPL (Light Poles)
- Larry spoke to Michael with below options
- 3 options available.
- Option 1: Standard Conversion. no upfront cost. Brand new LED fixture that matches existing high pressure sodium fixture. Better lighting, reliability.
- Option 2: Decorative Fixtures on Existing Poles. No upfront cost. Brand new decorative LED fixture. Better lighting. Greater reliability. (costs more money monthly)
- Option 3: Decorative Pole and Fixture Conversion. Brand new decorative fixtures and poles. Use of decorative concrete pole with pigmentation embedded into concrete to prevent fading over time. Greater daytime and nighttime image. Better lighting. Greater reliability. (costs more money monthly)
- Larry is to check on option 1 to clarify if there are no upfront costs to option 1 to switch to LED lighting. Option 1 would potentially reduce maintenance and energy.

- Jerry created a log for homeowner projects.

- Violations:
- Jerry created a violation log to keep track of violations throughout the year.

1) Lot #61 (Venezia) 2102 SE Opal Way (trees growing over road)
   -Not taken care of
2) Lot# 36 (Bass) 2123 SE Opal Way (trees growing over road)
   -Taken care of
3) Lot# 7 (Jakhete) 4995 SE Gem Dr (trees growing over road)
   -Not taken care of.
4) Lot# 46 (Qaisi) 5024 SE Gem Dr (trees growing over road)
   -Taken care of
5) Lot# 82 (Caronoga) 5221 SE Sterling Circle (boat and debris)
   -Taken Care of
6) Lot# 70 (Moradel) 5001 SE Sterling Circle (trailer on grass)

-Taken Care of

- Lot 31 fence has fallen back down.

New Business:

- Approve July meeting minutes.
  -Larry motioned to approve. Jerry Deneen second. All in favor and approved.
- Residence Only Gate (Resolved by Bartlett)
  -Bartlett came and repaired the residence gate.
  - Front gate running slow. Will have it inspected.
- Resident Requests:
  1) Lot# 102 Dombrose- 5391 SE Sterling Circle: New Roof- Solar Panels.
- Pressure Cleaning Front Entrance Curbs Estimates
  -Utterly Clean is the company previously used. Obtaining a quote from them
  - Jerry contacted 3 companies for curb cleaning. Obtaining quotes.
  - Making sure that quotes obtain rust removal.
    1) Noble
    2) Ray Cleaning Solutions

Storage:

- Update on Tree Trimming
  - Nick Bates will follow up.
  - Montees Tree trimming gave us a quote for $2300 and $1400 for tree removal jobs by the gates.

Landscape/ Lake:

- Wolf Landscaping gave us a monthly quote for $1600
- Board Members will obtain 2 more quotes by the next meeting.

- Lisa spoke to Stacy Heatherington in regards to landscaping issues along Willoughby that need to be addressed.
- Larry and Nick will call the county and follow up on the cleaning and clearing of the ditches.
- Lake Growth Sprayed (Solitude Lake Management new POC Bob)
  -Board Members will meet with Bob
- Common Area Tree Trimming Update

Infrastructure:

- Storm Drain (front entrance)
  -Storm drain was backed up from rain. Melissa O'Neal contacted the county and the county resolved the problem
- Road Repair Started

Finances-

- July Finances as of July 30th
- General Fund= $54,942.13
- Road Fund= $152,025.68

- Savings Fund= $62, 175.02
- As of today 8/16/2022
- General Fund= $78,997.74
- Road Fund= $137,988.68
- Savings Fund=$68,790.02
- Jerry motioned to approve the July finance reports. Nick seconded. All in favor and approved.

-Lot 63 Bowman
- Lot 44 DiCharo
- Lot 11 Castanon

- Tax Accountant
  -Quote for $500-$750. Billed hourly.
- Jerry Motioned to approve to pay to have the taxes done. Larry seconded. All voted in favor.
- Quickbooks- Looking into Quickbooks quotes and to switched accounting over.

- Lisa Bologna expressed interest for water sewer and septic from county. The department of environmental protection will look into the county project for coral gardens.

- Jerry motioned for meeting to be adjourned at 7:30. Larry seconded. All in favor and approved.