Coral Lakes HOA Agenda 8/5/25

Boardmembers: Jerry Deneen, Melissa O'Neal, Rob Stephan, Bailey Church, Nick Bates

Homeowners: Lot 75

Meeting called to order: 6:10pm
Meeting Adjourned: 6:32pm

Old Business:

1) County Water
    - Lot 93 will obtain signatures needed for quote.
2) Old Violations
    - N/A
3) Old Resident Projects
    - N/A

New Business:

1) July meeting minutes
    - Nick motions, Rob seconds, All in favor
2) New Violations:
    - General Tree Overgrowth over roads
        - Letters to be sent to lots with trees over or soon to be over the road.
3) New Resident Request
    - Lot 52 New Windows and Doors (Approved 7/7/2025)
    - Lot 67 Exterior House Paint and Shed Install (Approved via email 5/24/25)
    - Lot 54 Exterior House Paint (Approved via email 5/24/25)
        - Completed
    - Lot 21 Reroof (Approved via email 5/24/25)
    -
4) Homeowner asked about following questions via email
    - Will the gates be painted
    - Will the community be mulched
    - The tree in the cul de sac on Lapis is dead and needs to be removed.
    - Will the landscape rocks be cleaned.
    - Lights on the community sign are out.
        i. All items will be address as needed and according to funds available.

Storage:

1) Waiting List

BATES	88	5/5/22
FERGUSON	66	7/30/22
SNODGRASS	94	10/16/22
BROWN	54	3/7/23
REED	71	6/5/23
MONTANEZ	63	2/2/24
CAFRO	32	8/1/24
DE REIMER	100	10/22/24
YOUNG	90	11/17/24
SINCHAK	76	12/6/24

JONES	2	7/10/25
LEMLEY (2ND SPOT)	19	

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae
    - Lakes to be treated every other month.

Infrastructure:

1) Gate Repair
    - Call box is not allowing homeowner to select 9 to open the gate.
    - Cell gate was called and advised they are working on the problem and will push an update when a fix is available.
2) FPL Light Pole Report Repairs
    - No outages reported
3) Drainage Situation and Road Condition Update
    - $12,800 Sunshine Quote
    - Second quote to be obtained.

Finances-

1. Dues Increase
2. August Finance Report
    a) General Fund: $52,982.85
    b) Road Fund: $190,822.66
    c) Storage Fund: $29,911.95

Lot 76, Lot 71 and Lot 36 paid dues in cash

All values are before any transfer from the general to road or storage for this upcoming fiscal year's dues.
30 homes are unpaid as of today.