Board members: Jerry Deneen, Melissa O'Neal, Nick Bates, Larry Kohn, Rob Stephan, Marcus DeReimer

Homeowners: Lot 50, Lot 63, Lot 36

Meeting Called to Order: 6:03p
Meeting Adjourned: 7:15p

Coral Lakes HOA Agenda 04/20/26

Old Business:

1) County Water Easement Agreement
    a. County Agreement signed and notarized
    b. This is an agreement allows the county to move forward to quote and poll the community for county water based on homeowner polling the neighborhood to receive a majority in favor of obtaining a county quote.
    c. This does not add, change or remove HOA bylaws.
    d. If the community opposes the agreement will be rescinded.
    e. Lot 36 opposes the project based on Florida State Statute 381.00655; 180.06

2) Residence Projects
    a. N/A

3) Old Violations
    - Lot 44 (Dicharo)- House wood siding rot

New Business:

1) March meeting minutes
    - Larry motions, Nick Seconds, All in favor, Minutes approved
2) New Resident Request
    - 1/7/26: Lot 31 Decorative Shutters Install
    - 3/9/26 Reilly: Decorative Shutters Approved

3) New Violations
    - Boat and Trailer Violation Letters sent on 4/10/2026
        - Letters were sent to the following lots
        - Lots 48, 54, 76, 71, 16, 17, 18, 19. No other boats, trailers or RV's were observed in driveways at the time of letters were sent.
        - The board does not have enough interest from the community to put this subject up for a majority vote for any changes to the bylaws of this topic as requested by community homeowners.

4) Annual Dues
    a. Letters to be printed and mailed.

5) Annual Meeting Date for hotel reservation
    a. Scheduled for June 8th
    b. Marriott on Lost River Road to be reserved.
    c. BOD Nomination letters were sent out. Ballots will be mailed with dues.

Storage:

1) Waiting List

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
LEMLEY (2ND SPOT)	19	
BATES (2nd Spot)	88	4/20/2026
O'NEAL (2nd Spot)	80	4/20/2026

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae

Infrastructure:

1) FPL Pole Report Repairs (Larry)
    - No lights out
2) Email received from Oakland complimenting drainage
3) Front Gate Progress Report
    - Post in the center will be cut to match.
    - Electrician to be hired to install new lights on gate and sign
    - Reflector tape to be added to gate
4) Boat Expansion project
    - Rob and Lot 63 presented proposal
    - Goal is to expand to meet current demands of the community using storage funds available.
    - Project can at minimum double the number of spaces.
    - Approximate Linner footage was used to calculate a projected quote. An exact quote will be obtained p
    - Approx quotes based on BOD measurement not company measurement which will be obtained.
    - Quotes:
    - A great fence: $22,000
        - Reuse a portion of the current fence
        - 190ft of new fence.
    - Stuart Fence: $26,000 and 29,000 based on the ability to use some of the existing fence.
    - Quotes TBD: Plant Quote, Labor Quote
    - Total projected estimate is $30,000.
    - Rob will move forward with getting professional measurements, layouts and official quotes.

Finances-

1. Unpaid Dues (None)
2. February Finance Report
    a) General Fund: $ 11,109.60
    b) Road Fund: $ 215,737.25
    c) Storage Fund: $34,184.09