Board Members: Jerry Deneen, Nick Bates, Larry Kohn, Bailey Church, Marcus DeReimer, Melissa O'Neal, Rob Stephan.

Homeowners: Lots 40, 27, 25, 3, 100, 75, 88, 63, 86, 13, 65, 69, 16

Annual Meeting

6/8/2026

Meeting Called to Order: 6:10pm

Meeting Adjourned: 7:22pm

Agenda:

HOA Board Nominations

- Up for reelection
    - Bailey Church – 21votes
    - Melissa O'Neal – 20 votes
    - Marcus DeReimer – 20 votes
    - Rob Stephan – 20 votes

All lakes and ditches are to maintain water drainage within the community

Collections Report

- All 2025 Dues were paid in full
- Fiscal Due begins July 1 each year

HOA Meetings

- The board for 2026 will meet for the upcoming year every other month.
- All homeowner requests are still to be approved promptly electronically.
- All homeowners are welcome to attend each meeting
- Information is posted on the bifold board and on the community website.

Front Gates

- Front Gates were replaced and installed in April 2026
- Marque color and light replacement to be completed
- Call box uses the cellgate system. The system includes an app which allows homeowners to create temporary guest codes.

Drainage

- Ditch (south side) project has been completed and water is flowing properly.
- Drain box and culvert near lot 41 has been replaced in January in response to a sinkhole had improper waterflow.
- Ditch maintenance to be completed every other year to maintain southern ditch

Finances

- Income from dues $42,428
- Expenses as of 6/7/2025 -$54,721
- Net -$12,293
    - Ditch Drainage -$6,093
    - Rear Gate -$15,470
    - New Gate -$8,492
- Top 4 regular expenses:
    - Landscaping, Gate, Street Lights, insurance
- Road Fund Currently in CD accounts
    - Current Path - $450k available in 8 years assuming 3% annual interest
- Expenses continue to rise while dues stay constant. Vote needed soon for automatic annual increase based on inflation.

Future Plans

- Storage Area Expansion
    - Looking to approx. triple space.
    - Looking to proceed with expansion in near future
    - Expansion to the rear and to the west
- Rear and Side Locked Gate Repainted
- Front Entrance Sign Repainted

County Water Option

- A resident of Coral Lakes independently petitioned the community for interest to obtain a quote from the county.
- A majority (54 Lots) of the community were interested in obtaining a quote and further information to obtain county water within the community.
- The county will independently send information to each homeowner to make an informed decision and vote accordingly via the county.
- County is responsibility for design, vote and cost.
- Watermains and fire hydrants to be included.

- The whole community will be responsible for the cost even if a homeowner decides not to connect to county water.
- The average cost for the last two projects within the county was approximately $600 per year.
- Water is required for any future desire to obtain sewer.

Questions

- The front entrance plants in the center islands are over 25 years old, is there any plan to improve and replace? There are no funds.