Board: Jerry Deneen, Bailey Church, Larry Kohn, Rob Stephan

Homeowners: Lot 63

Coral Lakes HOA Meeting Minutes 5/27/25

Meeting Called to Order: 6:10pm
Meeting Adjourned: 6:30pm

Old Business:

1) County Water
    a. No further information or update at this time
2) Old Violations
    - N/A
3) Old Resident Projects
    - Lot 96 (request 4/2/25 Driveway re-do with pavers) (Complete)

New Business:

1) April meeting minutes
    - Larry motions, Jerry seconds, All in favor.
2) BOD Nominations
    - Only 2 nominates received to date (all existing board members)
    - Ballots will be emailed out 6/1/25
3) Annual Meeting Date and Hotel Room Reservation
    - June 16th at 6pm at the Marriott paid and confirmed
4) New Violations:
    - Anonymous "Ongoing Parking Violation" letter received in mailbox
    - All violations are unenforceable with current HOA rule verbaige
5) New Resident Request
6) Lot 67 Exterior House Paint and Shed Install (Approved via email 5/24/25)
7) Lot 54 Exterior House Paint (Approved via email 5/24/25)
8) Lot 21 Reroof (Approved via email 5/24/25)

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
DEREIMER	100	10/22/24
YOUNG	90	11/17/24
SINCHAK	76	12/6/24
LEMLEY (2ND SPOT)	19	

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae
2) Treatment changed to every other month to save money and not over treat the lakes

Infrastructure:

1) FPL Light Pole Report Repairs (Larry)
    - All lights functioning properly
2) Potential Sink Hole Oakland yard (emailed by Benevega)
    - Sunshine to email quote for repair
3) Ditch Work
    - Ditch easement work complete 5/8/25
    - Nick expecting estimate to re-shape drainage ditch
4) Pressure washing front island and area completed and paid for

Finances-

1. April Finance Report
    a) General Fund: $25,996.11
    b) Road Fund: $189,622.31
    c) Storage Fund: $29,910.79
    d) Assessment Funds remaining: $7,380.00
    e) All Assessments and dues paid in full.