Coral Lakes HOA Agenda 1/6/26

Board members: Jerry Deneen, Larry Kohn, Nick Bates, Melissa O'Neal, Marcus Dereimer, Rob Stephan
Homeowners: Lot 63

Called to Order: 6:20p
Meeting Adjourned: 7:08p

Old Business:

1) County Water
    a. 52 signatures on proxy
    b. Proxy will be filed with the county to obtain prices to bring county water into the community
2) Old Violations
    a. Lot 44 – Wood siding in disrepair.
        i. Jerry spoke to homeowner's grandson.
        ii. Grandson advised he will make the repair.
3) Old Resident Projects
    - Lot 32- Detached Garage Re-Approved (changed from attached to detached)
        - Project complete.
    - Lot 59- metal building at the rear of the home.
        - Jerry abstained from the vote.
        - The project was approved by 4 votes. (Larry, Rob, Bailey and Nick)
4) HOA Sign
    a. Plexiglass to replace the community board writing surface. Cost is approx. $30 for materials and approved for purchase.

New Business:

1) New Violations:
    - Boats in driveway at multiple residences.
        - Boats have been observed covered and appear to be parked for long term parking.
        - Letters to homeowners and a copy of the article will be sent to those in violation.
    - An email will be sent to all homeowners for nominations for the board and spring clean up.
2) New Resident Request
    - Lot 91, Driveway addition. Concrete to be used and will match current driveway.
        - Approved by all

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	

Lot 60 to be removed from the boat lot due to the sale of the home. An email will be sent to terminate the spot. An offer will be extended to the next person on the waiting list.

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae (Confirm billing and treatment cycle)
    - Lakes are clear.

Infrastructure:

1) Drainage Situation and Road Condition Update (Lots 36 and 41)
    - Drainage repair started
    - A large root system was removed
    - Repair will be complete on 1/7/2026

Finances-

1. Unpaid Dues
    a. Lot 48
        i. Homeowner has been sent a certified letter.
        ii. A late fee will be imposed. A lien will be filed.
            1. Rob motions to place a lien on the property, Jerry seconds the motion
            2. Vote 5 in favor, 1 nay. Motions passes.
            3. Jerry will call the attorney.

2. January Finance Report
    a) General Fund: $ 27,575.15
    b) Road Fund: $ 214,063.46
    c) Storage Fund: $ 34,183.24