Coral Lakes HOA Agenda 11/18/25

HOA Board: Jerry Deneen, Nick Bates, Melissa O'Neal, Bailey Church, Larry Kohn, Rob Stephan, Marcus Dereimer

Homeowner: Lot 91, Lot 75, Lot 50,

Meeting called to order: 6:05p
Meeting Adjourned: 7:10p

Old Business:

1) County Water
    a. Proxy in progress to obtain quote from county
2) Old Violations
    a. N/A
3) Old Resident Projects
    - Lot 32- Detached Garage Re-Approved (changed from attached to detached)

New Business:

1) October meeting minutes
    - Larry motions to approve, Bailey seconds, all in favor
2) New Violations:
    - Motor Bikes - 11/16/25 Received email reference motor bikes in community
        - Homeowner was notified
        - Child has been causing destruction around the neighborhood.
        - Homeowners are advised to call the sheriff's office
    - Lot 44 violations for siding and vehicle cover
        - Letter to be sent
3) Motorized vessel in Lake Lapin
    - Homeowner was notified
4) Complaints about Homeowners parking on sidewalk
    - Sidewalk was replaced by the community
    - Email to be sent to 11 and 63
5) New Resident Request
    - 11/16/25 Lot 4- Canal Fence Replacement
        - Approved
    - 11/16/25 Lot 59- Storage building rear of property
        - On Hold, Changes will be resubmitted
    - 11/18/25 Lot 49 – Roof and Gutter Replacement (Completed)
        - Approved, completed

Storage:

1) Waiting List

~~**14** BATES~~	~~88~~	~~5/5/22~~
~~**17** 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
LEMLEY (2ND SPOT)	19	

Landscape/ Lake:

1) Lakes treated for surface and subsurface algae
2) Tree down at lake
    - Melissa motions to cut tree, Rob seconds, all in favor

Infrastructure:

1) FPL Pole Report Repairs (Larry)
    - Diamond Ct light out
2) Drainage Situation and Road Condition Update (Lots 36 and 41) (Nick)
    - Waiting on parts for repair
    - Nick will contact sunshine
3) White message board
    - Board is in poor condition
    - Looking for other options

Finances-

1. Unpaid Dues
    a. Letter to be sent to 48
2. November Finance Report
    a) General Fund: $56,094.52
    b) Road Fund: $192,647.54
    c) Storage Fund $29,912.70