

COCO WOOD LAKES ASSOCIATION, INC.

BOARD OF DIRECTOR MEETING via Zoom

May 18, 2020

The meeting was called to order at 7pm. In attendance were Bruce Richard, President, Jean LeGrys, VP, Sandy Steinberg, Secretary, Roger Shaw, Treasurer, Marianne Regan and Jim Young Directors. Deb Ulrich was absent.

Bruce delivered the president message.

Minutes

- Regular Meeting – January 20, 2020 – motion by Jean, 2nd by Marianne to accept the minutes as submitted. Motion carried unanimously
- Organizational Meeting – February 12, 2020 – motion by Jean, 2nd by Roger to accept as submitted. Motion carried unanimously

Manager's Report was delivered by Joey Mizrahi.

Treasurer's Report – Roger delivered the 2019 audit report and also the April 2020 Cash Flow Report. It was noted that Comcast has failed to pay the door fee that was due in November 2019. Motion by Jean, 2nd by Marianne to turn the matter over to legal counsel if payment is not received by May 31, 2020. Motion carried 5-1 with Jim voting against.

Motion by Jean, 2nd by Sandy to move the ARC report to New Business. Motion carried unanimously

Motion by Roger, 2nd by Jean to move the 2020 Audit proposal to New Business. Motion carried unanimously.

Motion by Bruce, 2nd by Jean to add sale of the pool chair to New Business. Motion carried unanimously

Old Business – NONE

New Business

- Ratification of Clubhouse Work – there were some minor repairs made using an APM Maintenance person. Repairs were made under the \$3,000 budgeted amount. Motion by Bruce, 2nd by Jean to approve the repair work.
- Discussion on opening the pool – It is recommended, in accordance with CDC, state and County guidelines, to reopen the pool beginning on Wednesday, May 27, 2020 for the hours of 10am to 1pm on Mondays, Wednesdays and Fridays until further notice. Motion by Jean, 2nd by Bruce. Motion carried unanimously.
- Restrictions for Clubhouse and Common Areas – Jean presented a list of temporary restrictions that are in accordance with CDC, state and County Phase I reopening. Motion by Jean, 2nd by Sandy to accept the Temporary Rules as presented. Motion carried unanimously.
- Acceptance of the 2 year proposal by Hafer & Co. for \$4500 per year. Two board members have requested other proposals. Motion to table by Jean, 2nd by Sandy. Motion carried unanimously.

- ARC - New verbiage for driveway improvement requests – When an owner submits an ARC for a stamped driveway, the following verbiage will be added to the approval.

*“Your Architectural request for a stamped concrete driveway has been reviewed. Conditional approval is given for the part that goes from the house to the sidewalk. As the sidewalk and driveway apron are the property of Palm Beach County, no approval can be given. Please be aware that, though unlikely, they may take some action on that area of the driveway. The color used must be of a **single** shade as indicated in the approved paint palette or a close related shade. Any changes to the sidewalk or driveway apron should be directed to Palm Beach County by the owner.”* Motion by Jean, 2nd by Sandy to accept this verbiage to be used in all future approvals for driveway improvement. When an owner submits an ARC for a stamped driveway, the following verbiage will be added to the approval. Motion carried unanimously.

- Change existing Rules and Regulations to accommodate outside storage of trash cans. **“Section 3: Trash - Covered Containers to be Used**

*“ Trash must be kept in closed plastic trash containers. After Oct. 1, 2019, trash must be kept in the supplied PBC Solid Waste Authority ~~48 gal.~~ container that must be placed at the curb in front of your house **after 6:00 pm the night before pickup**. Plastic bags containing trash or loose trash are not to be set on the ground for sanitation and aesthetic concerns. The empty trash containers shall be returned to the house on the day of pick up no later than 6pm. Trash containers are to be stored inside the garage or in a location not visible from the street. “*

After a visual inspection relative to the subject where almost one-half of the homes were not in compliance, the Association wishes to modify and add the following to the end of the paragraph: “If inside garage storage is not possible, then containers may be stored at the front side of the home on the same side of the garage **behind a four (4)ft. natural fence (hedge). No fences or other man-made barriers are permitted to be erected. In the case where fences or man-made barriers may already exist, a four (4)ft. hedge must be installed to block the sight of the fence or barrier. Note: the hedge must be 4ft. at the time of installation. It is recommended that the 4ft planting be Clusia.**” Motion by Jim, 2nd by Jean to accept as submitted. Motion carried unanimously.

- Motion by Jean, 2nd by Sandy that Joey (manager) is hereby authorized to sell the pool chair for no less than \$3500. Motion carried unanimously.

There being no further business, motion by Jean, 2nd by Marianne to adjourn the meeting at 8:28pm. Motion carried unanimously.

Respectfully submitted,

Sandy Steinberg, Secretary


