

## **COCO WOOD LAKES ASSOCIATION, INC.**

### **BOARD OF DIRECTOR MEETING via Zoom**

**June 22, 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, Deborah Ulrich and Jim Young Directors.

#### **Minutes**

- Regular Meeting – May 18, 2020, Motion by Jean, 2<sup>nd</sup> by Deb to accept the minutes as amend under Treasurer’s Report, vote to turn over to legal counsel should read 5-0 with Jim Young abstaining. Deb Ulrich was absent. Motion carried unanimously.

**Manager’s Report** was delivered by Joey Mizrahi.

**Treasurer’s Report** – Roger delivered the May 2020 Cash Flow Report.

**ARC Committee Report** – Jean reported that eleven applications were reviewed. Three will be appealed at this meeting.

#### **Old Business**

- Discussion of Pool Hours – motion by Bruce, 2<sup>nd</sup> by Jim to increase the pool hours to Monday, Wednesday and Friday from 9am to 2pm. Motion carried 5-2, with Sandy and Jean voting against
- Amendments to ARC Guidelines – Motion by Bruce, 2<sup>nd</sup> by Jean to include amendments to the Rules and Regulations. Motion carried unanimously.
  - For the Rules and Regulations, there are 4 changes being considered
    - Section 3 amending that trash containers can be stored outside provided there is a minimum 4ft. hedge, Section 5 amending mowing to be restricted on Sunday after 11am, Section 7 to amend the verbiage “cars” to “all vehicles (whether motorized or not)” and Section 17, Inspection and Copying of Records, item 3.K to delete the last sentence. Motion by Jean, 2<sup>nd</sup> by Sandy to accept all changes. Motion carried unanimously.
  - For the Architectural guidelines, there were 2 changes being considered
    - Page 5, Driveways adding additional verbiage “no approval can be given or denied for sidewalks and aprons and a multicolored stain and on Page 12 to include the verbiage “for windows” at the end of the sentence. Motion by Jean, 2<sup>nd</sup> by Sandy to accept the changes as proposed. Motion carried unanimously.
- Extension of Contract with Hafer CPA and Consultants
  - Roger has obtained two additional bids for the audit. One was considerably higher than the bid of \$4600 from Hafer and discarded. The other bid was from Gerstle, Rosen & Assoc. for \$4200. Hafer indicated that they would match the price from Gerstle. Motion by Roger, 2<sup>nd</sup> by Jean to accept the revised bid from Hafer at \$4200. Motion carried 6-1 with Jim voting against.

### **New Business**

- Board of Elections Use of Clubhouse – Motion by Bruce, 2<sup>nd</sup> by Marianne to continue to allow the use of the clubhouse for primaries and elections. Motion carried 6-1 with Jim voting against.
- Appeal of ARC Denials for 6145 Winding Brook Way
  - Addition of a 12x12ft pergola and pavers at the rear of the home not to extend beyond side of home. Motion by Bruce, 2<sup>nd</sup> by Marianne to allow. Motion carried unanimously
  - Addition of portico over the front entrance of home. Motion by Bruce, 2<sup>nd</sup> by Jim to allow. Motion carried 5-2 with Jean and Sandy voting against.
  - Addition of storage shed as a permanent structural addition to front side of home. Addition is to have double doors at the side. Motion by Bruce, 2<sup>nd</sup> by Jim to allow. Motion denied 3-4, with Roger, Jean Sandy and Marianne voting against. Owner is to resubmit to the ARC with modification (single door) requested by Board.

There being no further business, motion by Jean, 2<sup>nd</sup> by Sandy to adjourn the meeting at 8:40pm. Motion carried unanimously.

Respectfully submitted,

Sandy Steinberg, Secretary

