

Coco Wood Lakes Association, Inc.

Regular Board Meeting

Monday, August 23, 2021

The meeting was called to order at 7:00 PM by President, Marianne Regan.

In attendance were Marianne Regan, Roger Shaw, Jon Gutmacher and Anita Brown. Bruce Richard and Sandy Steinberg were in attendance by telephone conference. Deborah Ulrich was absent. Atlantic|Pacific Management was represented by Judy Dandy, Regional Manager, and Kathy Smith, Interim Property Manager.

In attendance were 3 homeowners.

A quorum of the Board of Directors was established and the meeting notice posted in accordance with Florida Statutes.

Pledge of Allegiance was recited.

June 23, 2021 meeting minutes were read by Marianne Regan. Roger Shaw made a motion to approve the June 23, 2021 minutes, seconded by Anita Brown. Motion carried.

Manager's Report

Judy Dandy reported that Lisa Zayas resigned as of August 5th replaced by Sophye Fahrer as interim manager until August 11th, replaced by Kathy Smith as interim manager until a permanent manager is hired. Active recruiting is being done to find a permanent manager.

Treasurer's Report

Roger Shaw gave an overview of the cash flow report.

Secretary's Report

Sandy Steinberg reported that a sympathy card was sent to Sophye Fahrer. 1 house is for sale at \$299,000. 29 orientations completed since January, and 70 ARC applications were processed from April 12 to present.

Committee Reports

ARC Committee – Bruce Richard stated for the record that ratifying ARC applications is a formality for the Board. The Architectural Review Committee has full authority to approve. Motion made by Bruce Richard, seconded by Jon Gutmacher, to ratify decisions made by ARC committee from April 12 to August 9, 2021. Motion carried.

Old Business

- Bruce Richard made a motion to ratify contract with Southern Coast Services for toilet repair/replacement for \$1,750, seconded by Sandy Steinberg. Motion carried.
- Anita Brown made a motion to ratify contract with A&K Enterprises of Manatee for re-strapping 17 lounge chairs and 1 club chair for \$1,870.03, seconded by Sandy Steinberg. Motion carried.
- Bruce Richard made a motion to approve the ATech quote to replace 4 door control panel for \$1,050 + tax, and to be billed separately for the labor at \$100/hour plus travel time; seconded by Jon Gutmacher. Motion carried.
- Bruce Richard made a motion to approve the Brockman estimate of \$4,250 to provide electrical work as per quote #1204. Roger Shaw seconded. Motion carried. Jon Gutmacher requested that FPL be contacted to do GFI/Grounding assessment since lightning has done damage repeatedly. Manager will contact FPL.

New Business

ARC applications reviewed:

Bruce Richard requested that the Board review the application that arrived after agenda was published for 14630 Hideaway Lake Lane POD in driveway. This was added to ARC applications to review.

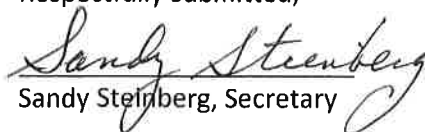
- 14850 Wood Lodge Lane roof replacement – Jon Gutmacher made the motion to approve, seconded by Anita Brown, motion carried.
- 6359 Sleepy Willow Way roof replacement - Jon Gutmacher made the motion to approve, seconded by Anita Brown, motion carried.
- 6373 Moonstone Way roof replacement and solar panels - Jon Gutmacher made the motion to approve, seconded by Anita Brown, motion carried.
- 14782 Summersong Lane rooftop solar PV – Bruce Richard made the motion to approve, seconded by Roger Shaw, motion carried.
- 6390 Moonstone Way impact windows & doors – Bruce made the motion to approve, pending proof of building permit, seconded by Anita Brown, vote 6-1 approved.
- 14741 Summersong Lane replacing pavers with cement - Bruce made the motion to deny application because it did not include diagram & contractor's license, seconded by Sandy Steinberg. Motion carried.
- 14880 Fairwind Lane exterior paint – Jon Gutmacher made the motion to approve, seconded by Anita Brown, motion carried.
- 14630 Hideaway Lake Lane POD in driveway – Bruce Richard made the motion to approve, seconded by Jon Gutmacher, motion carried.

Jon Gutmacher made the motion to approve Robert Pierre as the handyman at \$30/hour, seconded by Sandy Steinberg. Motion carried. Manager will organize list and oversee handyman's work.

Adjournment

Bruce Richard made a motion to adjourn the meeting at 7:42 PM. Seconded by Roger Shaw. Motion approved.

Respectfully submitted,


Sandy Steinberg, Secretary