

Coco Wood Lakes Association, Inc.

Regular Board Meeting
Monday, March 15th 2021

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

In attendance was Marianne Regan, Bruce Richard, Roger Shaw, Sandy Steinberg, Deborah Ulrich, and Jon Gutmacher. AP Management was represented by Judy Dandy, APM and Lisa Delmarr-Zayas, Property Manager.

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

Managers report

The new manager introduced herself and gave an overview of the managers' report.

Treasurer report

Roger Shaw went over the cash flow report.

Secretary's report

The Secretary informed the members that we currently have ten homes for sale and home prices range from \$285,000 - \$359,000

Motions

Bruce Richard made a motion to approve the February 24th 2021 minutes. Seconded by Deborah Ulrich. All in favor.

Marianne Regan made a motion to appoint Anita Brown as Director. Seconded by Bruce Richard. Motion was unanimously approved. Anita Brown accepted the position as Director.

Bruce Richard made a motion to approve ARC application 14915 Fairwind Lane- exterior painting, stucco work and replace rotten wood. Seconded by Roger Shaw. All in favor

Bruce Richard made a motion to approve ARC application 14816 Summersong Lane- window replacement. Seconded by Marianne Regan. All in favor.

Bruce Richard made a motion to approve ARC application 14674 Shadow Wood Lane – roof replacement. Seconded by Roger Shaw. All in favor.

Bruce Richard made a motion to approve ARC application 6448 Timberlakes Way – roof replacement. Seconded by Marianne Regan. All in favor.

Bruce Richard made a motion to approve ARC application 6388 Whispering Wind Way- exterior paint, pending Sandy's review of the color selected. Seconded by Roger Shaw. All in favor.

Sandy Steinberg made a motion to approve ARC application 6296 Timberlakes Way- roof replacement contingent on owner providing contract/scope of work and Sandy reviewing the tile colors selected. Seconded by Bruce Richard. All in favor.

Bruce Richard made a motion to approve ARC application 6358 Hitchin Post Way- screen enclosure over part of existing patio. Seconded by Jon Gutmacher. All in favor.

Marianne Regan appoints the new ARC committee members, Salvatore Marraccino, Lenny Feld and Anita Brown with Sandy Steinberg as Chairperson. Seconded by Bruce Richard. All in favor.

Bruce Richard made a motion to table the approval of Tropical Landscaping replanting the pathway to the clubhouse. Seconded by Sandy Steinberg. All in favor.

Jon Gutmacher made a motion to open the pool on this Sunday, March 21st or Sunday, March 28th 2021 for four weeks only trial, with InterKleen Janitorial providing enhance cleaning each of the Sundays from 12 noon to 4:00 pm. Seconded by Bruce Richard. In favor were Anita Brown and Jon Gutmacher. Against Marianne Regan and Sandy Steinberg.

Bruce Richard made a motion to approve Pro Fitness service agreement for 2021. Seconded Jon Gutmacher. Motion unanimously approved.

Discussion

The Board briefly discussed, reviewed and approved several ARC applications.

Replanting and installing specific plants along the pathway of the clubhouse was discussed and then tabled for a Board Member to gather more information.

The Board and some homeowners discussed opening the pool on Sundays. The Board communicated with homeowners about the regulated requirements of enhanced cleaning every hour. In addition, the Board stated they would like the pool to open safely but covid-19 and its variants is still a very real concern, along with the cost of maintaining the required cleaning.

Adjournment

Bruce Richard made a motion to adjourn the meeting at 8:09 pm. Seconded by Sandy Steinberg. Motion unanimously approved.

Respectfully submitted,


Sandy Steinberg, Secretary