

Coco Wood Lakes Association, Inc.
Regular Board Meeting
Monday, September 20, 2021

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

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

In attendance were 16 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.

August 23, 2021 meeting minutes were not read. Bruce Richard made a motion to approve August 23, 2021 minutes, seconded by Roger Shaw. Motion carried.

Manager's Report

Kathy Smith introduced Kristine Russo Diaz as the new permanent manager.

Treasurer's Report

Roger Shaw gave an overview of the cash flow report.

Jon Gutmacher made a motion to approve the Treasurer's Report, seconded by Deborah Ulrich. Motion carried.

Secretary's Report

Sandy Steinberg was not in attendance, therefore no report available.

Committee Reports

ARC Committee – The Architectural Review Committee had their meeting on 9/14/2021 and approved applications. Motion made by Anita Brown, to ratify decisions made by ARC committee from August 10, 2021 to September 14, 2021. Seconded by Deborah Ulrich. Motion carried.

Entertainment Committee – The Entertainment Committee, Pat Babcock has booked a show on November 20, 2021, for our Veterans here in our Auditorium.

Old Business

- Jon Gutmacher made a motion to ratify the cost to replace the motherboard (\$177) and labor to install. Seconded by Anita Brown. Motion carried.
- Jon Gutmacher made a motion to ratify the cost of the 2 toilet replacements (\$900) with American Drain Cleaning and Maint. Seconded by Roger Shaw. Motion carried.
- Jon Gutmacher made a motion to ratify the cost of the gutter replacement and gutter cleaning (\$800) with Express Gutters. Seconded by Bruce Richard. Motion carried.

New Business

- Bruce Richard made a motion to accept and approve the Green Turtle estimate of \$3900 to resurface the hot tub, quote #2798. Seconded by Anita Brown. Motion carried.
- Jon Gutmacher made a motion to accept and approve the Swim and Fun estimate for coping and grouting of the swimming pool, \$5823 quote #p10192 and \$1500 quote #p10196. Seconded by Bruce Richard. Motion Carried. – NOTE: estimated time for repairs is 2 weeks and pool area will be closed.
- Bruce Richard made a motion to table the surge protections item as we are still pending quotes. Seconded by Jon Gutmacher. Motion carried.
- Bruce Richard made a motion to approve an increase to the APM Contract. Seconded by Marianne Regan. Motion Carried.
- Bruce Richard made a motion to approve the purchase of TWO 42inch Monitors, spending no more than \$700 total. Seconded by Jon Gutmacher. Motion Carried.

Adjournment

Bruce Richard made a motion to adjourn the meeting at 7:55 PM. Seconded by Marianne Regan. Motion Carried.

Respectfully submitted,


Sandy Steinberg, Secretary