

Coco Wood Lakes Association, Inc.

Board Meeting
Tuesday, May 17, 2022

APPROVED

The meeting was called to order at 7:04 PM by President, Jean LeGrys.

In attendance were Jean LeGrys, Marianne Regan, Jon Gutmacher, Deborah Ulrich, JoAnn Orlando and Sandy Steinberg. Anita Brown was absent

First Service Residential was represented by Kristine Russo Diaz, Property Manager and Judy Dandy, Regional Manager.

In attendance were 10 homeowners.

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

Marianne Regan made a motion to approve the April 18, 2022 minutes. Seconded by Deborah Ulrich. 6/0 Motion Carried.

Kristine Russo Diaz gave the Manager's Report.

Jean LeGrys gave the President's Report and Treasure's Report.

Sandy Steinberg gave the ARC Committee's Report.

Sandy Steinberg gave the Ladies Club Report.

Marianne Regan made a motion to ratify the ARC decisions. Seconded by Jean LeGrys. 6/0 Motion Carried.

Old Business:

No old business

New Business:

Jean LeGrys made a motion to accept Tropical Awnings Proposal. Seconded by Marianne Regan. This did not go past discussion and Jean LeGrys made a motion to table the awning proposals. Seconded by Marianne Regan. 6/0 Motion Carried.

Jean LeGrys made a motion to purchase 4 new picnic tables. Seconded by Marianne Regan. During discussion a suggestion was made by a member to take the 2 cement tables at the pool patio and move them to the gazebo. Jean LeGrys amended her motion to hire handyman to move the cement tables as suggested. Seconded by Marianne Regan. 6/0 Motion Carried.

Jean LeGrys made a motion to amend the Governing Documents;

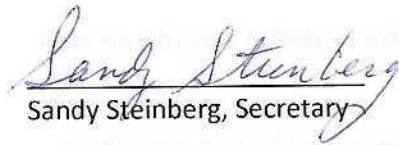
1. Add Kaufman Language;
2. Combine the four current Declarations to only have one Declaration;
3. Update the Quorum Requirements;
4. New buyers will be required to pay a capital contribution equal to 1 full year of assessments;
5. New buyers will be required to own their home for 2 years before renting.
6. New owners who do rent the home will be required to leave a security deposit on file with the Association equal to one month's rent for potential damages to the common areas by their tenants.

7. New buyers/renters will be required to undergo a criminal background check and convicted felons would not be approved (per recommendations by counsel).
Seconded by Sandy Steinberg. 6/0 Motion Carried

Adjournment

Marianne Regan made a motion to adjourn the meeting at 8:15 PM. Seconded by Sandy Steinberg. 6/0 Motion Carried.

Respectfully submitted,


Sandy Steinberg, Secretary