

Coco Wood Lakes Association, Inc.

Board Meeting

Tuesday, August 16, 2022

The meeting was called to order at 7:00 PM by President, Jean LeGrys.

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

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

In attendance were 36 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 July 19, 2022 minutes. Seconded by Deborah Ulrich. 7/0 Motion Carried.

Kristine Russo Diaz gave the Manager's Report.

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

Anita Brown gave the ARC Committee's Report.

Sandy Steinberg gave the Ladies Club Committee Report

Solar Street Light committee reports presented by Michael Dorman (this committee will rest until further notice)

ARC Appeal was made by 6362 Timberlakes regarding the walkway extension with pavers. A majority of the Board voted in favor and approved.

Old Business:

Jean LeGrys made a motion that the board will not be looking into a line of credit option for emergencies and/or improvements. Seconded by Sandy Steinberg. 7/0 Motion Carried.

New Business:

Jean LeGrys made a motion to change the fence guidelines as follows:

1. Fences may start at the front corners of the home and may extend outward to include fencing to the said property line.
2. Landscape Screening is optional and not required. Seconded by JoAnn Orlando. 5/2 Motion Carried with Sandy Steinberg and Marianne Regan opposing.

Anita Brown made a motion to the exception locations, to allow for wood fencing, behind a landscape hedge for the perimeter homes along El Clair Ranch Road, Jog Road and South Oriole. Seconded by Jean LeGrys. 7/0 Motion Carried.

Jean LeGrys made a motion that the CWL Official Notices are limited to Channel 63, the Newsletter, the Bulletin Board at the front door and the website. Seconded by Sandy Steinberg. 7/0 Motion Carried.

Jean LeGrys made a motion to approve using the Self Cure method outlined in the ARC Guidelines to resolve 2 landscape matters under review on Sleepy Willow and Sunny Waters. Seconded by Marianne Regan. 7/0 Motion Carried.

Jean LeGrys made a motion to amend the management contract to provide a 5% salary increase to the manager. The motion was seconded by Marianne Reagan. Motion carried unanimously.

Adjournment

Jean LeGrys made a motion to adjourn the meeting at 9:02 PM. Seconded by Jon Gutmacher. 7/0 Motion Carried.

Respectfully submitted,


Sandy Steinberg, Secretary