

Coco Wood Lakes Association, Inc.
Board Meeting
Tuesday, October 17, 2023

The meeting was called to order at 7:03 PM by President, Jean LeGrys.

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

FirstService Residential was represented by Kristine Russo Diaz, Property Manager.

In attendance were 20 homeowners in person and 5 on Zoom.

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

Jean LeGrys made a motion to approve the September 19, 2023 minutes read by Jo-Ann Orlando with a spelling correction to the word "the". Seconded by Mike Dorman. 6/0 Motion Carried.

Sandy Steinberg made a motion to approve the September 26, 2023 minutes read by Jo-Ann Orlando. Seconded by Jean LeGrys. 6/0 Motion Carried.

- The Manager's Report was read by Kristine Russo Diaz. Kristine reported that the conversion to the new FirstService software system was completed and also discussed the general maintenance items for the past month.
- The Treasurers Report was read by Anita Brown
- The ARC Committee report was given by Anita Brown
- The Ladies Club Report was given by Sandy Steinberg
- The Entertainment Report was given by JoAnn Orlando. JoAnn said the Neighbors Meet and Greet event did not do well and is cancelled.
- The Lighting Committee Report was given by Jess Kaufman. There was no new information to report.
- The Bulk Media Technology Report was given by Jess Kaufman. Jess explained that the committee has selected Bluestream over the seven other providers they were interviewing. There was no monetary information given in the report but they said they made their selection based on better service and the anticipated savings.
- The Art Committee Report was presented by Aaron Pepis. Aaron explained that the project will be up and running January 2024.

Old Business:

Mike Dorman made a motion to open discussion on the Surge Protectors. Seconded by Jon Gutmacher. After discussion the motion was rescinded.

Mike Dorman made a motion to table surge protection. Seconded by Jon Gutmacher. 6/0 Motion Carried.

Jean LeGrys made a motion to approve the proposal from Sunshine State for \$625.00 to repair the fresh water pipes in the pump room. Seconded by Sandy Steinberg. 2/4 Motion Failed. Opposed were Jon Gutmacher, Anita Brown, JoAnn Orlando and Mike Dorman.

Anita Brown made a motion to approve Mike Dorman to make the repairs to the fresh water pipe in the pump room and the Association will purchase the supplies and the job will be completed within one week. Seconded by Jon Gutmacher. 4/2 Motion Carried. Opposed were Jean LeGrys and Sandy Steinberg.

Agenda item – Document updates; there was only conversation pertaining to quorum requirements and that there would be a Town Hall meeting and we would consider a community survey. No motions were made.

New Business:

Jean LeGrys made a motion to ratify the emergency irrigation repairs from Browne Irrigation in the amount of \$1,927.26. Seconded by Mike Dorman. 6/0 Motion Carried.

Jon Gutmacher made a motion to accept a new contract for 2024 with Tropical Landscape. Seconded by Sandy Steinberg. 6/0 Motion Carried.

Jean LeGrys made a motion to accept a new contract for 2024 with Astro Air. Seconded by Jon Gutmacher. 6/0 Motion carried.

Agenda Item – Irrigation Timer was not discussed and no motions were made.

Jean LeGrys made a motion to approve the 2024 Budget. Seconded by Mike Dorman. 6/0 Motion Carried.

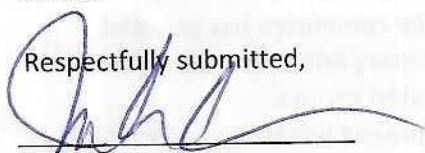
Jean LeGrys made a motion to adopt a policy that violation extensions may not exceed 30 days. Seconded by Mike Dorman. 6/0 Motion Carried.

Mike Dorman made a motion to permit a violation extension to 11/15/23 for the exterior painting only for 3w26-0000-0244-01. Seconded by Jean LeGrys. 6/0 Motion Carried.

Jon Gutmacher made a motion to permit a 30 day violation extension for the storage of an inoperable hot tub in the backyard while the patio construction is being completed to 3w26-0000-0049-01. Seconded by Sandy Steinberg. 6/0 Motion Carried.

Jean LeGrys made a motion to let the hot tub violation stand as is and that the hot tub must be decommissioned for 3w26-0000-0241-01. Seconded by Sandy Steinberg. 6/0 Motion Carried.

Adjournment Jean LeGrys made a motion to adjourn the meeting at 9:03 PM. Seconded by Sandy Steinberg. 6/0 Motion Carried

Respectfully submitted,

JoAnn Orlando, Secretary