



Coco Wood Lakes Association, Inc.
Board Meeting
Tuesday, September 10, 2024

The meeting was called to order at 7:00 PM by President, Michael Dorman.

In attendance were Michael Dorman, Jo-Ann Orlando, Marianne Regan, Kathy Thrasher, Jess Kaufman, and Jon Gutmacher. Anita Brown was present on Zoom.

FirstService Residential was represented by Manager, Kristine Russo Diaz; Regional Director, Mariya Rau and Vice President, Ivy Montero.

In attendance were 16 homeowners in person and 15 on Zoom.

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

Michael Dorman made a motion to approve the July 16, 2024 minutes read by Marianne Regan. Seconded by Jess Kaufman. 7/0 Motion Carried.

- The Manager's Report was read by Kristine Russo Diaz
- The Board's Message was read by Michael Dorman
- There was no Treasurer's Report given.
- The ARC Committee Report was given by Anita Brown
- The Ladies Club Report was given by the manager on behalf of Sandy Steinberg.
- The Entertainment Report was given by Jo-Ann Orlando. She shared the upcoming events.
- The Lighting Committee Report was given by Jess Kaufman.
- The Bulk Media Technology was given by Jess Kaufman.
- The Art Committee message was read by the manager on behalf of Aaron Pepis.
- The Landscape Committee report was given by Jean LeGrys. There were no updates. The Board must review the proposals submitted.

Old Business:

Jess Kaufman made a motion to accept the balloon loan agreement with Sun Enterprises, for the purposes of financing a new spa and roof for the clubhouse. Seconded by Marianne Regan.

Sun Enterprises is owned by Board President Michael Dorman. The 14 Day Notice of Meeting and Agenda with the Sun Enterprises Loan Agreement and Conflict of Interest disclosures has been mailed to all owners by First Class Mail and Electronic Notice to members who have consented. Michael Dorman will not vote on this matter.

A roll call vote was called for by the manager, Kristine Russo Diaz.

Anita Brown – Aye

Jess Kaufman – Aye

Jo-Ann Orlando – Aye

Jon Gutmacher – Aye

Marianne Regan – Aye

Kathy Thrasher – Aye

6/0 Motion Carried.

Kathy Thrasher made a motion to approve opening the clubhouse at 6 AM. Seconded by Jess Kaufman. 7/0 Motion Carried.

New Business:

Mike Dorman made a motion to approve the part quote for the gym equipment. Seconded by Jess Kaufman. 7/0 Motion Carried.

Violations – There were no violations to discuss.

ARC Appeals – There were no ARC appeals to discuss.

Adjournment

Mike Dorman made a motion to adjourn the meeting at 8:10 PM. Seconded by Marianne Regan. 7/0 Motion Carried.

Respectfully submitted,


Marianne Regan, Secretary