



Coco Wood Lakes Association, Inc.

Board Meeting

Tuesday, December 17, 2024

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

In attendance were Michael Dorman, Jo-Ann Orlando, Kathy Thrasher, Jess Kaufman, Marianne Regan and Jon Gutmacher.

Anita Brown was absent.

FirstService Residential was represented by Manager, Kristine Russo Diaz; Regional Director, Mariya Rau.

In attendance were 12 homeowners in person and 6 on Zoom.

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

Kathy Thrasher made a motion to approve the October 22, 2024 minutes read by Marianne Regan. Seconded by Jess Kaufman. 6/0 Motion Carried.

- The Manager's Report was read by Kristine Russo Diaz
- The Board's Message was read by Michael Dorman
- The Treasurer's Report was read by Kathy Thrasher
- The ARC Committee Report was given by Kristine Diaz.
- The Ladies Club Report was given by Sandy Steinberg, who attended via Zoom.
- The Entertainment Report was given by Jo-Ann Orlando.
- The Lighting Committee Report was given by Jess Kaufman.
- There was no Bulk Media Technology Report.
- There was no Art Committee Message.
- The Landscape Committee report was given by Jean LeGrys. She mentioned the need for walkway lighting in front of the clubhouse.

Old Business:

There was no Old Business.

New Business:

Mike Dorman made a motion to accept option 1 Insurance Policy in the amount of \$105,702.07. Seconded by Jess Kaufman. 6/0 Motion Carried.

Mike Dorman made a motion to pay the insurance policy in full from the operating account GL 52030. Seconded by Jess Kaufman. 6/0 Motion Carried.

The board had discussion about recycling. The members present were informed that there are recycling bins inside the clubhouse for use. No motions were made.

Mike Dorman made a motion to approve the mulch proposal in the color brown with the condition that the price remains the same and we will have it installed after the roof is replaced. Seconded by JoAnn Orlando. 5/1 Motion Carried. Opposed was Kathy Thrasher.

Mike Dorman made a motion to ratify the approval of the spa change order for the pavers at \$746.00 to be paid from the reserve account. Seconded by Marianne Regan. 6/0 Motion Carried.

Mike Dorman made a motion to appoint the 2025 Elections Committee. Seconded by Jess Kaufman. 6/0 Motion Carried.

The members who volunteered are Alison Rampersad, Joan Bracco, Phil Amico, Susanne Pepis and Jerry Birenz.

Violations –

Account #0031

Mike Dorman made a motion to impose a fine in the amount \$25/day up to a maximum of \$1,000 for the exterior maintenance violation and \$25/day up to a maximum of \$1,000 for unregistered vehicle. Seconded by Jess Kaufman. 6/0 Motion Carried.

Account #0280

Mike Dorman made a motion to impose a fine in the amount of \$25/day up to a maximum of \$1,000 for a nuisance violation for failing to clean up pet waste. Seconded by Jess Kaufman. 6/0 Motion Carried.

ARC Appeals –

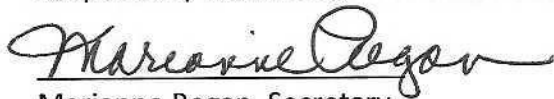
Account #0132

Mike Dorman made a motion to approve the homeowners ARC appeal to paint the driveway with concrete stain Mustard PFC-26 with slip resistant additive. Seconded by Jess Kaufman. 5/0 Motion Carried. Kathy Thrasher abstained.

Adjournment

Mike Dorman made a motion to adjourn the meeting at 7:58 PM. Seconded by Jess Kaufman. 6/0 Motion Carried.

Respectfully submitted,


Marianne Regan, Secretary