

Coco Wood Lakes Association, Inc.

Board Meeting

Tuesday, April 22, 2025

The meeting was called to order at 7:03 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 and Regional Director, Mariya Rau.

In attendance were 9 homeowners in person and 1 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 March 18, 2025 minutes read by Marianne Regan. Seconded by Mike Dorman. 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 Jo-Ann Orlando
- The ARC Committee Report was given by Kristine Diaz – There were 5 applications reviewed for improvements.
- There was no Ladies Club Report given. Jo-Ann Orlando mentioned that Bingo was cancelled due to lack of participation but will resume in the fall.
- The Entertainment Report was given by Jo-Ann Orlando. She reported that the pottery night event was well attended and fun. There will be 1 event every month through the summer in addition to pizza and game night.
- The Lighting Committee Report was given by Jess Kaufman.
- The Bulk Media Technology Report was given by Jess Kaufman. They are still working through issues in the homes.
- The Art Committee Message was given by Aaron Pepis. He informed us that the current art work will stay up on the walls until the artist asks for it to be returned.
- There was no Landscape Committee Report.
- There was no Sign and Monument Committee Report.

Old Business:

Jess Kaufman made a motion to approve the Evans Roofing contract in the amount of \$145,410.00 with work schedule and addendum. Seconded by Mike Dorman. 6/0 Motion Carried.

Marianne Regan made a motion to approve the purchase of 8 parking lot lights and installation in the amount of \$2977.84. Seconded by Jess Kaufman. 6/0 motion Carried.

New Business:

Mike Dorman made a motion to approve the write offs in the amount of \$1,692.00 of the “Due to Prior Owners” that was reported by the previous management company, prior to the transition in 2023. Seconded by Jo-Ann Orlando. 6/0 Motion Carried.

Mike Dorman made a motion to approve the 2024 Financial Audit and Tax Return. Seconded by Jess Kaufman. 6/0 Motion Carried.

There were no violations:
There were no ARC appeals.

Open Forum:

Members were given the opportunity to ask questions and make suggestions. Members discussed the increasing number of rental properties in the community.

Adjournment:

Mike Dorman made a motion to adjourn the meeting at 8:05 PM. Seconded by Marianne Regan. 6/0 Motion Carried.

Respectfully submitted,

Marianne Regan, Secretary