

# **Coco Wood Lakes Association, Inc.**

## **Board Meeting Minutes Tuesday, June 24<sup>th</sup>, 2025**

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, Jon Gutmacher and Anita Brown.

FirstService Residential was represented by Manager, Christina Hurst and Regional Director, Mariya Rau.

In attendance were 10 homeowners in person and 7 on Zoom.

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

Jo-Ann Orlando made a motion to approve the May 27<sup>th</sup>, 2025 minutes read by Marianne Regan. Seconded by Kathy Thrasher. 7/0 Motion Carried.

- The Manager's Report was read by Christina Hurst
- 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 Anita Brown. She reported 6 applications reviewed: 3 approved, 2 pending and 1 denied.
- The Ladies Club- No Report – Sandy Steinberg was absent.
- The Entertainment Report given by Jo Ann Orlando. She reported July events as follows: Game night on July 9th, Crock Pot Palooza on July 12<sup>th</sup> and Pizza night on July 17th
- The Lighting Committee Report was given by Jess Kaufman. Discussion on street lighting improvements, need for financing.
- The Bulk Media Technology Report was given by Jess Kaufman. They are still working through previously reported issues. Firmware and hardware updates implemented. Comcast cancellation letter to be sent & Bluestream Townhall meeting on Thursday, July 24<sup>th</sup> 2025.
- The Art Committee Message – No Report. Aaron Pepis was absent.
- Landscape Committee Report – Jean LeGrys – proposed to move forward with the 4 items: Stump grinds, Transplant, Fill in Trinettes shrubs around Green power box on the east side.
- Sign and Monument Committee Report –Jean LeGrys reported on replacing Atlantic Ave, El Claire Ranch Rd. and South Oriel Blvd. signage. New signage to read "Active Adult Community" County property and permitting issues discussed.

- Bathroom Committee Report – Kathy Thrasher Motion made by Jess Kaufman to research ADA compliance requirements. Seconded by Jon Gutmacher and Jon amends motion to secure legal opinion on public v. private property regarding ADA requirements. Mike seconds the amended motion. Motion carries.

#### **Old Business:**

Atlantic & Jog Expansion – Mike Dorman – reported that it is too early for answer from attorney. He will send the answers to the questions we received to the board.

#### **New Business:**

Mike Dorman made a motion to approve stump grinding the stumps behind the pool area, Transplant the clusia by the 2 front windows back to the hot tub pump fence to hide the equipment and add foliage to hide the Green box on the east side of the clubhouse – fill in with Coco plum by TROPICAL LANDSCAPE. Seconded by Kathy Thrasher. 6/1 - Motion - Carried. Opposed was Jon Gutmacher

Jon Gutmacher made a motion to consult a lawyer to find out if ADA requirements have to be met for bathroom remodeling.  
Seconded By Mike Dorman. 7/0 Motion – Carried.

Mike Dorman made a motion to approve to create a new SURGE PROTECTION Committee.  
Seconded by Jon Gutmacher. 7/0 Motion – Carried.

Mike Dorman made a motion to approve parking lot lights to be kept on until daylight.  
Seconded By Jess Kaufman. 7/0 Motion – Carried.

There were NO Violations.

There were NO ARC appeals.

#### **Open Forum:**

Members were given the opportunity to ask questions and make suggestions.

#### **Adjournment:**

Mike Dorman made a motion to adjourn the meeting at 8:18 PM. Seconded by Jess Kaufman.  
7/0 Motion Carried.

Respectfully submitted,

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Marianne Regan, Secretary