

Coco Wood Lakes Association, Inc.

Board Meeting Minutes Tuesday, July 22nd, 2025

The meeting was called to order at 7:00 PM by Vice President, Anita Brown.

Boards of Directors attendance were: Jo-Ann Orlando, Kathy Thrasher, Jess Kaufman, Marianne Regan, Jon Gutmacher and Anita Brown. Michael Dorman via Zoom

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

In attendance were 12 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 June 24th, 2025 minutes read by Marianne Regan. Seconded by Anita Brown. 7/0 Motion Carried.

- The Manager's Report was read by Christina Hurst
- The Board's Message was read by Jo-Ann Orlando
- The Treasurer's Report was read by Jo-Ann Orlando
- The ARC Committee Report was given by Anita Brown. 12 application received and approved.
- The Ladies Club- The Ladies Club Meetings and Bing will remain on vacation until further notice.
- The Entertainment Report given by Jo Ann Orlando. Crock Pot was a delicious success. Thank you to Bernie Pedowitz for donating flatware so Committee can avoid purchasing disposable utensils. JoAnn reported August events as follows: Music Bingo Aug 9th, Game night on Aug 13th, Pizza night on Aug 21st Upcoming Events this year, Halloween, Friends giving and April 2025 Something Rotten at the Delray Beach Playhouse.
- The Lighting Committee Report was given by Jess Kaufman. Noted that activity is minimal this month.
- The Bulk Media Technology Report was given by Jess Kaufman. Announced of the transition from Comcast to Blue Stream TV effective October 1st 2025. Thursday, July 24th Townhall for residents to sign-up for in-home installation of Blue Stream TV.
- The Art Committee Report – Christina read report sent in by Aaron Pepis.
- Landscape Committee Report – Jean LeGrys – No Report.
- Sign and Monument Committee Report –Jean LeGrys No report.
- Bathroom Committee Report – Kathy Thrasher read report.

- Surge Protection Committee Report – Mike Dorman suggest stand alone battery equipment. Because of the risk of potential surges caused by storms, Board needs to act now. Jess & Mark are tasked with researching equipment options and the plan to discuss a purchase at the next meeting.

Old Business: None

New Business:

Jess Kaufman made a motion to approve the Blue Room Mold Remediation project with Sunshine State. Seconded by Jon Gutmacher. 7/0 Motion - Carried

Anita Brown made a motion to approve property manger to solicit three bids, including the original firm, for updating the reserve study. However, Board discussed the need for a workable spreadsheet and whole expense numbers, not ranges of potential costs and life expectancy.

Seconded By Mike Dorman. 6/1 Motion – Carried. Jon Gutmacher opposed.

Anita Brown made a motion to approve \$750.00 for Sunshine State to repair damage in the main office. Seconded By Mike Dorman. 7/0 Motion – Carried.

Anita Brown made a motion to approve property manager to solicit three bids for gutter installation on the clubhouse. Seconded by Jess Kaufman. 7/0 Motion – Carried.

Jess Kaufman made a motion to approve solar roof as an acceptable roof at Coco Wood Lakes. Seconded by Mike Dorman. 7/1 Motion Carried. To be added to ARC guidelines disseminated to membership.

Discussion on CWL website and duplication of content with First Service Residential (“FSR”). Need for updated information to be current on both sites. To be discussed further with FSR and possible links between the two websites. No motions were made.

There were NO Violations.

There were NO ARC appeals.

Open Forum:

Members were given the opportunity to ask questions and make suggestions. Bernie Pedowitz asked the ARC committee to consider approving a combination new roof with solar panels currently being manufactured by Tesla. Tesla's Solar Roof integrates solar cells directly into roofing tiles, offering a sleek aesthetic. Jo-Ann moves to add this item to the agenda for New

Business. Jon Seconds; Mike Dorman opposes and amends the motion to approve the combo solar roof by Tesla. Added to Agenda (see above).

Adjournment:

Anita Brown made a motion to adjourn the meeting at 8:30 PM. Seconded by Kathy Thrasher. 7/0 Motion Carried.

Respectfully submitted,

Marianne Regan, Secretary