

Coco Wood Lakes Association, Inc.

Board Meeting Minutes
Tuesday, August 26th, 2025

The meeting was called to order at 7:02 PM by Vice President, Anita Brown.

Board Directors in 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 9 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 July 22nd, 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. 6 applications received and approved.
- The Ladies Club- no report was given.
- The Entertainment Report was given by Jo Ann Orlando. August was a success with an amazing turnout at SINGO. We will host another event next month. List of events in the newsletter.
- The Lighting Committee Report was given by Jess Kaufman.
- The Bulk Media Technology Report was given by Jess Kaufman. Announced the transition has been smooth from Comcast to Blue Stream TV. Mike Dorman added to return Comcast equipment.
- The Art Committee Report was given by Aaron Pepis.
- Landscape Committee Report – Jean LeGrys – No Report.
- Sign and Monument Committee Report –Jean LeGrys No report.
- Restroom Remodel Committee Report was given by Kathy Thrasher.
- Surge Protection Committee Report was given by Mike Dorman, he will have a RFQ out to vendors within two weeks.

Old Business:

Jess Kaufman made a motion to ratify the expense and approve Sunshine State to restore the Blue Room, including painting two walls, at a cost of \$1,713. Seconded by Kathy Thrasher. 7/0 – Motion carried.

Kathy Thrasher made a motion to ratify the expense and approve Sunshine State to restore the water damage in office floor, at a cost of \$1,500. Seconded by Jess Kaufman. 7/0 – Motion carried.

Mike Dorman made a motion to discuss the reserve study. Seconded by Joann Orlando. We returned to our original reserve study provider at the same price as three years ago, with a \$200 reduction. We decided to seek two additional bids.

The Coco Wood Lakes Website link with FSR is now working properly between the sites. The drone view has been uploaded to the website.

Gutters for clubhouse: We are still reviewing proposals and will leave that open until we pick a vendor and move forward.

New Business:

September's board meeting has been moved from September 23rd to September 16th due to the Jewish holiday.

ARC guideline update to fences items #7: The heights of aluminum rail fences use to be maximum of (4) feet. We are updating that to maximum of (5) feet.

Discussion: The Board discussed parking on the driveway apron. Residents may park on the driveway swale but may not block the sidewalk. Vehicles can be parked horizontally between the sidewalk and the road. It was noted that state law prohibits blocking the right-of-way, and the Sheriff should be called

Clubhouse Color Palette & Sherwin Williams Meeting: Kathy gave a report that they met with Sherwin Williams for a potential exterior painting palette. They returned with a proposed palette that did not make a strong impression. They were looking for feedback and also mentioned that we have an account with Sherwin Williams, and they can put together our approved colors on the site and have available at the office. Continue to pursue options with them, and they also have a discount for CWL members if they buy paint there.

Discussion: Jon Gutmacher stated that not having a mic for every board member should be addressed. This item will be added to the next agenda under New Business for further exploration. Vote: 7/0 – Carried.

There were NO Violations.

There were NO ARC appeals.

Open Forum:

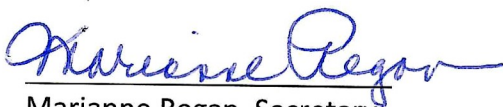
Members were given the opportunity to ask questions and make suggestions. Debra Grant concerned with hedges that are high and Jess Kaufman explained that they are 8ft and some that are over that to bring to Christina's attention. Susan Pepis spoke pool looks fantastic. Would like the agenda in advance. Mark explained that it is posted on the website, channel, and clubhouse; she would like an email. Reason why gutter decision on gutters, Anita Brown explained we are waiting for enough proposals to make a decision. Mrs. Pepis is also a paint colorist, she volunteers her services. Bernie Pedowitz doesn't understand why decisions take long and expressed his concerns.

All expenditures approved at this meeting comply with CWL Conflict of Interest Policy – Read by Anita Brown

Adjournment:

Mike Dorman made a motion to adjourn the meeting at 8:12 PM. Seconded by Jess Kaufman. 7/0 Motion Carried.

Respectfully submitted,


Marianne Regan, Secretary