

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

## Board Meeting Minutes

Tuesday, September 16<sup>th</sup>, 2025

The meeting was called to order at 7:00 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 10 homeowners in person and 12 on Zoom.

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

Anita Brown made a motion to approve the August 26, 2025 minutes read by Marianne Regan. Seconded by Jo-Ann Orlando. 7/0 Motion Carried.

- The Manager's Report was read by Christina Hurst
- The Board's Message was read by Anita Brown
- The Treasurer's Report was read by Jo-Ann Orlando
- The ARC Committee: no report. Next meeting will be held on Mon, Sept 29<sup>th</sup> at 4:30pm.
- The Ladies Club- no report was given.
- The Entertainment Report was given by Jo Ann Orlando.
- The Lighting Committee Report-no report was given.
- The Bulk Media Technology Report was given by Jess Kaufman. Announced the transition is happening in two weeks from Comcast to Blue Stream T.V.
- Art Committee Report was read by Christina Hurst
- Landscape Committee Report: Jean LeGrys will have an update by the next meeting.
- Sign and Monument Committee Report: Jean LeGry will have an update by the next meeting.
- Restroom Remodel Committee Report was given by Kathy Thrasher.
- Surge Protection Committee Report was given by Mike Dorman.

### **Old Business:**

Water damage in office – Mike Dorman spoke saying we will call Sunshine State to come back and do a better job on sealing the window.

Reserve Study – Mike Dorman stated that the board will be putting it off.

Mike Dorman made a motion to approve Seamless Gutters proposal for \$4,900 for the installation of the gutters on the Clubhouse. Seconded by Kathy Thrasher. 7/0 – Motion carried.

ARC Guideline Update re Fences # 7: Anita Brown stated the guidelines are being updated and a new mailing will be sent for everything.

Clubhouse color palette & Sherwin Williams Meeting – Kathy Thrasher stated we will vote on paint in new business.

**New Business:**

Adding additional microphones for each Board member – Jess Kaufman stated that each Board member now has a microphone, including one at the table for Christina (8 working mics total).

JoAnn Orlando made a motion to approve Cardinal Painting & Water Proofing proposal for \$12,100 for the painting of the Clubhouse. Seconded by Anita Brown. 7/0 – Motion carried.

Anita Brown made a motion to approve Clubhouse paint colors as SW 7566 Westhighland White for the body and SW 7020 Black Fox for the trim and doors. Seconded by Kathy Thrasher. 7/0 – Motion carried.

Anita Brown made a motion to approve the establishment of a Budget Committee consisting of Mike Dorman, JoAnn Orlando & Jean LeGrys. Seconded by Jess Kaufman. 5/2 Motion carried. Abstained Kathy Thrasher & Marianne Regan.

There was (1) Violation. Account # 3W260000000101 Tree Trimming. Owner has 14 days to cure.

There were NO ARC appeals.

**Open Forum:**

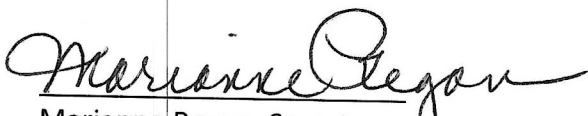
Members were given the opportunity to ask questions and make suggestions: Mary Bowers mentioned adding speed bumps. Francine Taylor mentioned the pool deck. Mike Dorman discussed the addition of the Forgotten Soldiers donation box in the clubhouse lobby as well as keeping the Food Pantry box there (each collecting different supplies). Marianne Regan spoke about the donation needs for the Forgotten Soldiers.

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

**Adjournment:**

Anita Brown made a motion to adjourn the meeting at 8:15 PM. Seconded by Jess Kaufman. 7/0 Motion Carried.

Respectfully submitted,

  
Marianne Regan, Secretary