

**Coco Wood Lakes Association, Inc.**  
2026 Budget Approval & Board Meeting Minutes  
Tuesday, October 28<sup>th</sup>, 2025

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

Board Directors in attendance were: Jo-Ann Orlando, Kathy Thrasher, Jess Kaufman, Marianne Regan, and Anita Brown. Board member absent: Jon Gutmacher

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

In attendance were 20 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 September 19<sup>th</sup>, 2025 minutes read by Marianne Regan. Seconded by Jess Kaufman. 5/0 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 Report was read by Anita Brown
- The Ladies Club- no Report was given.
- The Entertainment Report was given by Jo Ann Orlando.
- The Lighting Committee Report was given by Jess Kaufman
- The Bulk Media Technology Report was given by Jess Kaufman
- Art Committee Report was read by Christina Hurst
- Landscape Committee Report was given by Jean LeGrys
- Sign and Monument Committee Report was given by Jean LeGrys
- Restroom Remodel Committee Report was given by Kathy Thrasher, committee will be dissolved until further notice.
- Surge Protection Committee Report was given by Jess Kaufman. Two surge protectors need to be replaced.

**Old Business:**

Water damage in office – Anita confirmed that the handyman will seal the window, followed by a water test. Once complete, Mario from Sunshine State will install the new flooring.

**New Business:**

Marianne Regan made a motion to discuss the 2026 proposed budget. Seconded by Jo-Ann Orlando. 5/0 – Motion carried.

**Jo-Ann Orlando made a motion to approve 2026 Budget. Seconded by Kathy Thrasher. 5/0 – Motion carried.**

Anita Brown acknowledged the resignation of Board Member Mike Dorman. Anita Brown made a motion to appoint Bernard Pedowitz to fill the vacant Board seat as a new Board Member for the duration of previous member's term. Seconded by Marianne Regan. 5/0 Motion carried.

Anita Brown suggested tabling the discussion on the Reserve Study to the November Board meeting.

Solar Power Discussion: Jess Kaufman made a motion to form a Solar Power Committee, with Jess Kaufman as Chair and Bernie Pedowitz and Nelson Arroyo as members. Anita Brown Seconded. Motion Carried 5/0.

Anita Brown made a motion to add pressure cleaning to the Agenda. Seconded by Jess Kaufman. 5/0 Motion carried.

Anita Brown made a motion to approve pressure cleaning by Fully Involved Pressure Cleaning for \$1,600. Seconded by Jo-Ann Orlando. 5/0 Motion Carried.

There was (1) Violation. Account # 3W26-0000-0014-01 30 Days to Clean Driveway & Side Walk 2<sup>nd</sup> Notice.

There were NO ARC appeals.

**Open Forum:**

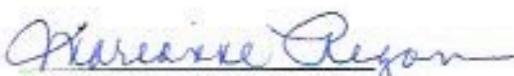
Members were given the opportunity to ask questions and make suggestions.

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 8:00 PM. Seconded by Jo-Ann Orlando. 5/0 Motion Carried.

Respectfully submitted,

  
Marianne Regan, Secretary