

**Coco Wood Lakes Association, Inc.**

Board Meeting Minutes  
Tuesday, December 16<sup>th</sup>, 2025

The meeting was called to order at 7:00 PM by Marianne Regan, Secretary.

Board Directors in attendance were: Jo-Ann Orlando, Jess Kaufman, Marianne Regan, and Bernie Pedowitz

Attendance via Zoom were: Anita Brown, Kathy Thrasher

Board Member absent Jon Gutmacher

FirstService Residential was represented by Property Manager, Christina Hurst

In attendance were 10 homeowners in person and 5 on Zoom.

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

Jess Kaufman made a motion to approve the November, 25<sup>th</sup> 2025 minutes read by Marianne Regan. Seconded by Bernie Pedowitz. 6/0 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 read by Lenny Feld
- 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
- The Art Committee Report was read by Bernie Pedowitz
- The Landscape Committee Report was given by Jean LeGrys
- Surge Protection Committee Report was given by Jess Kaufman who stated No Action at this time.
- Solar Power Committee Report was read by Jess Kaufman.

**Old Business:**

Water damage in office – Management is in the process of obtaining quotes for a French drain and for extending the seamless gutter system.

Reserve Study – Defer discussion to January 2026.

**New Business:**

**Door-to-Door Soliciting:** Marianne recommended collecting any literature left by solicitors. The “No Trespassing” signs are being replaced throughout the community. Members and Residents are advised to **call the phone number listed on the sign and reference OAN #24561** to report soliciting activity.

It was also suggested that residents **do not answer the door.**

**Block Captains:** The intent is to encourage members to receive electronic notices and support communication among neighbors.

**Annual Landscape Maintenance Contract:** Five proposals were presented to the Board. After review, the Board decided to continue with the Association's current provider, **Tropical Landscape**, which reduced the annual contract amount from **\$24,680** to **\$19,980**, resulting in a **savings of \$4,700** for the Association. Marianne Regan made a motion to approve keeping Tropical Landscape as our Annual Maintenance Landscape provider for 2026. Seconded by: Bernie Pedowitz 6/0 Motion carried.

Jo-Ann Orlando made a motion to add **Insurance Quote Approval to the agenda.** Seconded by Jess Kaufmann 6/0 Motion carried.

Marianne Regan made a motion to approve Option 1 Mt. Hawley as our Insurance Carrier provider with a yearly premium of \$102,703.72, a 2.84% savings over the previous year. Seconded by Bernie Pedowitz 5/0 Motion carried. Kathy Thrasher left the meeting due to a bad connection

There were NO Violations.

There were NO ARC appeals.

**Open Forum:**

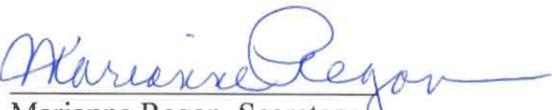
Members were given the opportunity to ask questions and make suggestions.

All expenditures approved at this meeting comply with CWL Conflict of Interest Policy – Read by Marianne Regan.

**Adjournment:**

Jess Kaufman made a motion to adjourn the meeting at 8:07 PM. Seconded by Jo-Ann Orlando 5/0 Motion Carried.

Respectfully submitted,

  
Marianne Regan, Secretary