

**Coco Wood Lakes Association, Inc.**

Board Meeting Minutes  
Tuesday, January 27<sup>th</sup>, 2026

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

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

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

In attendance were 25 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.

Anita Brown made a motion to approve adding hiring new association attorney to the agenda.  
Seconded by Marianne Regan 6/1 Motion Carried Jon Gutmacher opposed.

Marianne Regan made a motion to approve the December 16<sup>th</sup> 2025 minutes read by Marianne Regan.  
Seconded by Anita Brown. 7/0 Motion Carried.

Regional Director Mariya Rau, Introduced our new Regional Director Sheri Martini. Mariya Rau also presented First Service Residential's "Building Great Relationships" Award to Christina Hurst.

- The ARC Committee report was read by Anita Brown
- The Ladies Club no report was given.
- The Surge Protection Committee no report was given.
- The Entertainment Committee report was read by JoAnn Orlando
- The Lighting Committee was given by Jess Kaufman. An onsite evaluation is currently being scheduled.
- The Art Committee report was read by Bernie Pedowitz
- Bulk Media Tech Committee was given by Jess Kaufman who stated approximately 90% of the community is signed up with Blue Stream and Blue Stream will be hosting a TiVo training event on Tuesday, February 3<sup>rd</sup> at 6:00pm in the Clubhouse Auditorium.
- The Landscape Committee report was read by Jean LeGrys.
- The Solar Power Committee –Jess Kaufman and Seth Taylor had a meeting Monday, January 26 and are doing research regarding our existing transformers in the electrical room.

## **Old Business:**

Water damage in office – Gutters have been extended, Management is in the process of obtaining quotes to properly waterproof the window, two quotes received and now waiting on the third quote.

Reserve Study – The board is not ready at this point to vote on renewing or use the one from three years ago. The Board tabled the item.

Block Captains – The Board discussed encouraging homeowner participation in electronic voting and electronic communications to reduce costs associated with paper notices and improve overall communication. The Board tabled the item.

## **New Business:**

Marianne Regan made a motion to ratify the decision to remit insurance premium in full to avoid finance charges. Seconded by Bernie Pedowitz 7/0 Motion carried.

Marianne Regan made a motion to approve suspension of use/voting rights of parcels over 90 days past due. There are 25 accounts. Seconded by Bernie Pedowitz 6/1 Motion carries. Jon Gutmacher abstained.

Anita Brown made a motion to ratify and approve Tropical Landscape Invoice # 16423 for additional work to remove plants, install plants and install mulch. Seconded by Kathy Thrasher. 7/0 Motion carried.

Anita Brown made a motion to waive all delinquent account balances under \$35 for the 2025 fiscal year. There are 10 accounts under this threshold. Seconded by JoAnn Orlando 6/1 Motion carried. Jess Kaufman abstained.

Marianne Regan made a motion to ratify to suspend late fees from January 1, 2026 through January 31, 2026 in connection with the new HOA dues. Seconded by Bernie Pedowitz 7/0 Motion carried.

Anita Brown made a motion to appoint a Ballot Counting Committee for the 2026 Annual Election consisting of Susanne Pepis, Lisa Shaw, Joanie Bracco, George Trepp, and Lenny Feld. Seconded by Kathy Thrasher. 7/0 Motion carried.

Policy on suspension of Clubhouse Privileges due to aggressive or disorderly conduct in the Clubhouse. The board will revise the policy and table it until February's board meeting. However, the essence of this policy is in full force and effect.

Anita Brown made a motion to approve ratification of Lease-to -Own contract with Toshiba for the copier machine. Seconded by Joann Orlando 7/0 Motion carried.

Marianne Regan made a motion to approve PeytonBolin as our new Association Attorney. Seconded by Anita Brown. Motion Carried 5/2. Jess Kaufman abstained and Jon Gutmacher opposed.

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 Anita Brown.

**Adjournment:**

Anita Brown made a motion to adjourn the meeting at 8:25PM. Seconded by Bernie Pedowitz  
7/0 Motion Carried.

Respectfully submitted,

A handwritten signature in blue ink that reads "Marianne Regan". The signature is written in a cursive style with a horizontal line underneath the name.

Marianne Regan, Secretary