

Coco Wood Lakes Association, Inc.

Board Meeting Minutes
Tuesday, February 24th, 2026

The meeting was called to order at 7:02 PM by Christina Hurst – Property Manager

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 Sheri Martini Via Zoom.

In attendance were 15 homeowners in person and 1 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 add to the agenda moving excess 2025 budget funds to 2026 reserves. Seconded by Anita Brown 7/0 Motion Carried.

Jess Kaufman made a motion to add to the agenda Blue Stream gift. Seconded by Anita Brown 7/0 Motion Carried.

Jess Kaufman made a motion to approve the January 27th minutes read by Marianne Regan. Seconded by Bernie Pedowitz. 7/0 Motion Carried.

- The Manager's Report was read by Christina Hurst
- The Board's Message was read by Anita Brown
- The Treasurer report was read by Kathy Thrasher
- The ARC Committee report was read by Anita Brown
- The Ladies Club report was read by Christina Hurst.
- The Surge Protection Committee report was read by Bernie Pedowitz
- The Entertainment Committee report was read by JoAnn Orlando
- The Lighting Committee report was given by Jess Kaufman.
- The Art Committee report was read by Bernie Pedowitz
- Bulk Media Tech Committee report was given by Jess Kaufman
- The Solar Power Committee report was given by Jess Kaufman

Old Business:

Water damage in office – Tabled until next meeting awaiting updated proposals.

Reserve Study – Board Discussion – Needing updated proposals, tabled until next meeting.

Marianne Regan made a motion to approve the Block Captain's Committee and appoint Jo-Ann Orlando as Chairperson. The motion was seconded by Bernie Pedowitz. 7-0 Motion carried

Policy on Suspension of User Rights/Privileges of the Clubhouse – Anita stated the policy is still being updated. Item tabled until the next meeting.

New Business:

Jess Kaufman made a motion to approve the Reaffirmation of Committee's and Board Liaison. Seconded by JoAnn Orlando. 7/0 Motioned Carried.

Committee Appointments

ARC Committee – Anita Brown, Chairperson; Lenny Feld and Sandy Steinberg, Members.

Surge Protection Committee – Jess Kaufman, Chairperson; Bernie Pedowitz and Mike Dorman, Members.

Entertainment Committee – Jo-Ann Orlando, Chairperson; Mary Bowers and Pat Gorski, Members.

Street Lighting Committee – Jess Kaufman, Chairperson; Bernie Pedowitz, Nelson Arroyo, and Mike Dorman, Members.

Art Committee – Aaron Pepis, Chairperson; Bernie Pedowitz, Board Liaison.

BMTC Committee – Jess Kaufman, Chairperson; Mark Kantrowitz, Nelson Arroyo, and Mike Dorman, Members.

Landscape Committee – Jean LeGrys, Chairperson; Kathy Thrasher, Board Liaison, JoAnn Orlando Member.

Solar Power Committee – Jess Kaufman, Chairperson; Bernie Pedowitz, Mike Dorman, and Nelson Arroyo, Members.

Fine Committee – Phil Amico, Ed Booker, and Mike Dorman, Members; Jim Young, Alternate (backup) Member.

Jess Kaufman made a motion to approve the Engineer's Street Light Study in the Amount of \$500. Seconded by Jon Gutmacher 5/1/1 Motion Carried. JoAnn Orlando abstained. Marianne Regan Opposed.

Violations: Account #3W26-0000-0365-01 and Account #3W26-0000-0014-01 were issued second notices. If the violations are not cured, the matters will be brought before the Board next month.

There were NO ARC appeals.

Kathy Thrasher made a motion to approve to move excess 2025 budget funds in the amount of \$125,151 to 2026 reserves. Seconded by Anita Brown. 7/0 Motion carried.

Jess Kaufman made a motion to approve Blue Stream's \$10,000 gift to resurface the pickle ball courts. Seconded by Anita Brown. 5/1/1 Motion Carried, Marianne Regan Opposed, Jon Gutmacher abstained.

Open Forum:

Scott Jeshiva: The homeowner received a violation for installing a wooden fence on the north side of the property. The ARC denied the application. After Board discussion, the fence was approved and grandfathered. 6/1 Motion carried, Jess Kaufman opposed.


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:

Marianne Regan made a motion to adjourned the meeting at 8:40PM. Seconded by Jo-Ann Orlando
7/0 Motion Carried.

Respectfully submitted,


Marianne Regan, Secretary