

**Coco Wood Lakes Association, Inc.**

Board Meeting Minutes  
Tuesday, March 24<sup>th</sup>, 2026

The meeting was called to order at 7:01 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 13 homeowners in person and 6 on Zoom.

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

Bernie Pedowitz made a motion to approve the February 24<sup>th</sup> minutes read by Marianne Regan.  
Seconded by Jess Kaufman 7/0 Motion Carried.

Kathy Thrasher made a motion to approve the March 5<sup>th</sup> minutes read by Marianne Regan. Seconded by Anita Brown. 7/0 Motion Carried.

- The Manager's Report was read by Christina Hurst.
- The Board's Message was read by Kathy Thrasher.
- The Treasurer report was read by Kathy Thrasher.
- The ARC Committee report was read by Anita Brown.
- The Art Committee report was read by Bernie Pedowitz.
- The Block Captain Committee report was read by JoAnn Orlando.
- The Bulk Media Tech Committee no report was given.
- The Entertainment Committee no report given.
- The Lighting Committee report no report was given.
- The Solar Power Committee report no report was given.
- The Surge Protection Committee no report was given.

**Old Business:**

Reserve Study Discussion: The Board discussed the reserve study and thanked Kathy Thrasher for her hard work in creating a reserve study spreadsheet.

**New Business:**

Kathy Thrasher made a motion to disband the Landscape Committee.  
Seconded by Bernie Pedowitz 7/0 Motion Carried.

Marianne Regan made a motion to approve the Pool Heater #1 Coil Replacement.  
Seconded by JoAnn Orlando 7/0 Motion Carried.

Bernie Pedowitz made a motion to approve paying back SUN loan in full.  
Seconded by Marianne Regan 6/1 Motion Carried Jess Kaufman Abstained.

Discussion: Clubhouse Windows & Doors Replacement Project — The Board requested updated proposals to allow for an apples-to-apples comparison and will review them at the next Board Meeting.

Jess Kaufman made a motion to refer Account #3W260000001401 to the Fine Committee for failure to clean the driveway and sidewalks. Seconded by Bernie Pedowitz. 7/0 Motion Carried.

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:**

Kathy Thrasher made a motion to adjourned the meeting at 7:56pm. Seconded by Marianne Regan.  
7/0 Motion Carried.

Respectfully submitted,

  
Marianne Regan, Secretary