

Coco Wood Lakes Association, Inc.

Board Meeting Minutes
Monday, April 13th, 2026

The meeting was called to order at 4:00 PM by Christina Hurst – Property Manager

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

FirstService Residential was represented by Property Manager, Christina Hurst

In attendance were 9 homeowners in person and 0 on Zoom.

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

Marianne Regan made a motion to read March 24th Board Meeting Minutes at the April 27th Board meeting. Seconded by Bernie Pedowitz 5/0 Motion Carried.

Old Business:

Bernie Pedowitz made a motion to approve the ASP for the Clubhouse Windows and Doors Replacement Project, subject to continued fine-tuning. Seconded by Jess Kaufman. 6/0 Motion Carried.

Bernie Pedowitz made a motion to table the Clubhouse FOB System Project by DCS and to continue working with DCS. Seconded by Jess Kaufman. 6/0 Motion Carried.

Account #3W260000001401 – Violation cured; no further action to be taken by the Board.

New Business:

Bernie Pedowitz made a motion to approve Chem-Dry to clean the auditorium carpets for \$500. Seconded by Jess Kaufman. 6/0 Motion Carried.

Jess Kaufman made a motion to table the replacement of the south side AC compressor, to get second opinion and costs. Seconded by Kathy Thrasher. 6/0 Motion Carried.

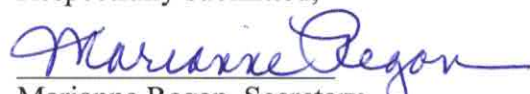
Kathy Thrasher made a motion to approve NY Tile as the vendor to paint the Management Office pending the color. Seconded by Anita Brown. 6/0 Motion Carried.

ARC Appeals (NONE)

Adjournment:

Marianne Regan made a motion to adjourn the meeting at 4:55pm. Seconded by Jess Kaufman. 6/0 Motion Carried.

Respectfully submitted,


Marianne Regan, Secretary