**Coco Wood Lakes Association, Inc.**
BOARD OF DIRECTORS Meeting
Tuesday, July 28, 2026
COCO WOOD LAKES CLUBHOUSE

The Town Hall Meeting was called to order at 7:01 PM by former Property Manager, Christina Hurst

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

FirstService Residential was represented by former Property Manager, Christina Hurst and Sheri Martini, FSR Regional Director

In attendance were 18 homeowners in person and 7 on Zoom.

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

Director Jess Kaufman made a motion to waive the meeting minutes of board meetings of June 23, 2026 and the Town Hall meeting of July 14, 2026. Seconded by Bernie Pedowitz. Motion carried. Jess Kaufman made a motion to approve said meeting minutes for both meetings. Seconded by Bernie Pedowitz. 7/0 Motion carries.

The Board's Report was given by Kathy Thrasher.

The Treasurer's Report was given by Kathy Thrasher.

The ARC committee report was given by Anita Brown; 11 applications were approved covering, among other improvements, painting, doors, windows, fences, roofs.

There was no Block Captain report
There was no Bulk Media Tech Committee report
The Entertainment Committee report was given by Jo-Ann Orlando who posted a schedule of upcoming events on the website.
There was no Solar Power Committee report
There was no Street Lighting Committee report

The Surge Protection Committee report was presented by Bernie Pedowitz. Based on newly acquired information, Bernie suggested hiring a highly-qualified electrician to review the surge protection equipment already in place at the Clubhouse and recommend a path forward. Such review not to exceed $200. Seconded by Jess Kaufman. 7/0 Motion carries.

Kathy Thrasher made a motion to hire DCS to replace current FOB system as per their contract, expense not to exceed $4,877.00. Seconded by Bernie. Discussion followed: current system to be completely compatible with new doors being installed later in the month; current system to include front entry door to Clubhouse, entry door to Clubhouse from pool and both gates to the pool (4 ports/doors); front entry door experiencing reoccurring lapses whenever the power goes out. DCS contract includes an "8 door kit" and we will revise to a "6 door kit" giving us 2 extra ports for 2 more entry doors. Current contract price is $4,877.00 and the vendor wants a 40% deposit of $2,857.76. 7/0 Motion carries to contract with

DCS to replace current FOB system, which when the new doors are installed, will be transferred to new doors.

There was no new discussion on need to hire a full-time property manager. The search is ongoing.

Jess Kaufman moved to accept bid from Rose Paving to replace the concrete walkway from the parking lot to the shuffleboard courts and continuing around the gazebo to the west-side pool gate. Seconded by Bernie Pedowtiz. Discussion: Bernie Pedowitz recommends Rose Paving's bid of $5448.84 because they insist on getting permits to do the job; the other companies did not. Does the board need to replace the concrete? Can the concrete just be removed and replaced with grass? Is the sidewalk an amenity? Board members suggested getting an opinion from our attorney before proceeding with contract. Jess Kaufman amended the motion to read: If the attorney recommends that the sidewalk is indeed an amenity and must be placed with a suitable walkway and not grass, then Board agrees to award contract to Rose Paving.

There were no violations to be discussed
There were no ARC appeals to be discussed.

During Open Forum, many members expressed their dissatisfaction with BlueStream. It was agreed to schedule a Town Hall with a BlueStream representative, so members may address them directly.

Marianne Regan made a motion to adjourn the meeting at 8:40 pm. Seconded by Anita Brown.
7/0 Motion Carried. Meeting adjourned.

Respectfully submitted,

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Marianne Regan, Secretary