Coco Wood Lakes Association, Inc.
BOARD OF DIRECTORS Meeting
Tuesday, September 22, 2026
COCO WOOD LAKES CLUBHOUSE

The Board of Directors Meeting was called to order at 7:00 PM by Board President, Anita Brown.

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, Laura Rosenfeld.

In attendance were 38 homeowners in person and 10 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 August 25, 2026, 2026. Seconded by Jon Gutmacher. 7/0 Motion carried.

Board's Message given by Jo-Ann Orlando. The Association is currently involved in pending litigation. Per the advice of our attorney, we are unable to disclose or discuss details while the matter is pending. The Association will defend its position and protect the interests of the Association and its members to the fullest extent permitted by law.
Manager's Report by PM Laura Rosenfeld.
Treasurer's Report given by Treasurer Kathy Thrasher
The ARC Committee Report was given by Anita Brown. 4 applications received and approved regarding fences, windows.
There was no Art Committee Report.
There was no Block Captain Committee Report.
Bulk Media Tech Committee: **no Report**
Jo-Ann Orlando gave the **Entertainment Committee report** and announced all events to be held in September.
There was no Solar Power Committee Report
There was no Street Lighting Committee Report
Surge Protection Committee Report: Bernie reported that one proposal was received on this project with an approximate cost of between $5,000 and $7,000
Budget Committee Report given by Kathy Thrasher. 2027 Budget draft has been generated and committee will review.

Old Business

Gym Equipment: Anita moved to approve the bid by ProFitness for 1 new leg ext/curl machine, 1 new leg press machine and 1 new elliptical machine. Kathy seconds. Discussion. Jon

Gutmacher moves to amend the motion to exclude the leg ext/curl machine and get a second opinion as to whether it needs repair or replacement; seconded by Jess. Motion carries 7/0.

Pool acid feeder pump. Bernie moves to approve the bid by Lockewell Distribution to purchase a new pump for $439.00; seconded by Marianne. Motion carries. Marianne moves to have American Pools install the new pump; seconded by Jess. Motion carries.

Gym Renovation of doors and AC install. Bernie moves to accept bid of not more than $4000 to install frosted glass doors to gym and install 2 separate vents for portable AC system in Gym. Seconded by Jess. 7/0 Motion carries.

Kitchen Renovation. Bernie moves to renovate condition at a cost of not more than $14,500 ($3,500 for demolition; $11,000 for new cabinets, tables, ice machine, commercial sink, dishwasher.) Jess Seconds. Discussion; cost to be paid out of reserves. 7/0 Motion carries.

LOAN/LOC update: Kathy Thrasher moves to accept the quick-term 10-year loan with Citizens Bank at a rate of 6.2% and a monthly premium of $4,480. Bernie seconds. Motion passes 6/1 with Jon Gutmacher opposed.

Document modernization tabled.

A Pool Area Committee has been formed to include members Jon Gutmacher, John Edwards, Dan Posner and Fran Taylor

The BMTC Committee has been extended for now.

An FPL Liaison Committee has been formed to include members Seth Taylor and Mike Dorman

Member Roy Ratner has been added to the Street Light Committee.

Bernie moves to disband the Solar Light Committee; seconded by Jo Anne. Motion carries 6/1 - Jon Gutmacher abstains.

No date has been announced for the Town Hall to discuss the 2027 Budget.

There were no violations
There were no ARC appeals.

Jo-Ann moved to adjourn the meeting; seconded by Kathy Thrasher. 7/0 Motion carries.
Meeting adjourned at 9:00 pm.

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Marianne Regan, Secretary