Coco Wood Lakes Association, Inc.
BOARD OF DIRECTORS Meeting
Tuesday, October 27, 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, Bernie Pedowitz, Kathy Thrasher and Jon Gutmacher.

Absent: Marianne Regan

FirstService Residential was represented by Property Manager, Laura Rosenfeld.

In attendance were 13 homeowners in person and 8 on Zoom.

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

Director Bernie Pedowitz made a motion to waive the meeting minutes of board meetings of September 22, 2026. Seconded by Jess Kaufman. 6/0 Motion carried.

Manager's Report by PM Laura Rosenfeld.

Board's Message given by Anita Brown.
Coco Wood Lakes continues to make great progress on several initiatives. The Florida Department of Transportation has confirmed that the upcoming Atlantic Avenue widening project will not impact any community common areas. Residents can also enjoy new gym equipment, including a treadmill and two commercial rowing machines generously donated by Nadine and Orangetheory Fitness. Clubhouse improvements are moving forward, with the kitchen renovation scheduled for completion by the end of November, impact window and door installations beginning soon, new Clusia hedges enhancing pool area privacy, and a vending machine now available in the lobby. Looking ahead, the Board will be forming resident committees to assist with upcoming community projects and encourages volunteers to participate. Finally, residents are reminded that the best source of accurate community information is attendance at Board meetings, either in person or via Zoom, to help stay informed and avoid misinformation.

Treasurer's Report given by Treasurer Kathy Thrasher. Treasurer reported **total cash $657,111** (Operating $172,381 incl. **$46,809** prepays; Money Market $155,863; Reserves $328,867; **reserve available $295,395**). Delinquencies **$36,303** (down **$6,362**).

The ARC Committee Report was given by Anita Brown. 14 applications reviewed on Oct 21 — all approved (roofs, screens, paint, landscaping, fences, pavers, mailbox, etc.).
Art Committee Report: no report
Block Captain Committee: no report
Bulk Media Tech Committee: no Report
Entertainment Committee report: JoAnn Orlando announced all events to be held in October and upcoming months thru the end of the year. Active schedule through Nov–Dec (Halloween party Sat; Elections Nov 3; Veterans breakfast Sun Nov 8; pizza night; holiday party;). Several events relocated during auditorium closure; RSVPs required for some events.
Street Lighting Committee: no report
Budget Committee Report: Committee met Oct 7; committee and management obtained competitive quotes on multiple contracts; town hall was scheduled to present the proposed budget on 10/29/2026.

Old Business

Anita Brown made motion to approve the emergency Irrigation pvc line damage invoice for $1142. Seconded by Bernie Pedowitz. Invoice approved. Motion carried 6/0

New Business

- November and December Board meetings – Anita Brown made a motion to approve to move both meetings to another date due to holidays and community availability. Seconded by Bernie Pedowitz. November Board meeting moved to **Thu Nov 19**; December Board Meeting moved to **Thu Dec 17** motion passed 6/0.
- Additional Principal Payment of $500 to add toward loan repayment. Kathy Thrasher made a motion to approve the extra principal payment. Seconded by Bernie Pedowitz. Motion to add $500 extra principal toward loan passed 5/1. Jon Gutmacher - Abstained.
- HVAC annual contract with new vendor Envirotech **approved**. Motion made by Anita Brown, seconded by Kathy Thrasher- Motion passed 6/0
- Pest control contract with new vendor Hillsboro **approved:** Motion made by Kathy Thrasher, seconded by Bernie Pedowitz. Motion passed 6/0
- HVAC Repairs and Maintenance $9000 - Anita Brown made a motion to discuss the clubhouse HVAC maintenance and repairs. Seconded by Bernie Pedowitz. No motion was carried - discussion item only.
- Website Hosting and Security Update – Anita Brown made a motion to move to GoDaddy and Security. Seconded by JoAnn Orlando. Mark Kantowitz explained the details. Decision to move forward was approved and motion passed 6/0.

- Wind Mitigation inspection. Bernie Pedowitz made a motion to approve the Wind Mitigation inspection. Seconded by Jess Kaufman. Inspection was approved to be done by Insurance Services for $129 - Motion carried 6/0
- Reserve Study – Kathy Thrasher made a motion to discuss the Reserve Study quotes. Seconded by Jon Gutmacher. Decision tabled and will re-evaluate timing after major projects complete.
- 2027 Budget Town Hall date announced: Thu Oct 29, 7:00 PM
- 2027 Budget Approval meeting: Friday Oct. 30, 12:30 PM

There were no violations
There were no ARC appeals.

Anita Brown moved to adjourn the meeting; All in favor. Meeting Adjourned at 8:25 PM

Laura Rosenfeld
Community Manager