

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF  
CORAL CAY RESORT HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of Coral Cay Resort Homeowners Association, Inc. held their meeting on Monday November 23rd, 2015 at the Clubhouse, at 9.00 a.m.

**Members Present:** Juan Thomas, Greg Ross, and Charlotte Mazta

**Others Present:** Mark Hills, LCAM manager of Association Solutions, and several Homeowners.

**Quorum** being present with 3 of 5 Board members present, the meeting was called to order at 9.03am.

**Minutes:**

The Board reviewed the minutes of the October 1st, 2015 Board Meeting. Upon motion by Charlotte Mazta and seconded by Greg Ross the minutes were approved as presented.

**Old Business:**

**Trees:** The Board discussed the tree trimming bids. Charlotte Mazta motioned to approve the bid from Briggs Tree service but to get an additional price for the palms to be done as well as the oaks. If funds for the palms are available these are to be trimmed as well. Greg Ross seconds the motion and it is carried unanimously.

**Gym:** Mark Hills gave an update on the new gym, confirming that the equipment had been ordered and should be installed in approximately 2 weeks.

**New Business:**

Mark Hills explained about the rest room being vandalized and confirmed it had been caught on camera. The person had been identified and the Police are now dealing with the matter.

**Theater:** It was explained that complaints had been received that it was difficult at times to book the Theater due to people booking it for long periods at a time. The Board discussed the issue and agreed that rules need to be established and asked that the attorney draw up the paper work in accordance with the association's documents.

**Painting:** The Board asked that the management company moves forward with obtaining bids for painting the community

**Playground Mulch:** The mulch needs topping up in the playgrounds but the boarders need to be brought in to compliance. Management is to obtain bids for this and the mulch.

**Speed Humps:** Owners have complained about the speed humps. The Board discussed the issue and asked management to obtain a price to paint lines leading up to the speed

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humps. This is then to be monitored to establish if they are sufficient warning and if not then signage would be looked into.

Pool Area lights: The Board asked that a price be obtained to put motion activated lights in the pool area to help prevent people climbing the fence after hours.

Bush cutting: Management explained that the conservation area has grown heavily over the common area and is in need of cutting back. A price is to be obtained to do this work.

Ant Treatment: Charlotte asked who is responsible for ant treatment. It was explained that on each lot it is the homeowners but common area the HOA. A price is to be obtained to treat the common area and the whole community for a one time treatment and an ongoing program.

**Open Forum:**

There were no questions from the floor

**Adjournment:**

There being no further business Charlotte Mazta motioned to adjourn the meeting and this was seconded by Greg Ross. The meeting was adjourned at 10.34a.m