

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 Board of Directors' meeting on Wednesday, December 28th, 2016 at the Clubhouse, at 9:30a.m.

Board Members Present: Charlotte Matza, Kathi Swanson, Juan Thomas, Mark McCoy and Les Folkes, with other members of the community also in attendance.

Others Present: Mark Hills, L.C.A.M. of Association Solutions, Pamela Joyce, onsite Property Manager for Coral Cay Resort HOA, two homeowners in person and one via conference call.

Quorum being present with 5 of 5 Board members present, the meeting was called to order at 9:32a.m.

Minutes:

The Board reviewed the minutes of the September 16th, 2016 Budget Board Meeting. Upon motion by Charlotte Matza and seconded by Mark McCoy, the minutes were approved as presented and carried unanimously.

Financials:

Mark Hills presented the financial report for October 2016. Upon motion by Charlotte Matza and seconded by Kathi Swanson, the financials were approved as presented and carried unanimously.

Old Business:

Trees: Mark Hills updated the Board Members regarding the issue of removing the oak trees from next to the driveways. There have been many discussions between us and the City of Kissimmee. These are the steps that have to be followed for a tree to be removed:

Owners must receive ARC approval before removing any tree.

The City of Kissimmee require each owner to apply for a permit, the cost of this is \$83. This is done in person at the permitting office in Kissimmee.

An inspection is made of the tree to see if it is allowed to be removed.

If it is the permit is granted. It is conditional that a tree be planted in the same area to replace it, the new tree must be of a certain size / age and be in the same classification.

The cost for the removal and replacement would be in the range of \$1000.

Mark has spoken several times with the attorney to see if the HOA can just have the trees removed. The HOA would have to go through the violation process with the owner to get to the point where we can intervene. The issue is still, the owner has to pull the permit.

If the HOA actually gets the tree removed and replaced, the owner can be charged however, taking the owner to small claims court is the only way to make the owner pay.

The Board asked Mark to continue researching options. Juan was informed by Planning that the wrong trees were planted per plan. Mark will try and find the original landscaping plans as a starting point.

Lights: The automated lights have been installed and are working well. The remaining lights will cost \$2000 to add in to the system. A quote will be sent to accounting to see if the funds are available.

New Business:

Dog Park: The Board discussed installing a “dog park”. It was decided that this probably wouldn’t solve the issue of owners not cleaning up after their dogs.

Main Gate Remote: The Board requested a quote to add “clickers” to the main gate which would allow entry to the community without punching a code in to the keypad. Mark will contact the gate company for the information.

Main Gate Codes: The Board inquired if it were possible to have separate codes for each property instead of one master code. Mark explained that the company charge \$50 per code to make additions or changes. However, there is a 12 month contract the company offer that would cover all changes within that year. The cost is approximately \$550. The Board agreed not to pursue this at this time.

Clubhouse Rules: Mark Hills read the resolution rules governing the Clubhouse use.

Charlotte Matza motioned to approve the new rules and Juan Thomas seconded the motion and it was carried unanimously (Copy attached).

Open Forum:

There was a question regarding the timing of the painting, as it is a busy holiday season. It was explained that this was the only time to company was able to schedule a project of this size. Weather during the summer months has to be taken in to account.

Adjournment:

There being no further business Les Folkes motioned to adjourn the meeting and this was seconded by Charlotte Matza. The meeting was adjourned at 10:49a.m.

CORAL CAY RESORT CLUBHOUSE RULES

- **THE CLUBHOUSE IS OPEN FROM 9:00 AM – 9:00 PM.**
- **ACCESS TO THE CLUBHOUSE IS BY KEY FOB ONLY.**
- **PLEASE DO NOT ALLOW ACCESS TO THOSE WHO DO NOT HAVE A KEY FOB.**
- **THE CLUBHOUSE IS UNDER 24 VIDEO SURVEILLANCE.**
- **CHILDREN UNDER 16 MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN.**
- **NO ANIMALS ARE PERMITTED INSIDE THE CLUBHOUSE.**
- **SHIRT AND SHOES ARE REQUIRED.**
- **DO NOT ENTER THE CLUBHOUSE IN WET CLOTHING.**
- **DEVICES AND PERSONAL MUSIC MUST BE KEPT AT A MINIMUM VOLUME.**
- **THE CLUBHOUSE MAY NOT BE RESERVED FOR PRIVATE PARTIES.**
- **NO OWNER, RESIDENT OR GUEST CAN BE STOPPED FROM ENTERING THE CLUBHOUSE BY ANYONE OTHER THAN THE HOA BOARD OR STAFF.**
- **NO ALCOHOLIC BEVERAGES ARE ALLOWED.**
- **NO SMOKING IS ALLOWED IN THE CLUBHOUSE.**
- **DO NOT ENTER THE POOL AREA THROUGH THE CLUBHOUSE AFTER DUSK.**

BREAKING ANY OF THESE RULES WILL RESULT IN FUTURE ACCESS BEING DENIED