

**CORAL CAY RESORT HOMEOWNERS' ASSOCIATION INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
THURSDAY, MARCH 14TH 2019 AT THE CORAL CAY RESORT CLUBHOUSE**

IMMEDIATELY FOLLOWING THE ANNUAL MEETING.

CALL TO ORDER:

The meeting was called to order at 1:03 pm.

QUORUM:

Quorum was established with 5 of 5 Board members present. Les Folkes was present via conference call.

OTHERS PRESENT:

Pamela Joyce, L.C.A.M. and Mark Hills, L.C.A.M. of Association Solutions and several owners.

The only matter on the agenda was to establish board positions. Discussions took place between the Board Members.

Richard Lasecki motioned for the Board titles to stay the same for the next year, the motion was seconded by Kathi Swanson and passed unanimously.

The Board is as follows:

President – Juan Thomas
Vice President – Les Folkes
Secretary / Treasurer – Kathi Swanson
Director – Foort Jagt
Director – Richard Lasecki

OTHER BUSINESS:

The Board opened the floor for questions from the owners.

One owner asked for a report on projects and how the Resort is generally.

Juan Thomas gave a report on projects that have taken place over the last year such as, tree trimming, the spa being refinished and the purchase of a new pool table. He also mentioned that the soffits are being repaired or replaced on the buildings, more tree trimming is scheduled, as are upgrades to the entrance sign, the landscaping and the irrigation system.

The Board discussed some ongoing projects and bids:

Landscaping: It was decided to have the quote amended to include replacing sod only in the squares that have crape myrtles planted in them. Then a bid request needs to go out for concrete to be put in some of the others.

Entrance Sign: A new vendor is needed as the one that was going to do the work is unable to do so.

Security: We are still on schedule to have security for 2 weeks over Easter and 6 weeks in the Summer.

Access System: Due to alterations to the initial bid, the potential vendor may need to be rethought and another company considered.

Cleaning: A cleaning contractor will start march 18th and will come Monday, Wednesday, and Friday between 4:00 pm and 5:00 pm.

Rental Policy Amendment: The Board discussed with the owners present the new Rental Policy that they would like to bring to the community. This would allow the HOA to run background checks on all potential renters and take security deposits to cover any damage to HOA property by the renters. This protects the HOA and the owners from added expenses.

Harassment of Staff: Charlotte who is doing the mail service was verbally assaulted by a resident. The Board agreed that this can not continue. On a motion from Kathi and a second by Richard, the Board requests to have the HOA Attorney draft a letter to the resident in question for him to cease and desist this behavior.

ADJOURNMENT: A motion to adjourn was made by Juan Thomas and seconded by Kathi Swanson. The meeting was adjourned at 2:15 pm.

**CORAL CAY RESORT HOMEOWNERS' ASSOCIATION INC.
ANNUAL MEETING
THURSDAY MARCH 14TH 2019 AT THE CORAL CAY RESORT CLUBHOUSE**

CALL TO ORDER:

The meet was called to order at 1:01 pm

QUORUM:

Pamela Joyce, L.C.A.M. of Association Solutions, reported that with only 18 properties represented (12 by proxy and 6 in person, quorum of 47 was not met.

PROOF OF NOTICE:

Pamela Joyce showed the proof of notice to the members present.

ANNOUNCEMENT OF DIRECTORS:

Per Florida Statue 720, as quorum was not met and there were 5 candidate forms received for the 5 vacant positions, the candidates would automatically be seated on the Board.

The 5 Board Members who will serve a 1-year term are:

Les Folkes
Foort Jagt
Richard Lasecki
Kathi Swanson
Juan Thomas

ADJOURNMENT: As there could be no further business, the meeting was adjourned at 1:03 pm