

## **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 meeting on Thursday, September 19<sup>th</sup>, 2019 at Association Solutions, 811 Mabbette St, Kissimmee, at 1:00p.m.

**Members Present via conference call:** Kathi Swanson, Juan Thomas, Les Folkes and Richard Lasecki

**Others Present:** Mark Hills, L.C.A.M. and Pamela Joyce, L.C.A.M. of Association Solutions and several homeowners.

### **Quorum**

Quorum was met with 4 of 5 Board Members present.

### **Approval of Minutes**

The Board reviewed the minutes of the August 16<sup>th</sup>, 2019 Board Meeting. Richard Lasecki made a motion to approve the minutes and it was seconded by Les Folkes. The minutes were unanimously approved.

### **Review of Financial Reports**

Having reviewed the July 2019 financials and there being no questions, Richard Lasecki made a motion to approve the financials and it was seconded by Les Folkes. The July 2019 financials were unanimously approved.

### **Old Business**

Pamela Joyce updated the Board and Homeowners on the completed and ongoing projects in the community including:

Replacing palm tree

Alarm and fob system

Gate replacement and tag cameras

Kiddie pool filter replacement

Playground replacement

The Board were happy that everything was in hand and moving forward.

### **New Business**

Pamela Joyce reviewed the proposed 2020 budget with the Board. The Board discussed the proposal and upon a motion to approve from Richard Lasecki and seconded by Les Folkes, the 2020 budget was unanimously approved as presented.

### **Open Forum**

An owner expressed concern regarding illegal or nuisance behavior, such as late, loud parties, in the community. It was explained that in most cases, residents should call local law enforcement for assistance.

It was asked why things take so long to repair (like the gates), it was explained that there is a review period for contractors to submit bids and then the Board reviews bids before going ahead. Everything is done as quickly as possible.

Management and Board Members explained how the HOA works and what it is responsible for. The owners were directed to the website to review the community documents so they could understand fully what could and could not be done. Especially with regards to renters that were causing issues in the community.

### **Next Meeting**

The date and time of the next meeting was not set at this time.

### **Adjournment**

There being no further business to come before the Board, Kathi Swanson motioned to adjourn and Juan Thomas seconded the motion. The meeting was adjourned at 2:39 p.m.