

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 Tuesday, January 18th, 2022, at The Coral Cay Club House at 6:30 p.m.

Board Members Present: Kathi Swanson and Juan Thomas.

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

Call to Order: Kathi Swanson at 6.32 p.m.

Quorum

Quorum was met with 2 of 2 Board Members present.

Approval of Minutes

The Board reviewed the minutes of the September 19th, 2019, Board Meeting. Kathi Swanson made a motion to approve the minutes and it was seconded by Juan Thomas. The minutes were unanimously approved.

Review of Financial Reports

Mark Hills reviewed the November 2021 financials and there being no questions, Juan Thomas made a motion to approve the financials and it was seconded by Kathi Swanson. The November 2021 financials were unanimously approved.

Old Business

There was none for this meeting.

New Business

Board Vacancy: The floor was opened to volunteers to fill the current vacancy. Jackie Salmon and Foort Jagt both volunteered. The Board discussed and upon a motion from Juan Thomas and seconded by Kathi Swanson, Foort Jagt was appointed to fill the vacancy for the remainder of the term.

Playground Update: Mark Hills explained that the parts for the playground by the pool are on order but there is a huge delay, and they will not be in for another three or four months.

Pressure Washing Buildings: Kathi Swanson asked that bids be obtained to pressure wash all the homes.

Pedestrian Gates: Owners had complained that they do not lock, and people are just walking in and dumping their trash. Management company to get quotes to 1) Install a lock on each gate 2) To add one gate to the swipe card system and close the other gate from use.

Club House: Juan Thomas asked that the management company arrange to paint the wall in the pool room under the kitchen bar.

Useful Numbers: Kathi Swanson asked for the management company to put together a list of useful numbers for owners and have them emailed out.

Open Forum

The floor was opened to all the members for questions and comments. There was a variety of questions from Gym Equipment to Parking which the Board addressed.

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 8:07 p.m.