

APPROVED MEETING MINUTES

Coastal Estates Homeowners Association
Board Meeting & Election Saturday January 24, 2026 @ 11:00AM
11100 Ballweg Lane

Call meeting to order: Meeting was called to order at 11:06AM

Board Members in attendance: John Rodgers, Cathy Casey and Reba Fennessy

Homeowners in attendance: Carl Miller, Amanda Gilbert, Mark Bonert, Dan Clifford, Kathy & Terry Spivey, Diane Pulliam, Phil Bremser, and Mark Wicks.

Reminder: Please keep in mind our meetings will follow Robert's Rules of Order. If you would like to speak, please raise your hand and wait to be addressed before speaking. Thank you.

Establish Quorum: We have 81 homeowners that are allowed to vote. Therefore, we need at least 25 ballots to make the quorum of 30%. At last count we have 43 ballots.

Counting the Ballots: Phil Bremser had volunteered to count the ballots, thank you Phil.

Approval of Minutes: Approval of minutes from December 18, 2025 as they were posted on the board. Motion was made by John Rodgers, Second by Cathy Casey, all were in favor.

Tree trimming of North Swale: The trimming has begun and approximately half of the swale has been completed. The back half of the swale will be worked on sometimes in late February, Volunteers are appreciated. This saves us all a lot of money,

Electric at the front entrance: The board is aware that the lights at the front entrance are not working properly. Last year Britania Electric made repairs at a cost of over \$2,000.00. Unfortunately, there are still issues that Britania said they fixed. We are looking into cost of repairs.

Association debit card: While the board is aware of the Florida Statue 720.303(13) regarding association debit cards, in an association this small we need to have a debit card for the following: Boost Mobile for the association phone, FPL for the lights at the entrance, Postage and Office supplies because we order them online because it is cheaper. Therefore, since the previous board felt it was necessary and continued to use a debit card. I suggest this board do the same. Motion was made by John Rodgers to continue to use the debit card as specified, second by Cathy Casey, all were in favor.

Website issues: We are still having issues with the website. When the previous board chose to hire Omni to "design" our website, and I note they did NOT design it the simply migrated it to their platform, at a cost of \$3,000.00. They also did not provide us with an SSL (Secure Socket Layer) which meant our website was not secure. Since GoDaddy hosts our website and is one of

the least expensive hosts, this board chose to have our website migrated back to GoDaddy, who had always provided us with a secure website. We decided that since we pay GoDaddy for hosting it was an unnecessary expense to pay Omni as well. We have had several issues in the migration that I have been working on. However, I am going to have to have GoDaddy handle the rest of these issues and we will have to pay for them to do so.

Road Paving: Once the budget has been completed, we will begin to obtain quotes (as we are not sure the previous quote is still considered a good quote since it was provided over four years ago) to determine when we can start paving. However, the paving will probably need be done in two or three segments.

Update on letters of late assessment: We have sent another 6 Letters of late assessment with response from only 2 homeowners. We also have another homeowner who has informed the board that they have a medical health emergency and is not able to make any payments at this time, recommend compassion and to cease interest payments for this homeowner. A motion was made to place a compassion hold on the interest for this homeowner and allow the homeowner to make payments over the next six months, by John Rodgers, second by Cathy Casey, all were in favor

Update on violation notices and NOIL: We have sent 8 requests to the attorney to file NOIL however, after several requests the attorney has not given us any updates on his results. Keep in mind, the attorney must first send the homeowner a NOIL with 30 day response, if no response, the attorney then will send the homeowner a notice of mediation with a 45 day response, if that fails then the attorney will take it court, so this is a long process.

Ballot results: The results are: Reba Fennessy, President 42 votes, Cory Myers, Vice President 40 votes, Debbie Kelliher, Treasurer, 39 votes, Cathy Casey, Secretary, 37 votes, John Rodgers, Board Member 26 votes, (Kent Loepker 4 votes – not elected, Dan Clifford, 15 votes – not elected).

Any other business:

We have a sink hole on front of 11160 Ballweg Lane right at the gutter at the end of the driveway. The board will be looking into this to determine what caused the sink hole and to get quotes.

A homeowner complained about the homeless people that are living in the park, that property is in probate and the association attorney is aware, since it is a legal situation, the board cannot make any other comments at this time.

Set date of next meeting: Next meeting will be March 18,2026 Thursday 6PM. This will be the budget meeting.

Motion to adjourn: Motion was made to adjourn by John Rodgers, second by Cathy Casey, all were in favor. Meeting was adjourned at 11:27AM.