

Coastal Estates Homeowners Association  
**Approved Minutes**, Annual Meeting  
Saturday, January 25, 2025 at 10:00 AM  
11100 Ballweg Lane

**Call meeting to order:** Dan Clifford, Treasurer, with the permission of Tony Swaldi, Vice-President, called the meeting to order at 10:03 AM.

**Board members in attendance:** Tony Swaldi, Vice-President; Dan Clifford, Treasurer; Joe Detwiler, Director-at-Large. Rosemary Adamski, President, had resigned from the Board on January 24.

**Lot Owners in attendance:** Cathy Casey, Carl Miller, Reba Fennessy, Mary Nolan, Diane Kirkpatrick, Sherri Stevens, Bobby Young, Karen Brickner, Jethro (Last name unknown), Mark & Pieper Bonert.

**Approval of Minutes:** The recent Board President thinks that there are discrepancies in the November 30 minutes of the Board of Directors meeting, so the Board will wait to approve these minutes until the Budget Meeting.

**2024 Annual Financial Report:** Dan Clifford, Treasurer, presented this Report.

**Old Business:**

**Update on Enforcement of the Deed of Restrictions:**

Owners M / M1: These owners had refused to comply with Paragraph 9.g. of the Deed of Restrictions, that is: To keep the lot neat & clean by removing all junk and refuse from the lot. Recently the Board President directed the Association's attorney to file a Complaint in court to compel these owners to correct this violation.

Owner D: This owner has also repeatedly refused to comply with Paragraph 9.g. He has cleaned up a lot of the junk, but is still in violation. Recently the Board President directed the Association's attorney to file a Complaint in court to compel this owner to correct this violation.

Owner UU: This owner has refused to remove a non-operating vehicle from his lot, in violation of Paragraph 9.c. of the Deed, and he also has his electric panels in the association's West Out Lot where the security fence will be installed and he also refuses to remove a travel trailer stored there. Recently the Board President directed the Association's attorney to file a Complaint in court to compel this owner to correct the violations.

There are nine (9) other owners in violation of the Deed of Restrictions, but their violations will be updated at the Budget Meeting on February 22.

**Update on Delinquent Owners:** In mid-January, Dan Clifford, Treasurer, sent mandatory Notices of Late Assessment to thirteen (13) owners, giving them thirty (30) days to pay what they owed to the Association. The total owed is \$11,800.00, most of which is for the Road Paving Charges.

**Update on Lee County Code Enforcement Actions:**

Lot 24, 11220 Bombay Lane. I checked with Code Enforcement and the county now has the authority to demolish this home. When that will happen is still up in the air. The county places a lien on the property, and when the property is sold, the county gets the cost of the demolition back.

Lot 27, 11250 Bombay Lane. The home has been demolished, so there is no longer a need for Code Enforcement.

Lot 74, 11041 Ballweg Lane. This home was recently sold. Dan Clifford, Treasurer, sent a letter to the title company requesting that it send a check to the Association for the amount owed.

**West Security Fence:** You all received a handout about the rumor concerning this fence.

**Electrical Problems at the Entrance:** Britannia Electric is still trying to schedule a day with FPL to fix the breaker box at the entrance.

**Public discussion:** Dan Clifford asked if there were any issues or comments from the members in attendance.

A member asked about a home that was covered in concrete surrounding the home. Dan Clifford said that an owner was required by the Deed of Restrictions to provide a sketch before any such work was done, but no such sketch was sent to the Board of Directors. Dan also said that the Association would have to get a court order telling the owner to dig up the concrete in front of the home.

Another member asked if the Association could tow the vehicle and the trailer home off the West Out Lot. Joe Detwiler said that a tow company would not tow this as part of the vehicle and the travel trailer were on the owner's lot.

**Any Other Old Business?** There was no other Old Business.

**New Business:**

**Results of the Election:**

Reba Fennessy was elected President.

Cory Myers was elected Vice-President.

Cathy Casey was elected Secretary.

Dan Clifford was elected Treasurer.

Joe Detwiler was elected Director-at-Large.

Dan Clifford said any other New Business would be discussed at the Board of Directors meeting right after the Annual Meeting.

**Motion to Adjourn:** Tony Swaldi made a motion to adjourn at 10:52 AM, seconded by Joe Detwiler, and passed unanimously.