

APPROVED MEETING MINUTES

Coastal Estates Homeowners Association
Board Meeting Thursday November 6, 2025 6:00 PM
11100 Ballweg Lane

Call meeting to order: Meeting was called to order by Reba Fennessy at 6PM.

Board Members in attendance: Debbie Kelliher, Cathy Casey, John Rodgers, Cory Myers, and Reba Fennessy

Homeowners in attendance: Carl Miller, Amanda Gilbert, Mark Bonert, Diane Kirkpatrick, Charlie Nevins, 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.

Approval of Minutes: Approval of minutes from September 18, 2025. Motion was made to waive reading & approve meeting minutes by Cory Myers, second by John Rodgers, all approved.

Update on Dredging the swales: We are still unable to find a company that can dredge the swales. However, we are still looking. Most companies have no idea what we are talking about to laser level the dredging. Therefore, we do not want the same issue as the back half of the swales so we keep looking.

Road paving update: As soon as the board can collect the balance of road assessment fees from all the homeowners, we will have the roads paved. As of today, we have collected approximately \$42,000.00 of late road assessment. We still have just over \$28,000.00 more to collect before we can start arrangements for road paving. All these collections have been made without having to involve our attorney. Also, all this money has been collected since we have taken office in January 2025. The board hopes the homeowners realize and appreciate how much time and effort it has taken for the board members to work with the homeowners and collect these fees. This boards focus has been to be frugal in spending the homeowner's money.

Close the floor for board business:

Update on letters of late assessment: Six (6) letter of late assessment have been sent out. We are hopeful we can work with these homeowners without attorney assistance to save the association money. To date this board has not incurred any attorney fees!

Update on violation notices and NOIL; Two violation notices have been sent and have been successfully completed. Currently the attorney has been sent 3 homeowners to file NOIL, (this is the only time the attorney has been used so far this year) At this point we will probably send 3 or 4 more NOIL to the attorney. Keep in mind when the homeowners pay, the association is reimbursed for the attorney fees.

Update on violations: We have been working on violations. This takes times, but we are doing the best we can. Some of the violations have been addressed by the homeowners right away and we appreciate this. We will continue to work with the homeowners and address violations as needed.

Homeowner's complaint: At the September 18, 2025 meeting the board adopted a new policy for homeowner's complaints. If you have a complaint, you can come to the meetings, call us, email us, or drop a letter in the mailbox. All complaints are kept strictly confidential and must be signed. If a complaint is not signed, we will not address it. Please keep in mind that a dispute with your neighbor is not a board issue. If you cannot resolve it call Lee County Sheriff's 239-477-1000. An issue regarding animals, call Lee County Domestic Animal Services 239-533-7387. Per Lee County Ordinance NO.20-11 "All dogs must be kept on a leash no longer than 8 feet and accompanied by the owner. Dogs must also have a collar with a valid Lee County license attached."

Tree trimming of North Swales (behind homes on Ballweg Lane): The trees on the North swales are extremely overgrown and hanging into our property. Our lawn service has advised he can no longer get his tractor through the swale. He stated if he must continue weed eating the entire swale he will need to charge us more money. After checking with rental companies to rent a chipper we were given quotes of \$1,000.00 to \$1,200.00 per weekend. Carl Miller has offered to purchase a wood chipper (with his own money) and rent it to the association for the sum of \$300.00 per weekend to chip the branches into mulch and a homeowner has agreed to allow us to use their empty lot to do this. Several homeowners have agreed to volunteer to help with this process like we did 20 years ago. If the board approves this, homeowners that volunteer would need to sign a waiver of liability to be allowed to help. After some discussion, Cory Myers made a motion to rent the chipper from Carl Miller for \$300.00 per weekend, second by John Rodgers, all approved. Cory Myers also made a motion to have all volunteers sign a waiver of liability before they are allowed to do any work, second by John Rodgers, all approved. Cory Myers also made a motion to ask the homeowners with empty lots to use their property in writing, second by John Rodgers, all approved.

Right of Access Agreement: Tillman Fiber had approached the previous board to request the right to access the swales and install fiber optics with the subdivision. On May 2, 2024 Rosemary signed this agreement. Tillman Fiber now has their blue prints and plans and they want to plan a start date for this. I have not had the time to review all of this and feel this should be tabled until after the election, as the board is very busy with other matter that are more important. After a discussion a motion was made by John Rodgers, to get all the detailed information before we agree for them to continue, and review this after the January meeting, second by Cory Myers, all approved.

Set Date for the Fixed Record Date and Date of First Notice of the 2026 Annual Meeting and Election of Directors and Candidate Intent Form: Recommend Fixed Date as December 26, 2025 to be mailed by November 21, 2025. Annual Meeting Date as Saturday January 24, 2026 @ 11AM. After discussion a motion was made by Cory Myers to agree with the recommended dates, second by John Rodgers, all approved.

Open the floor to homeowners:

Any other business: As of today, I received an email from Lee County Risk Management regarding the damage to our front fence. I filed a complaint after the fence was damaged when they put a storm drain under Pine Ridge Road for the new facility. After reviewing the damage, the Analyst stated they are denying the claim as they don't feel it was damaged by the county. Since we have no photos or witnesses when the damage occurred it would not be cost effective to pursue the issue. After a discussion we will work on obtaining quotes to have the fence repaired. Motion to access the damage ourselves and at that time decide if we can make the repairs or if we need to get quotes made Cory Myers, second by Debbie Kelliher, all approved.

A homeowners made a complaint that she had to put in a driveway 17 years ago when she moved in and since then many others have not had to do that. The President explained that we cannot go back and change what previous boards have allowed as it would cost the association an extreme amount of money to do that and homeowners do not want to be assessed for that. The board expressed that to update the Deed of Restrictions it will cost us \$30,000.00 to \$40,000.00. So, the board feels we should work with each homeowner on a case-by-case situation, and try to keep everyone in compliance with the Deed of Restrictions.

Another homeowner was concerned if the quote the previous board received was going to be enough to pave the roads since it has been four years since we received that quote. We also explained to the homeowners that every year \$60.00 from our \$100.00 annual maintenance fees are set aside to cover road and storm drains. However, until we have all the money, we do not have the negotiating power to obtain quotes again. We are hopeful to have start the roads paving in the spring.

Set date of next meeting: Thursday December 18, 2025 @ 6PM

Motion to adjourn: Motion was made to adjourn by Cory Myers, second by John Rodgers, all approved. Meeting was adjourned at 7PM.