

APPROVED MEETING MINUTES
Coastal Estates Homeowners Association
Board Meeting & Budget Review Thursday March 26, 2026 @ 6:00PM
11100 Ballweg Lane

Call meeting to order: Meeting called to order at 6:12PM

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

Homeowners in attendance: Carl Miller, Mark Bonert, Sherrie Stevens, Bobby Youngs, Dan Clifford

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.

Close the floor:

Approval of Minutes: Approval of minutes from January 24, 2026. Motion was made by Cory Myers to approve the January 24, 2026 meeting minutes as they were posted on the bulletin board, Second by John Roagers and approved by all.

Audit: Phil Bremser completed the audit and all was in good order.

Review of the budget: Proposed budget was reviewed. Dan Clifford opposed several items on the budget even though the floor was closed, we allowed Dan to speak several times. Since there was controversy of the budget a motion was made by Cory Myers to table the matter and have a new budget meeting on 4/2/2026, second by Debbie Kelliher and approved by all.

Road Paving: We reviewed the quotes for road paving. The Reserve account now has \$153,998.71. Ajax Paving quoted \$206,571.98, DG Paving quoted \$185,864.00, and Acme Paving (which gave a previous quote of \$151,407.00 in 2019) provided us with a quote of \$213,775. Acme gave us a second quote of \$149,732.00 to pave all streets except Ballweg and the front entrance. Then provided us with a second quote of \$64,043.00 to complete Ballweg and the front entrance later (however, that quote expires on April 26, 2026). After many complaints from homeowners, the board made a motion by Cory Myers, to table this matter and look for further quotes, second by Debbie Kelliher and approved by all except John Rodgers. Cory Myers made a motion to have a meeting in 2 weeks (April 2, 2026), second by Debbie Kelliher and approved by all.

Repairs of lights at front entrance: After Britannia Electric worked on the electric of our front entrance we were having issues again, after inspection we have found some serious issues. We asked them to send out a supervisor to review their work. The supervisor's answer was he could give us a quote to repair it. We have been able to get the lights working and we will need to get quotes for this to be done properly.

Flag pole at front entrance: The hurricane damaged the flag pole at the front entrance that displayed the state flag, I suggest we buy a new flag pole. Since board members were not in agreement a motion was made by Cory Myers to table this matter, seconded by John Rodgers, approved by all.

Charging fees for the preparation of estoppel certificates: Florida Statue 720.30851 allows us to charge to provide estoppel certificates to title companies when a property is sold. The Statue allows us 10 business days to provide this document (we usually respond within 2 to 3 business day) and we are entitled to charge up to \$250.00. I recommend we charge \$50.00. A motion was made by Cory Myers to charge a \$50.00 fee for estoppels, second by Debbie Kelliher approved by all.

Update on letters of late assessment: At the last meeting we decided to allow a homeowner with a medical emergency compassion to withhold late fees. After speaking to the homeowner, they have agreed to pay \$100.00 per month until the fees are paid in full. We are working on sending more Letters of late assessment in April.

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. Motion was made by Cory Myers to explore new attorneys, second by John Rodgers, approved by all.

Open the floor:

Review lawn service contract: The lawn service contract that expires in April. He is doing a really job at a reason price, however, he sometimes brings his young children with him and lets them run around homeowners' properties. Cory Myers made a motion to put him on a month-to-month contract, second by John Rodgers, approved by all. Cory Myers also made a motion to get quotes from other lawn services, second by John Rodgers, approved by all.

Any other business: A homeowner asked if we go with Acme paving and find out how much more to just seal Ballweg Lane. Reba answered that we have tabled that issue and have a meeting schedule in a week.

Complaints about dogs: Homeowners have complained about dogs not being on leashes and not picking up after them. This was not put on the agenda but about 10 minutes before the meeting a homeowner came up to me screaming that her dog was bit by another dog that was not on a leash. At a previous meeting we quoted county ordinances, from Lee County Animal Control. They need to contact Lee County Animal Control. This is a neighbor dispute, to the dog owner.

Set date of next meeting: Next meeting will be April 2, 2026 @ 6PM

Motion to adjourn: A motion was made to adjourn by Cory Myers to adjourn, second by John Rodgers, meeting was adjourned at 7:18 PM.