

APPROVED MEETING MINUTES

Coastal Estates Homeowners Association

Board Meeting April 2, 2026 @ 6:00 PM

11100 Ballweg Lane

Call meeting to order: Meeting is called to order at 6:03PM

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

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

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: The items on this agenda are for board voting only. Any homeowner interrupting will be asked to leave.

Road Paving: Review of quotes for road paving. From 2023 to 2024 the previous board spent \$4,769.50 on pothole repairs done by Acme paving. The board in 2025 spent \$10.56 to reimburse Cory Myers for the materials, he paid for the rest as a donation to the association and he did all the work. Cory Myers was able to obtain a quote from Rose Paving. They will mill from the front entrance to the end of Bombay completely, and all the cul-de-sacs will be milled 4 feet from the gutter instead of the 2 feet Acme was quoting us. All the streets will be complete. They will also replace the 9 speed bumps and the speed bar at the front entrance. Their quote is \$150,698.42. A motion was made by Cory Myers to sign the contract with Rose paving, second by Debbie Kelliher, approved by all.

Budget Review: Revised Budget review. Due to one homeowner at the previous meeting on March 26, 2026 the Treasurer and the President has reviewed the budget, revised the budget and presented the revised budget at this time. There was no deficit therefore there will not be an assessment. However, it is possible to have an assessment later in the year if it is necessary for any pertinent reason, A motion was made by Cory Myers as it was read, second by John Rodgers, approved by all.

Attorney: As approved at the March 26, 2026 meeting, we have reviewed attorneys to replace our current attorney. The 2 attorney's that are local and willing

to take on Coastal Estates are Becker & Poliakoff, they require a retainer of \$300.00 per year, their fees are from \$315.00 to \$525.00 per hour depending on what services are required. The second attorney is Goede/DeBoest/ Cross. They do not require a retainer and their fees are from \$175.00 to \$525.00. They have explained if the service is required can be handled by a paralegal up to the attorney, to save us money. After discussions a motion was made by Cory Myers to obtain Goede/DeBoest/Cross, second by John Rodger, approved by all. Reba will set-up a meeting for her and Cory to have a meeting with the attorney on April 9, 2026. The contract was signed at that time.

Open the floor: The previous items have been voted on by the board and are closed. There will be no comments on those items.

New Business:

A homeowner has requested permission to place a privacy fence along one side of his property at 11101 Bombay Lane, this work will be done by a contractor. After some discussion the fence will be 6 feet and will be set back 10 feet from the street. Motion was made by Cory Myers to approve the fence, second by Debbie Kelliher, approved by all.

Reba asked for any other new business, none was requested.

Next Meeting: Next meeting To Be Determined.

Motion to Adjourn: Motion was made to adjourn the meeting by Cory Myers, second by Debbie Kelliher, meeting was adjourned at 6:46PM.