

APPROVED Meeting Minutes

Coastal Estates Homeowners Association
Board Meeting Thursday July 24, 2025 6:00 PM
11100 Ballweg Lane

Call meeting to order: Meeting was called to order at 6:07PM

Board Members in attendance: Cathy Casey, Reba Fennessy, and Cory Myers

Homeowners in attendance: Carl Miller

Approval of Minutes: Approval of minutes from March 29, 2025. Motion to, waive reading & approve as they were posted on the bulletin board. Motion made by Cory, second by Cathy, all were in favor meeting minutes for 3/29/2025 were approved.

Purpose of this meeting: Tonight's meeting is to handle association business and to have the ballots counted for the resigned board members. We have a quorum of ballots therefor we can count the ballots. There were 71 homeowners that were eligible to vote. Two-thirds of 71 is 24, we received 37 ballots, therefor we have a quorum so we can count the ballots.

Explanation of Ballots: As usual the same homeowner complained once again that this board did not follow the SOP for mailing the ballots. At the March 29th meeting we voted on the SOP's since the previous board had never approved them. We chose to use them as a "reference" tool only, but to follow our governing documents and Florida Statues. I will point out there is no reference in our governing documents or Florida Statues that requires one board to follow the exact procedure of the previous board. Each board is only required to follow the governing documents and Florida Statues.

Email documents to homeowners to save postage costs: Since we now have an association email if you would like to receive documents via emailed to save on postage costs, please send an email to the association email and include your name, association address and lot #, along with "written request" stating you approve to receive documents via email. If we do not have a "written" request from the homeowner we are not able to send documents via email. Violation notices or voting ballots must be mailed. Email address is: cehoafl@gmail.com. Our Domain name will expire on October 10, 2025. We have a bill for \$265.00 for 5 years. Motion to pay? Motion made by Cory, seconded by Cathy, all approved to pay the \$265.00 for 5 years to keep our domain name.

Close the floor for Board Business:

Payment plans and statis:

The following homeowners have arranged payment plans and we will update the statis: however, we will not include homeowners' names, address, or lot #. The / PP after the homeowner confidential ID letter stands for payment plans.

A/PP homeowner made a 6 month payment plan, 4 months has been paid

B/PP homeowner made a 9 month payment plan, 3 months has been paid

C/PP homeowner made a bi-monthly payment plan for 2 months and paid full amount 2 weeks early, **PAID**

D/PP homeowner Monthly payments for 4 months, 1 month paid. No further payments made. Owner is renting. Owners' boyfriend has been verbally abusive to the President. President notified LCSO as boyfriend does not live here. President is sending Notice of Late Assessment.

E/PP Monthly payments for 5 months, 2 months paid. Second check return NSF no other attempts for payment. President is sending Notice of Late Assessment.

F/PP homeowner has paid balance owed in 2 months. **PAID**

G/PP homeowner made a 3 month payment plan, then the homeowner paid the balance owed in one payment. **PAID**

Letter of Late Assessment and statis: Violation notices and NOIL and statis:

After the homeowner ID letter the following letters are as shown: **LA** = Letter of late assessment. **NOIL** = Notice of Intent to Lien. **V** = Violation. **R** = Request.

A/LA/NOIL homeowner was sent Letter of late assessment, no response. Directed the attorney to file Notice of Intent to Lien.

B/V homeowner was sent violation notice as the request that was previously approved by the board was discovered the are not the homeowners but are under a lease to own contract. **Violation handled.**

C/R homeowner requested to put in a driveway, no county permit required, board approved. **COMPLETED.**

D board requested homeowner to provide permit for travel trailer, board find permit on-line. **COMPLETED.**

E/LA/NOIL homeowner was sent Letter of late assessment, no response. Directed the attorney to file Notice of Intent to Lien.

G/LA/NOIL homeowner was sent Letter of late assessment, no response. Directed the attorney to file Notice of Intent to Lien.

H/LA/NOIL homeowner was sent Letter of late assessment, no response. Directed the attorney to file Notice of Intent to Lien.

I/LA/NOIL/V homeowner was sent Letter of late assessment, no response. Directed the attorney to file Notice of Intent to Lien. Violation, county is involved.

Storm drains cleaning: We have received a quote from sewer viewer for cleaning the storm drains, see attached. IF the job takes half a day, the cost will be \$2,520.00 if it takes all day it will be \$4,200.00. Cathy recently for LMR Construction so we will call them for a quote. When we have this quote the board will vote via "Electronic WRITTEN Ballot" to proceed with this project and details will be provided at the next meeting.

Tree trimming swales behind Ballweg Lane: The committee has obtained a quote from C.H. Landscaping dba Chance Hollis to trim all the trees along the swales at the rear of Ballweg Lane. The Quote is in the amount of \$1,500.00. The board was informed that the landowner Shawn that owns the farm has previously helped to pay for this service. I have been unable to contact Shawn he doesn't answer his phone or return voicemails. While Chance can do the cutting, we would need to rent a chipper and ask a vacant lot owner to use their property and then ask homeowners to volunteer to help and provide free mulch to any homeowner, on completion clean up the vacate lot used. A motion was made to table this while looking for other quotes until the next meeting. Cory made the motion, Cathy second the motion, all were in favor.

Mowing: Board approved via electronic “written” ballot to pay for lawn mowing at 11141 Ballweg Lane. This was done 2 weeks ago. I am working with the owners on a payment plan and have asked them to have the lawn mowed or we would continue to do it. They are considering demolition. Then I found out the person I spoke to does not own the property even though they are listed on the county website as owners. I will be contacting the attorney to find out the legal procedure for this. The board has once again approved via electronic “written” ballots to have the lawn mowed the week of August 4, 2025.

We paused the meeting to count the ballots: Once again we had the same homeowner a complaint from the same homeowner that we didn’t follow the SOP for mailing the ballots since we had homeowners sign the ballot envelop instead of the mailing envelop, therefor “technically” when opening the ballot envelop you would be able to see how a homeowner voted. So, Cathy Casey opened the mailing envelop, Cory Myers opened the ballot envelops and immediately gave the ballot to Reba Fennessy. Reba counted the ballots and Cory counted after she did. Total as follows: Debbie Kelliher 37, John Rodgers 33, Dan Clifford as a write in 3. Results: Debbie Kelliher, Treasurer, John Rodgers, Board member. Thank you to all that voted.

Any other business: Cory has been trying to find cold patch for the potholes on Bombay Lane. As agree at one of our previous meetings, the board will approve payment for the material and Cory has volunteered to do the work.

No other business was expressed.

Motion to adjourn: Motion was made to adjourn all were in favor, Meeting was adjourned at 6:33 PM.