

APPROVED MEETING MINUTES

Coastal Estates Homeowners Association
Board Meeting Thursday September 18, 2025 6:00 PM
11100 Ballweg Lane

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

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

Homeowners in attendance: Carl Miller.

Certificate of Completion: Debbie Kelliher & John Rodgers both completed their 4-hour required course and have received their certificate, which will be kept in the association records for 5 years as required.

Approval of Minutes: Approval of minutes from July 24, 2025. Motion was made by Cory Myers to approve Meeting minutes from July 24, 2025 as posted on the bulletin board, second by Cathy Casey and approves by all.

Storm drain cleaning: Sewer Viewer cleaned our storm drains, \$4,650.00. Cory spent the day overseeing the process. Thank you, Cory. Storm drains were cleaned in four deferent locations. The drain on the West side was mostly clean; however, they found a large deposit of landscaping rocks in the drain. If you have landscaping rocks on your property across the street from the drain on Bombay Lane, please find a way to retain them. The two drains on the South side of the association both had built up, they spent a substantial amount of time on both, but they were also cleaned. Keep in mind when the main swale on Pine Ridge Road fills up, it does not matter how clean we keep our storm drains, there is no place for the water to go. With all the building on Pine Ridge Road, this will cause that swale to fill faster.

Dredging the swales: We are still unable to find a company that can dredge the swales. We are still looking. Any suggestions would be appreciated.

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 \$40,000.00 of late road assessment. We still have approximately \$30,000.00 more to collect before we can start arrangements for road paving. All these collections have been made without having to involve our attorney. Cory are you still willing to do cold patching? Cory is willing to continue with cold patching. As approved by the board at previous meeting, please make the purchase and provide the board with the receipt to be reimburse.

Attorney: To date this board a has not incurred any attorney fees!! The attorney does not charge us for phone calls, if I keep it short, he will answer my questions.

Close the floor for board business:

Update on letters of late assessment: Upon sending letters of late assessments 17 homeowners have paid in full, 7 homeowners have payment plans in place, and 6 more letters of late assessments are going out within the next week. We are also working with other homeowners on payment plans.

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) 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.

Upcoming violations to be addressed: RV's - Our attorney has informed us Florida is no longer under a state of emergency for temporary housing after Hurricane Ian, therefore RV's are in violation of our deed of restrictions and need to be removed. Motion was made by Cory to send violations to remove the RV's, second by Cathy approved by all. Violations will be sent out. **Home repairs after Ian**- There are 3 properties that need to be demolished, these properties are in the county hands, we must wait for the county to demolish them, we cannot mandate when the county has this done. We speak with the gentleman that is our code enforcement officer every month for updates. We realize some homeowners are slowly working on their properties, and we understand the cost. Should the board set a date for home repairs to be completed? Motion was made by Cory to send all homeowners that need repairs a courtesy letter providing the board with updates. Homeowners that do not respond or homeowners that have not made any attempt to make repairs should be sent a violation notice, second by Cathy, approved by all. **Lawn Mowing**-Violations will be sent to all homeowners that are not maintaining their lawns. This includes mowing, trimming, edging along the street curbing, shrubs, and palm fronds. **Boats and trailers**- violation notices will be sent to all homeowners to remove boats and trailers that are in "plain sight", per our deed of restrictions. **Trespassing**- All homeowners should keep in mind that each home is "Private Property" and should not disrespect their neighbors by crossing through the neighbor's property. **If by speaking to the person that is trespassing you cannot resolve the issue, please contact Lee County Sheriffs at 239-477-1000. Disputes between neighbors is not a board issue. Pole Lights** – Per our deed of restrictions all properties are required to have an outside light. Empty lots should purchase solar lights. Violations will be sent.

Violations will start to be addressed on October 1, 2025.

Outstanding Bill: We were recently notified by Britannia Electric that the association owed them an outstanding balance for services rendered on 4/1/2025. We were told the bill was sent to Dan Clifford, previous treasurer, as he signed the contract. We never received the bill. Motion to pay balance of \$1,007.50? Motion was made by Cory to make the payment, second by Debbie, all approved.

Homeowner's complaint: When we receive a homeowner's complaint (most homeowners sign them) it is kept strictly confidential. If a complaint is not signed, we will not address it. The Complaint Policy states homeowners must sign the complaint if they want the board to respond. The board then has 30 days to respond to the complaint. The board will not use names, addresses or lot numbers to respond to any issues. All information is kept strictly confidential for all parties involved.

Open the floor to homeowners:

Gate on back fence: There have been several locks put on the back gate, most have been cut off. My understanding right now is you can push and pull the gate open and closed. Motion was made by Cory to table this issue until the next meeting, second by Debbie, approved by all.

Any other business: None was stated.

Set date of next meeting: Next meeting is scheduled for November 6, 2025 @ 6PM at 11100

Motion to adjourn: Motion was made to adjourn by Cory, second by John, meeting was adjourned at 6:27 PM.