**CORAL POINTE HOMEOWNERS ASSOCIATION, INC. MEETING**

**Meeting Date**: Thursday, July 25, 2024

**Meeting Time (Scheduled)**: 6:30 PM to 7:30 PM

**Meeting Location**: Pool at Coral Pointe Property

**Meeting Members in Attendance**: Morgan Muresan (President), Ramesh Sivaraman (Vice-President), Eddie Berkheimer (Director), Domenic Easton (Treasurer), Rick Nagy (Secretary)

**AGENDA**

1) **CALL TO ORDER**: 6:35 PM

2) **ROLL CALL**: Morgan Muresan (President), Ramesh Sivaraman (Vice-President), Eddie Berkheimer (Director), Domenic Easton (Treasurer), Rick Nagy (Secretary)

\* Carmen from Benchmark was present at the meeting as well.

3) **ESTABLISH QUORUM**: ALL PRESENT

4) **Previous Meeting Minutes**: Motion to waive reading of previous meeting minutes by Morgan Muresan, 2nd by Ramesh Sivaraman. Unanimously approved by all board members.

5) **Golf Cart.** It has been decided by the board that we not get a new golf cart for the community as it is expensive and hardly used. It has been decided that Vash will maintain the cart (at his own expense) and store it in the storage area. If he decides not to use the cart later on, the association will sell the cart. Motion for this was by Morgan Muresan, 2nd by Ramesh Sivaraman, Unanimously approved by all board members.

6) **Maintenance Closet/storage area**: It has been decided that instead of paying someone to clean out and improve the storage area, the board members would complete this at no expense to the homeowners. This will be done on Saturday and Sunday (July 27 and July 28). This will include cleaning out and organizing the storage closet as well as throwing out any broken or old items. Also, clearing out the weeds and laying down a weed barrier and covering it with rock to prevent any weeds and keep the storage area a place where work can be done as needed. Eddie Berkheimer will pick up the weed barrier and the rock and turn in the receipts to be reimbursed. Motioned by Morgan Muresan and seconded by Rick Nagy. Unanimously approved by all board members.

7) **Parking bumper**: In the pool parking lot, there is a broken parking bumper. As this is unsafe, Eddie Berkheimer will pick up a bumper at Home Depot and replace the broken parking bumper, and turn in the receipt to be reimbursed. Motioned by Morgan Muresan and seconded by Domenic Easton. Unanimously approved by all board members.

8) **Dog Waste Stations**: It has been decided that we should have dog waste stations in all cul-de-sacs. Eddie Berkheimer will walk the entire development and determine how many we will need and Carmen from Benchmark will get a few quotes for us to review. Motioned by Morgan Muresan and seconded by Eddie Berkheimer. Unanimously approved by all board members.

9) **Review of violations in the community**: Carmen will send out a list of violations to Morgan for the board to review. If the violators have not done repairs or work within the timeframe indicated, the 2nd step of the violation process will begin for those in violation. Motioned by Rick Nagy and seconded by Ramesh Sivaraman. Unanimously approved by all board members.

10) **Posting Agenda prior to meetings**: Morgan Muresan will type up an agenda and have it posted on the website for homeowners to see prior to future meetings. Motioned by Morgan Muresan and seconded by Ramesh Sivaraman. Unanimously approved by all board members.

11**) Hiring of new irrigation company**: After reviewing a few quotes, it has been decided that we would use Pro Irrigation (Victor) to assume the Coral Pointe irrigation needs. Motion by Morgan Muresan and seconded by Eddie Berkheimer. Unanimously approved by all board members.

12) **Landscaping at the entrance of Coral Pointe**: It has been decided that we cannot deal with the landscaping at the entrance of Coral Pointe until the irrigation has been fixed (Pro Irrigation will look at the issues with the irrigation and get back to us). Motioned by Morgan Muresan and seconded by Domenic Easton. Unanimously approved by all board members.

13) **Newsletter**: Domenic Easton will type up a newsletter (no later than Monday August 22, 2024) and send to Benchmark to mail to the residents in the community. Motioned by Domenic Easton and seconded by Ramesh Sivaraman. Unanimously approved by all board members.

14) **Littering in Coral Pointe**: As it has still been a problem, we will send out a newsletter to notify families that they should be aware that children in this community have been littering.

15) **Pool Locks**: Both Pool Locks are broken due to tampering. Motioned by Morgan Muresan to have Lockman Securities group come out and fix the broken locks and also put a plate on both locks to prevent people from sliding open the locks from the inside. Seconded by Eddie Berkheimer. Unanimously approved by all board members.

16) **Pool Vandalism**: There has still been vandalism at the pool. This includes pool chairs and life preservers being thrown in the pool. Vash will monitor the pool as much as he can and contact the board via text to see if we can talk to the kids doing it or calling the police. Motioned by Eddie Berkheimer and seconded by Rick Nagy. Unanimously approved by all board members.

17) **Pool signs on doors**: Motioned by Domenic Easton to add signs on the pool doors to warn of the rules of the pool as anyone enters. Vash will get quotes on the signs. Seconded by Rick Nagy. Unanimously approved by all board members.

18) **Pavers in Pool Area**: Morgan Muresan motioned for Vash to give estimate on replacing damaged pavers in the pool area (Vash has done this in the past). Seconded by Ramesh Sivaraman. Unanimously approved by all board members.

19) **Painting of fence around the pool area**: Ramesh Sivaraman has one quote. We will get one more quote and decide on who we will hire to paint the fence around the pool area. Motioned by Ramesh Sivaraman and seconded by Domenic Easton. Unanimously approved by all board members.

20) **Restriping**: Morgan is currently waiting for quotes for restriping in the community. We will vote at next meeting once all quotes are and reviewed. Motioned by Morgan Muresan and seconded by Eddie Birkheimer. Unanimously approved by all board members.

21) **Parking Enforcement**: There are still numerous violations related to parking in Coral Pointe. Paul Garing Parking Enforcement will be hired to place stickers on car windows of cars in violation. Motioned by Morgan Muresan and seconded by Ramesh Sivaraman. Unanimously approved by all board members.

22) **Emails not being responded by Benchmark**: Residents at the meeting complained about emails not being answered by Benchmark. This is not the first complaint regarding emails to Benchmark and Carmen at Benchmark will address this with the Benchmark team.

23) **Rat issue**: A resident mentioned that there is a rat issue in the neighborhood. Unfortunately, it is not the responsibility of the Association to pay for a company to come out and kill rats. It was discussed that people can put out traps and trim trees from touching roofs where rats can get in. Also mentioned was using steel wool in openings where rats can enter attics. This issue will be included in the newsletter to educate people with the best ways to eliminate rats. Motioned by Morgan Muresan and seconded by Domenic Easton. Unanimously approved by all board members.

24) **ADJOURNMENT**: Motion to adjourn the meeting by Morgan Muresan. Seconded by Rick Nagy at 7:55 PM. Unanimously approved by all board members.