

CORAL HAMMOCK HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
ANNUAL MEETING MINUTES
Open Conference Call VIA Zoom
Key West, FL
6:00 PM, Monday, November 22, 2021

1. CALL TO ORDER BY CHAIRPERSON:

The Board of Directors meeting was called to order by President Mark MacLaughlin at 6:39 p.m.

2. CERTIFYING QUORUM:

President, Mark MacLaughlin, Secretary, Georgianna Skinner, Vice President, Roy Svenningsen, Director, Judy Bringle and Bob Quinn and Treasurer, Steve Bringle were present. Operations Director Sterling Christian and Community Association Manager Randy Niles and Tracey Barrera were present on behalf of Management.

Attendees sign-in sheet of those who attended by Video and/or Conference Call is attached.

3. PROOF OF MEETING NOTICE

The Community Association Manager Randy Niles provided proof of meeting notice by affidavit.

4. APPROVAL OF PRIOR MINUTES:

President Mark MacLaughlin motioned to approve the prior meeting minutes, Treasurer Steve Bringle seconded. The motion passed unanimously.

5. PRESIDENT'S REPORT:

President Mark MacLaughlin gave status of legal case and the rezoning of property.

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

- Mark MacLaughlin motioned to approve of the \$1,500 special assessment to fund litigation with Monroe County, Steve Bringle seconded. This passed unanimously.
- Mark MacLaughlin motioned to approve rolling over excess Member revenues to the following year, Roy Svenningsen seconded. This passed unanimously.
- Roy Svenningsen motioned to approve allowing the use of reserve funds in case of a disaster, Steve Bringle seconded. This passed unanimously.
- Roy Svenningsen motioned to approve of allowing the use of reserve funds if necessary to further fund litigation with Monroe County, Steve Bringle seconded. This passed unanimously.

8. QUESTIONS AND COMMENTS:

- Steven Lome (14 CW)

9. ADJOURNMENT

Mark MacLaughlin motioned to adjourn the meeting, Roy Svenningsen seconded. Meeting was adjourned at 7:37 pm.

Respectfully Submitted,

Randy Niles
Property Manager, Coral Hammock