

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, 2022

1. CALL TO ORDER BY CHAIRPERSON:

The Board of Directors meeting was called to order by President Mark MacLaughlin at 6:34 p.m.

2. CERTIFYING QUORUM:

President, Mark MacLaughlin, Vice President, Roy Svenningsen, Director, Judy Bringle. Director Georgianna Skinner, Treasurer Steven Bringle, and Secretary Steve Lome were all present via zoom. Operations Director Sterling Christian 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:

Treasurer Steven Bringle motioned to approve the prior meeting minutes; Vice President Roy Svenningsen seconded. The motion passed unanimously.

5. PRESIDENT'S REPORT:

President Mark MacLaughlin gave status of legal case ruling. Went over the exemption application process so everyone is clear what to do and when to get all this completed.

6. UNFINISHED BUSINESS:

Health Dept. Pool Inspection – The report will be emailed to the board to view. Management has already spoken to Aqua Clean they in the process of taking care of the list of items.

7. NEW BUSINESS:

- Steven Bringle motioned to approve of the \$2,000 special assessment to fund litigation with Monroe County. Roy Svenningsen seconded. This passed unanimously.
- Steven Bringle motioned to approve rolling over excess Member revenues to the following year. Roy Svenningsen seconded. This passed unanimously.
- Steven Bringle motioned to approve allowing the use of reserve funds in case of a disaster. Roy Svenningsen seconded. This passed unanimously.
- Roy Svenningsen motioned to approve the use of reserve funds if necessary to further fund litigation with Monroe County, Steven Bringle seconded. This passed unanimously.

8. QUESTIONS AND COMMENTS:

- Sam Kaufman 30CW – Commented and asked about the legal case, and what to expect.

9. ADJOURNMENT

Mark MacLaughlin motioned to adjourn the meeting; Steven Bringle seconded. The meeting was adjourned at 7:39 pm.

Respectfully Submitted,

Randy Niles
Property Manager, Coral Hammock