CORAL HAMMOCK HOMEOWNER’S ASSOCIATION, INC.

ANNUAL MEETING

2 Coral Way, Key West, FL

November 18, 2019

1. CALL TO ORDER

President Robert Clark called the Board of Directors meeting to order at 8:06 p.m.

2. DETERMINATION OF QUORUM

There were 29 owners present and 2 represented by proxy. A quorum was present. Operations Director Sterling Christian, Community Association Managers Michael Henriquez and Randy Niles were present on behalf of Management.

3. PROOF OF MEETING NOTICE

The Association’s Operations Director Sterling Christian provided proof of meeting notice by affidavit.

4. MINUTES OF THE PREVIOUS MEETING

Vice President Roy Svenningsen moved to approve the November 12, 2018 Annual Meeting minutes, and the July 17, 2019 membership meeting minutes. Home Owner Tara Sellers, seconded. The motion was approved unanimously.

5.CLOSE OF NOMINATIONS

Homeowner Richard Gurr moved to close nominations as no other homeowner was nominated for the board. Vice President Roy Svenningsen seconded. The nominations were closed unanimously.

6. BOARD OF DIRECTORS ELECTION

The 7 members running for the board including the following Judy Bringle, Steve Bringle, Mark Mclaughlin, Bob Jabour, Georgianna Skinner, Roy Svenningsen, and Bob Quinn were all confirmed by the general membership as the new board of directors for the next 2 years.

7. REPORTS OF OFFICERS

President Robert Clark commented on the hard work and cooperation from all of the Board Members, Homeowners, and also thanked Management for their dedication to the community.

The Members and Management thanked President Robert Clark for his services as president of the association.

6. UNFINISHED BUSINESS

A discussion was held in regards to Monroe County Transient Licenses for vacation rentals.

Community Association Manager Michael Henriquez gave a recap of 2019 projects including new cameras installed on property, new gate motors, heater / chillers installed for the pool, and our new landscaping company Excel.

7. NEW BUSINESS

Vice President Roy Svenningsen made a motion to roll over excess member revenues. Homeowner Richard Gurr seconded. Motion carried unanimously.

Vice-President Roy Svenningsen made a motion to allow the use of reserve funds in case of a disaster. Homeowner Richard Gurr seconded. Motion carried unanimously.

President Bob Clark discussed the $300 Legal assessment for the 2020 year, and noted that the assessment may be paid in full or by monthly installments.

8. ASSOCIATION MEMBER INPUT

Homeowners discussed the possibility of adding speed bumps throughout the property.

9. ADJOURNMENT

Vice-President Roy Svenningsen moved to adjourn the meeting. Homeowner Richard Gurr. The motion was approved unanimously, and the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

Mike Henriquez

Property Manager, Coral Hammock