

# **CORAL SUN TOWNHOMES COA**

## **2024 BUDGET APPROVAL MEETING MINUTES**

**DATE:** Thursday, November 9, 2023

**TIME:** 7:00 PM

**PLACE:** via Zoom Meeting

Instructions Attached

**BOARD MEMBERS PRESENT:**

- Paulina Flores – President
- Ivan Manzo – Vice President
- David Yaffe – Treasurer
- Kayona Facey – Secretary

**ABSENT:**

- None.

**REPRESENTING INTEGRITY PROPERTY MANAGEMENT:**

- Sharnel Hearn, LCAM

**CALL TO ORDER:** 7:08 PM

**MOTIONS:** The proposed 2024 budget was presented with three options to fund the reserves. The increases due to rising costs of insurance and replacement costs were explained. The Board voted to approve the proposed Budget Option B, which will partially fund the reserves with the increased replacement costs for the roofs and paving of the road. The new monthly maintenance fee will be \$598.00 per unit.

- Motioned: Kayona
- Seconded: Paulina
- All in favor, yes – Unanimously approved.

**OLD BUSINESS:**

- Paving and Repair of Roads – The project is pending permit approval. Once permits are confirmed, the project will commence. The project is estimated to begin in January 2024.
- Parking Reminders – Newsletter sent to all residents and posted on the bulletin board.
- Pool Repair – Is underway. The vendor plans to have it completed before Thanksgiving.
- Pool Furniture – Board plans to purchase and install.
- Tree Trimming – New vendor has scheduled the work for Monday, October 30<sup>th</sup> (weather permitting).

**NEW BUSINESS:**

- None.

**DISCUSSIONS:**

- The board discussed and homeowners discussed exterior painting concerns regarding the garage door frames.
- The board discussed exterior lighting and replacing the current garage/exterior light fixtures throughout the community and adding bollard lights along the pool walking path in the middle of the community, between the homes. PM to gather a quotes.

**MEETING ADJOURNED:** 7:45 PM

- Motioned by Paulina, seconded by Ivan.

**CORAL SUN TOWNEHOMES CONDO ASSOCIATION**

**ZOOM INSTRUCTIONS**

**THURSDAY, NOVEMBER 9, 2023**

**7:00 PM**

**TO JOIN THE MEETING FROM YOUR COMPUTER:**

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