

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

**Meeting Date:** Thursday, March 21, 2024

**Meeting Time:** 7:00 PM to 8:00 PM

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

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

### **AGENDA**

1) **CALL TO ORDER:** 7:10 PM

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

\* Ramesh Sivaraman (Vice-President) was out of town but on chat with us during meeting.

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

3) **ESTABLISH QUORUM:** ALL PRESENT

4) Motion to waive reading of previous meeting minutes by Morgan Muresan, 2<sup>nd</sup> by Rick Nagy. Unanimously approved by all board members.

5) Motion to organize officers by Morgan Muresan, 2<sup>nd</sup> by Domenic Easton. Unanimously approved by all board members.

President: Morgan Muresan

Vice-President: (Ramesh Sivaraman)

Director: Eddie Berkheimer

Treasurer: Domenic Easton

Secretary: Rick Nagy

6) Pool is temporarily being closed due to a broken lifering. Cannot have the pool open with only one lifering as there must be two available as this is a health code violation, Young children were at the pool on Thursday afternoon and were witnessed slamming the lifering. (Camera will be used to identify the children). Will reopen once the 2<sup>nd</sup> lifevest is replaced and the pool pump has an issue (making noise and not churning the water so that has to be looked at as well). Once these are addressed, we will reopen the pool. There is a lock and chain currently on the pool.

- As a side note, there were also 5 chairs thrown in the pool and feces on the floor in both pool bathrooms as well as the broken lifering.

*It has been discussed that we will let homeowners know via the Coral Pointe website, Whatsapp, social media and a newsletter we are currently working on (Domenic) that minors are not allowed to be at the pool without an adult.*

7) Board discussed with Dan at Benchmark and it was decided that seal coating is not cost-effective because it has to be redone every 5 years. We will quote companies to do a Mill and Pave and also look to use Thermoplastic for Re-stripping of the lines for the streets in Coral Point.

8) **The littering in the community is getting out of control.** The children in our neighborhood have been littering and this will also go on Morgan Muresan discussed the illegal dumping of kitty litter in the dog poop bins. We have already sent a letter out and if it continues, we are considering cameras to stop this from happening. A fine will be given to any homeowners who litter in the community.

9) It has been determined that we will get quotes on pressure washing the communal sidewalks of Coral Pointe. However, homeowners are responsible to maintain and clean the adjacent sidewalks on their property.

*It has been discussed that we will let homeowners know via the Coral Pointe website, Whatsapp, social media and a newsletter we are currently working on (Domenic) that parents need to let their children know that littering in Coral Pointe is a violation of their Homeowners agreement and to please discuss this with their children.*

10) The Coral Pointe website and the Coral Pointe Newsletter will include all of the following:

- \* Introduction of the new officers
- \* Reminder to take in trash cans after the garbage trucks are finished.
- \* Reminder not to litter.
- \* Reminder to dog owners that they must pick up their dogs poop and use the various receptacles around the community to dispose of it.
- \* Reminder that minors are not allowed in the pool area without an adult that lives in the community.
- \* Reminder of the parking rules as they are in effect and cars are subject to towing.
- \* Reminder to homeowners that if their car is towed due to a parking violation who they can contact. (Tow company phone number)
- \* Reminder that homeowners will have to get a new Key Fob for the new lock on the pool door (Paid for by Homeowners Association) at no additional charge (although a second one will cost \$ 50.00). This Key Fob will track who goes to the pool.
- \* Reminder to residents that there are cameras around the pool area and that any movement is on video and being tracked. Any violations will result in a letter, fine or both by the Homeowner's Association.

11) **ADJOURNMENT**: Motion to adjourn the meeting by Morgan Muresan. Seconded by Rick Nagy at 8:05 PM