

COCOPLUM POA OF THE PALM BEACHES

BOARD OF DIRECTORS MEETING

PLACE: Cocoplum Pool

June 13, 2018

OFFICIAL MINUTES

The Meeting was called to order at 7:02 p.m. by Eric Mandel.

Directors Present: Dave Brant, Eric Mandel, Frank Dominguez, Rick Martin and John Kavanaugh

Directors Absent: Mario Taccariello and Dave Hernandez

Management Present: Laura Carlisle, LCAM

The Board reviewed the minutes from the May 10, 2018 Board of Directors Meetings.

MOTION: Rick Martin made a motion seconded by Eric Mandel to approve the minutes from the May 10, 2018 Board of Directors Meetings. The motion carried 5-0.

The board reviewed the April 2018 Financials

The Architectural Board gave an update to the Board of Directors. An owner requested to install a French door on the back of the house. The Board approved the French doors with the grids as the owner requested.

An owner was present interested in the PVC style privacy fences versus the wood shadow box.

The Board asked management to review the following:

- Transition of the community from shadow box to the PVC
- Other communities that may have transitioned
- How many shadow box fences are visible and what shape are those fence in.

Management gave an update on the pool. We are currently waiting on the survey to be performed so that the application can be submitted to permitting. The Board asked that the pool work should not take place over the holiday.

The Board reviewed the proposals for the flowers in the common areas. Pool flowers do not need to be installed.

MOTION: Eric Mandel made a motion seconded by Dave Brant to approve the flower installation as long as it does not exceed \$2,000. The motion carried 5-0.

Management will be working with the engineer to start working on the FPL lights and the Lakes. Management will ask Four Jays the engineering firm to attend the meeting in July to discuss the process and move forward on seeking bids. Management will also begin working on checking loan rates with banks.

The paint committee gave an update on the new colors. The Board agreed to meet with the paint committee the 16th and the 23rd without a quorum to review the colors between 9 and 11am

The Board of Directors Reviewed the violations. Laura explained that the following violations have received 2 notices and still no compliance:

- a. 6916 B – DEB – Vines on home need to be removed

- b. 6924 B – ROO – Dirty Roof
- c. 6812 C – ROO – Dirty Roof
- d. 6836 C – TRI – Tree Trimming
- e. 6836 C – VEH – Vehicle Maintenance
- f. 6567 J – TRI – Tree Trimming
- g. 6575 J – BED – Flower Beds not being Maintained
- h. 6575 J – TRI – Tree Trimming
- i. 6655 J – LAN – Maintain Landscaping
- j. 6655 J – BED – Flower Beds Need to be Maintained
- k. 6670 J – RRP – Roof Repair
- l. 6671 J – WAL – Walls need to be cleaned
- m. 6584 L – RRP – Roof needs to be repaired
- n. 6585 L – ARV – Front Lights were denied
- o. 6649 L – MIS – Vine on Home
- p. 6672 L – DWS – Dirty Driveway
- q. 6672 L – DEB – Remove bags of rocks
- r. 6745 L – PAI - Front Door needs to be painted
- s. 6752 L – TRI – Vines on the column are overgrown.
- t. 5065 M – LAN – Landscaping
- u. 5082 M – BED – Dead plants in beds
- v. 5153 M – ARV – Installed new light (not compliant)

MOTION: Eric Mandel made a motion seconded by Dave Brant to approve fining all the above violations \$100 per day up to \$1,000. The motion carried 5-0.

There being no further business the meeting was adjourned at 8:38 p.m.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Cocoplum of the Palm Beaches POA