

CORAL POINT COMMUNITY ASSOCIATION, INC.
Board of Directors Open Meeting
Thursday, April 13rd, 2023
The Island Community Center

Board Members Present:

David Bailey - President
Tom Hunt - Vice President
Tammy Reznikoff – Director
Steve Risinger – Director
Susan Parcels (**absent**) – Treasurer

Management Company Representatives Present:

Janae Kincade- Community Manager

Homeowners Present: (18)

I. Call to Order:

The meeting was called to order at 6:01 p.m.

II. Approval of Minutes

- Steve motioned to accept the March 2023, minutes. Tom seconded. All in favor, minutes passed.

III. Approval of Financials

- Financial update of the balance sheet was provided. March 2023 Steve motioned, Tom seconded. All in favor, financials for March passed.

IV. Business

- Any owner who is currently watering their lawn was requested to stop/light sprinkle for 1 week to help dry out lagoons. East end & middle island North, and other locations won't dry without a pump.
- Increase in costs breakdown:
2 things we do every year are trimming palm trees and painting of homes. We opted to skip on this currently. Every 10 years we need to drain lagoons (has not been done in 14) and every 5 years we repair the road. Year 2025 we will have trees, painting, and road.
- Best Over All Wiring bids were submitted, Tom motioned, and Steve 2nd, all in favor. (\$2100.74 & \$3836.05)
- A-1 Concrete Repair bid was submitted, Tom motioned, and Steve 2nd, all in favor. (10934.00)
- April meeting- in person with a one topic in depth conversation. The single topic is desert landscaping. Many homeowners stated their opinions, which included the below:
Keep consistent with grass for our community
It would take numerous years for return on artificial grass investment
Some lawns are hard to grow grass, so owner in favor of artificial grass and not desert landscaping (in front)
Benefits of artificial grass would be less maintenance
Owner wants to be able to have options
Does CCR's state there is a mandatory area of grass needed for community
Owner bought the home because it was green in the community

Not in favor of any changes
Owner believes water restrictions may be coming soon
Will help with water run off (artificial grass)
Owner wants options
Owner likes green grass
Suggested quality of artificial grass
Green uniform throughout
Likes greenery in community
Wants options
Perhaps rebates for artificial grass
In favor of artificial grass
Opposed to desert landscaping
Owner stated her grass has clover
Hold owners accountable for appearance
Backyard would be okay for desert landscaping

- Lagoons- the majority of owners did not want to participate with the volunteer donations. To save the fish/turtles. However, board was able to go to lake and save majority of fish and all of the turtles.

Maryanne sent an update to the community that I (Janae) read to the owners who attended:

*To the Falls at Coral Point Community,
The dredging project has been going well, although a few challenges have presented themselves that will impact the original timeline given. We initially stated that we would begin draining the ponds on April 1st, but due to the foul fish smell, from The Islands' golden algae fish kill, we began a week earlier. Based on previous years weather, we had predicted that there would be many warm and dry days, necessary to dry out the sludge, allowing it to be removed & disposed of. However, we were met with many more cold and cloudy days than forecasted.*

I also need to inform you that the initial measurement of silt was less accurate than we had hoped. After analyzing the data, we believe that the turbidity of the water may have led to a lot of unsettled silt, which coupled with the additional storms and run-off from both The Islands and the street, may have led to these inaccurate measurements. It is worth noting that, when heavy rains occur, The Islands' dirt landscape drops into the water, resulting in areas that have more silt than we anticipated.

The schedule for removal is affected by three factors, namely: 1) the increase in silt from initial measurements, 2) the weather conditions, which are colder and cloudier than usual for the beginning of April, and 3) the irrigation on the island causing seepage into the lagoons, hindering certain areas from drying. Consequently, we have had to keep pumping out seeping water from the irrigation on the island and the broken sprinkler lines in the surrounding landscaping. To aid you in understanding the situation, we have provided pictures of the affected areas.

We suggest an evaluation of the vegetation and irrigation on the lagoons by Lake Maintenance Service. If it is impossible to turn off the irrigation completely during the required period for the

expulsion of water in the lagoons, is there a way to reduce the volume of water delivered? Consequently, we observed that the grounds are saturated in many areas, causing excessive seepage into the lakes.

Our schedule is heavily reliant on our ability to maintain dry lagoons, as it greatly impacts the speed at which we can remove the silt. Should this not be feasible, we will have to reassess our approach and may need to transport the mud to two separate locations, ultimately prolonging the project completion time beyond the anticipated 4-week mark. We are currently aiming to finish up the dredging process the week of May 8th, but any precipitation or added moisture could unduly delay our plans.

Before we refill the lagoons, the issue of filling up the cracks in the bowls must be addressed. There are no excessive cracks in the lagoon area, but there are many cracks and crevices at the top of the lagoons, where waterfalls. Repairing the cracks will take 3-4 days per island and can be done while drying is ongoing. We do not expect that the repair of cracks at the fall should increase the duration of the project, but it is necessary to address all cracks inside the main lagoons after removing all silt.

We have been adding mosquito larvicide to areas with collected water throughout the process to reduce or eliminate mosquito breeding. If you know of any areas with an excessive smell, please report them to management, and we will take care of the odor. Thank you so much for being patient as we work through these challenges.

- Break-Ins- We had a situation this week at one of the homes involving an intruder. The intruder entered the home approximately 10-11pm. The homeowner heard the intruder and was able to get this person out of the home. Homeowners need to be aware to call authorities if they feel threatened. We are a gated community but that does not guarantee safety.
- Vandalism at Pool- Mischief and vandalism happened last week and two new chairs were stolen. We have placed 4 new signs at the pool to help eliminate the activity.

V. Next Meeting: TBD (May 25th 2023)

VI. Adjournment:

With no further business to discuss, motion made by Tammy to adjourn the meeting at 6:53p.m. The motion was seconded by Steve. The motion passed unanimously.

Respectfully Submitted by:

Janae Kincade, Community Manager

Snow Property Services

As Acting Recording Secretary

**Coral Point Community Association, Inc
Board of Directors Open Session Meeting Minutes**