

Notes from BOD Meeting on April 16, 2026

Ratification of Master Insurance Contract: Board approved the change of deductible from current 5% to 3%. There will be an increase from current \$43,700.00. to \$49,600.00. Expect better coverage.

ARB Guideline Amendment: Board approved to amend ARB rules to mandate all new projects on units to require a survey to be submitted with the proposed plan. The survey can run anywhere from \$450 to \$600. They will not consider any new project without this survey.

New Board Members Appointed: Isaura Castellanos and Wanda Gonzales. These two were appointed because they are supposed to be bilingual. Many people were disappointed that Victor (also bilingual) and Susan were not appointed.

NEW BUSINESS

Purposed the following changes to the background checks. Currently, the board only checks one state, not all states, and the board pays \$25 but we charge \$50 so the board makes \$25 on each background check. The company will now do full background checks for all 50 states, for \$50. We won't make any money this way, but it will be a more inclusive and thorough check.

Electronic voting was brought up, and the board is looking into companies to do this. It's been legal in Florida for HOA to do electronic voting since 2014.

Fire hydrants are currently not working at Lakeshore. Gold Coast must come out and turn them on when the fire department gets here. The fire department should have been inspecting the hydrants, and they will be asked to do so.

Speed bumps are being considered for the Club Circle Road. Someone hit a fire hydrant, which is why the board found out they were not working, and the thought is that if there are speed bumps the traffic would be slower. Most owners at the meeting thought this was a good idea.