

**CORAL LAKE AT BOCA RATON HOMEOWNERS ASSOCIATION,
INC.**

c/o Lindsay-Taylor Property Management, Inc.

Dear Coral Lake Homeowner:

We hope this letter finds you well. We wanted to update you on a few important items happening in your community. The Board of Directors recently approved the repainting of all 120 garage doors and front doors in the community due to fading over the past few years from the outdoor elements. This project will start the second week in October. If your current garage door is damaged, dented or in need of replacement, now would be the time to have it replaced so the new doors can be painted when they start the project. If you are going to replace your garage door or front door, please be advised that the styles must remain the same. Also, any request to replace your garage door or front door need to be reviewed and approved via the ACC form which can be found on our website www.ltproperties.net.

We also wanted to inform you that the current Comcast cable contract with the association is set to expire in November of this year. As you may or may not be aware, providing basic cable is not considered an official amenity of the association legal documents. The Board at a duly called meeting voted to not renew the contract which will then allow each owner the option of exploring another cable provider at their choosing. The Board of Directors will consider reducing the cost that you currently pay per home from your monthly maintenance starting in January 2024. The exact number cannot be determined at this time as we cannot predict what increases we will have for the 2024 budget year.

Additionally, we have communicated with the representatives of Comcast/Xfinity, and they are in the process of rolling out a new streaming service for individual homeowners which provides streaming at a reduced cost. Comcast will be mailing out a letter to each home explaining the new service in the upcoming days. If you would like to keep your current Comcast service, Comcast will bill your home directly for what services you currently have now.

As it relates to the common area landscaping, the Board and management are continuing to make landscape improvements to freshen up the association. We are also allowing the common area hedge on 95th Ave to grow taller so it provides more privacy to the homes that face the West.

In closing the community has recently been having food truck events located outside the community at the dead end of 95th. Be on the lookout for the flyers for any upcoming food truck events so you can come out and eat, meet your neighbors and have a great time.

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