

CORAL LAKE AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.

c/o Lindsay-Taylor Property Management, Inc.

Dear Coral Lake Homeowners,

The Board of Directors and Management wanted to update you on a few projects that have recently taken place and other projects that will be starting soon plus some additional reminders of some of the community rules.

As you know the association recently replaced the old call box with a new model which works with the newer phone technology. There were some bugs that needs to be worked out once installed and appreciated all of your patience while they addressed those issues. Additionally, the community is just finishing up having the roofs chemically cleaned to remove the mold/mildew. The community wall on the east and south side will be pressure cleaned in the following weeks to remove any staining that's visible on the top of the wall and the interior of the wall. Also the annual tree trimming project will start next week weather permitting. The trees will be trimmed to the current county arborist code standards.

The Board of Directors at the April Board meeting also approved proposals to have the community pool, spa, pool deck and pool bathrooms remodeled/resurfaced. These projects will start in September pending county permits being approved. The community pool will be closed for an extended period of time while these projects take place. Additionally, the pool bathrooms will be remodeled with new tile, toilets, sinks, bathroom stall partitions, electric hand dryers and new paint while the pool is closed. We purposely scheduled these projects to start after school was back in session, so it did not impose on kids being out of school. We appreciate your understanding and patience while these projects take place.

Community Rule Reminders

Please be advised that we have seen an increase of rear patios and front walkways not being maintained or becoming a storage room. Your patios and front walkways shall not be used for storage. Patios and front walkways must be kept in clean order and free from weeds growing between and among the pavers. Patio frames must be kept clean of any mold/mildew same as the pavers on your patio and front walkway. If you have screens that are torn then you must replace the torn screens. If you plan on selling your home or renting it or renewing your current renters lease, please be advised that we will do a property inspection prior and any open violations will be sent to the owner to address. If these issues are not addressed then no approval will be given and it could hold up any potential sale, lease or lease renewal. Please do your part to maintain your surrounding home by keeping the walkways and patios clear and clean of any debris.

We also want to remind residents again that we're still seeing an increase of cars not following the community rules as it relates to parking. Too many cars are parked illegally in the roadways overnight, against curbs marked "no parking", in front of stop signs or other areas where "no parking" is posted. The towing vendor has been doing more patrols at night and will continue to increase patrols weekly until we can get the illegal parking back under control. Please remember that you have the 2 spots in front of your unit and an available space in your garage to park an additional car. If your garage is used for storage then you may need to make alternative arrangements for your 3rd car or purge your garage so your car can be parked in it. Please remember that parking in the roadways illegally can impede emergency vehicles if they need to respond to an emergency situation. Seconds matter in an emergency. Thank you to those owners/renters who follow the parking rules and for those who do not, your car will be towed if you continue to park illegally. Thank you for your support and assistance with this matter.

All homeowners are advised to contact your property manager Scott Taylor at the number below or email to scott@ltproperties.net for any issues or concerns. We would like to review/resolve the issue before it becomes a complaint. Thank you for your assistance and support.

Sincerely, Coral Lake Board of Directors and Lindsay-Taylor Property Management

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