

Crane Lakes Homeowner's Association, Inc. Board Meeting Minutes

November 13, 7:00 PM

The Crane Lakes Homeowners Association Board of Directors meeting was called to Order by President Bob Rosato at 7 p.m. followed by the Pledge of Allegiance and a moment of silence.

Board Members Present – Bob Rosato (President); Pete LaRocca (Vice President); Karen Beal (Secretary); Vita Loparco (Director); Donna Schedeneck (Director); and Sharon Sommer (Director).

Board Members Absent – Lee Roberts (Treasurer).

2025 Election Results

Karen Williams provided the results of the 2026 Annual Budget and HOA Board Election. With a quorum of 49% the annual budget was approved and Adrian Deschane, Bobbi Eskey, Laurie Garrison, Angela Hucknall, and Vita Loparco were elected to the HOA Board.

Secretary's Report

Karen Beal reported the minutes of the October 9, 2025, meeting have been posted on the website. A motion to approve the minutes was made by Sharon Sommer and seconded by Donna Schedeneck.

Treasurer's Report

In the absence of Lee Roberts, Sharon Sommer shared the Treasurer's report is available on the website and provided an update on the totals of the checking account, the money market account, and CD balances. The Treasurer's report was approved on motion by Pete LaRocca and seconded by Donna Schedeneck.

NEW BUSINESS

Statutory Report

The Statutory Committee of Dick Gherlone, Daniel Savoie, Bob Aldrich, Bill Fagan, and Bill Chenoweth met with Crane Lakes Management Craig Wells and Vicky Moore on October 15, 2025. The following is an excerpt of their report:

Ad Valorem - Mr. Wells explained the ad valorem tax is based on the 1999 tax bill and any increases after that are prorated and passed on to residents minus the constant percentage dedicated to management. The storm water passthrough is handled in the same manner. The Statutory Committee reviewed the Crane Lakes tax records for 2024 and 1999 to validate that Crane Lakes is passing on the ad valorem tax as stipulated in our prospectus. That is, the increase in ad valorem from the 1999 tax bill. The committee found that management takes the 4% discount for paying in November of the tax year and

passes that savings on to Crane Lakes residents when the passthrough amount is calculated. The committee found the pass through of the ad valorem tax is within the guidelines of F.S.723.03{4}-{a}.

Rent Increase - Management indicated the “market rent study and analysis” dated July 16, 2024, for 2026 rent increases, and the one dated August 7, 2025, for 2027 rent increases showed the rental increase agrees with our prospectus and the amount of rent charged is below market rents estimated for our community. Also, analysis of market rents comparable to other similar communities showed Crane Lakes rents are below the prospective market-derived rental rates. Thus, the committee finds the 5.00% rate increase is within the F.S. 723.037{4}-{a} guidelines and prospectus. The committee reviewed the composite list of 808 resident rent increases and found some discrepancies and reviewed these with Vicky. It was determined there were 41 that indicated greater than the 5.00% increase and these were found to be new residents in 2025, which can be upgraded to the new and current rental agreements as per prospectus when lots are sold. There were a few others that the committee found were not correct in the composite list and Vicky corrected those, as necessary.

Enforcement of Rules and Regulations - As set forth in our prospectus was discussed. Vicky said inspections had just been completed and issues would be addressed. They also said there will be more frequent inspections and said if residents see a problem, let her know, with the specifics.

The Roost - Mr. Wells said he is well aware of the situation and is addressing the issues. He said management is working on a fix concerning the condensation, etc.

Speeding - Mr. Wells said he is aware and reviewing possible solutions.

Club House - Remodeling of the club house will begin after Easter.

Activities Committee

Angela Hucknall provided an update of planned activities for December through April 2026. The upcoming activities will be publicized in the Crane Lakes Courier and BLAST emails.

Toy Drive

Donna Schedeneck shared Crane Lakes will be participating in the Volusia County Toys for Tots campaign. Last year was a tremendous success with residents filling 6 donation boxes with toys and providing 19 bicycles for the campaign. Residents are encouraged to bring a new, unwrapped toy for a child (ages 1 to 13 years) prior to December 10. Collection bins are available in the ballroom. Residents wishing to provide monetary donations for toys may do so by placing a check in the HOA mailbox across from the gym. Checks should be made payable to the Crane Lakes Homeowners Association, with the notation ‘Toys for Tots’ on the memo line.

Food Drive

With no one volunteering to manage and oversee the annual food drive, Pete LaRocca shared in lieu of food collection this year, the HOA will be making a \$2000 monetary contribution to the Port Orange Police Department's Victim's Advocate Program. Residents wishing to provide non-perishable food items are encouraged to donate to a local food bank or church pantry.

OLD BUSINESS

The Roost

Bob Rosato reported Craig Wells had interviewed two vendors for the Roost but Mr. Wells indicated he did not feel comfortable because he did not have time to research them. At present, the Roost will remain at least until Spring.

Pool Furniture

Bob Rosato shared Crane Lakes management has stated they intend on replacing the pool furniture in the near future without the HOA contribution.

OPEN FORUM

Stacey Reed questioned when the ballroom would be decorated for Christmas. Karen Beal shared decorating will begin at 3 p.m. on December 1.

Adjournment

Being no further business, President Rosato thanked the Board for their service and adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Karen Beal
Secretary