

Crane Lakes Homeowner's Association, Inc.
Board Meeting Minutes
August 14, 2025, 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); Lee Roberts (Treasurer); Karen Beal (Secretary); Vita Loparco (Director); Donna Schedeneck (Director); and Sharon Sommer (Director).

Board Members Absent – None

Secretary's Report

Karen Beal reported the minutes of the May 15, 2025, meeting are posted on the website. Motion to approve the minutes was made by Sharon Sommer and seconded by Donna Schedeneck.

Treasurer's Report

Lee Roberts provided the Treasurer's report which is posted on the website. Lee provided an update on the totals of the checking and money market accounts and the CD balances. The Treasurer's report was approved on motion by Sharon Sommer and seconded by Vita Loparco.

Special Guest Speaker

President Rosato introduced Doreen Willett, Community Engagement Liaison, Volusia County Council on Aging (COA). Ms. Willett provided information on the numerous services provided by the COA (i.e., Meals on Wheels, respite support, senior activities, home services assistance, etc.) Further information is available at www.coavolusia.org.

NEW BUSINESS

Hurricane Preparedness

President Rosato shared there are plans to provide assistance for residents who experience extended power outages following severe storms to include prepared food, water, and appropriate medical supplies. In addition, we will have a communication system available during these events.

Website Update

Vice President Pete LaRocca provided a presentation of the new website he has developed for Crane Lakes. The website will provide all the current website information and additional information and links to board members, community events, announcements, meeting schedules, miscellaneous forms, committee liaison contacts, etc. The new website should be ready to 'go live' in a couple of months.

FMO Update

Bill Hawkins provided an update on the importance of FMO membership to support our lobbyists in protecting the interests of homeowners.

President Rosato announced that Bill and Barbara Hawkins are moving north and their service as FMO representative and Food Drive coordinators will be a huge void for our community.

Anyone interested in fulfilling these roles is encouraged to contact President Rosato.

Board Election

Karen Williams, Chair, Election Committee provided information regarding the upcoming Board election. Residents will begin receiving notices in September via the Crane Lakes BLAST, Crane Lakes Courier, and posted on the HOA bulletin board. Candidate sheets will also be available on the bulletin board for residents interested in applying for the Board. 'Meet the Candidates' night will be held at the October 9, 2025, HOA Board meeting. Voting will be submitted electronically and confidentially through Election Buddy. October 30 is the last day to join the HOA to be eligible to vote in the November election. Voting ends on November 13, 2025, and the election results will be presented at the November 13 Board meeting.

Board Vacancies

President Rosato announced there are several board vacancies to fill for 2026. Without an HOA board, all HOA-sponsored events (Bingo, Trash and Treasure, craft fairs, dances, corporate presentations, and other various activities) would cease. Further, Crane Lakes management has stated they will not sponsor Bingo and the ballroom would be for private events only.

Property Updates

President Rosato provided information related to property management following his meeting with Craig Wells, Vicky Moore, John McCloskey, and Pete LaRocca.

Pool

The following changes are being implemented:

Residents must accompany their guests at pools. New signs will be posted stating only Crane Lakes residents and their guests are allowed.

'No Smoking' signs will be posted around the pool area. Residents and guests must go outside the gates to smoke/vape.

Crane Lakes management will be hiring a pool attendant in 2026 (date to be determined) to monitor pool area.

The Roost

President Rosato stated contrary to speculation, there has been no 3-year lease agreement initiated with The Roost. More information to come as it becomes available.

Garbage Bins

The State of Florida Health Department conducted an inspection of Crane Lakes recently and cited our community for violation of section 64E-15.007 (see portion of code below) of the Florida Administrative Code.

Chapter 64E-15, Florida Administrative Code Mobile Home, Lodging, and Recreational Vehicle Parks and Recreational Camps

Section 64-15.007 Garbage and Refuse Disposal

(1) Garbage and refuse must be stored, collected, and disposed of in a manner that does not create nuisances, odors, rodent harborage, insect breeding, accident hazards, or air pollution.

(2) All garbage shall be stored in containers that are impervious to water and rodent vectors and have tight-fitting lids. Containers shall be provided in number to prevent garbage overflow. Portable bulk units for central storage shall be covered when not in use and cleaned on a scheduled basis. and observed violations of garbage not placed in proper receptacles.

A list of homes violating the requirements was provided to Crane Lakes management.

The State of Florida will conduct a follow-up inspection and can impose penalties if our community is not in compliance with the code at that time. These penalties are likely to be passed on to the non-compliant residents.

Speeding

Speeding continues to be an issue. Craig Wells suggested speed tables as a possible deterrent. Speed tables are longer and flatter than speed bumps, with a flat top that allows vehicles to pass over them at a controlled speed. The use of speed tables would be a noise factor in areas of placement.

Security

The installation of license plate readers is being considered for the Security gatehouse.

Lawn Maintenance

John McCloskey has listed all lawns needing treatment. Fertilization will begin in October.

Prospectus

Per Crane Lakes management, there is only one Prospectus for all homeowners.

OPEN FORUM

Ed Thurston discouraged the use of speed tables particularly as it relates to emergency vehicles ingress/egress.

Angela Hucknall provided a brief Activities Committee update. The committee is exploring new and various events of interest for all residents. Angela also announced she will be applying for the Board vacancies.

Lucy Chiarolanza announced the Bingo Bash is scheduled for November 8. She encouraged residents to apply for the Board vacancies to keep Bingo in our community. In addition, Lucy shared Crane Lakes has a variety of medical assistance devices (walkers, wheelchairs, shower stools, etc.) available for residents in need. Contact Lucy or Joan Melanson if you have any questions.

Adjournment

Being no further business, President Rosato adjourned the meeting at 8:20 p.m.

The next HOA meeting will be held at 7 p.m. on October 9, 2025.

Respectfully submitted,
Karen Beal
Secretary