

Crane Lakes Homeowner's Association, Inc.
Board Meeting Minutes
December 12, 2024, 7:00 PM

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

Board Members Present – Michael deWeil (President); Sharon Sommer (Vice President); Lee Roberts (Treasurer); Karen Beal (Secretary); Pete LaRocca (Director); Bob Rosato (Director); and Donna Schedeneck (Director).

Board Members Absent – None.

Secretary's Report

Karen Beal reported the minutes of the November 14, 2024, meeting have been posted on the website. Motion to approve the minutes was made by Sharon Sommer and seconded by Bob Rosato.

Treasurer's Report

Lee Roberts reported the Treasurer's report is available 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 Karen Beal and seconded by Donna Schedeneck.

Guest Speaker

President Michael deWeil introduced Lauren Van Auken with CCI Insurance. Ms. Van Auken provided information and answered resident questions concerning homeowner insurance coverage specifically regarding the policy rate increases. Ms. Van Auken shared costs incurred in 2016/2017 due to hurricanes Irma and Matthew resulted in multiple claims and lawsuits against the insurance companies requiring rate increases. The Insurance Commissioner sets insurance rates and there is no cap on increases. Homeowners have seen on average an increase of \$300-\$1300 on their policies the past two years. Additionally, homes fifteen years or older will have their policies rewritten which will require the homeowner to pay more in replacement costs for older homes. Roofs will no longer be paid at full replacement and will be prorated depending on the age of the roof. Roof replacement guidelines will be 10-15 years instead of the previous 20-year replacement guide. Ms. Van Auken noted agencies are required to provide a 3-month legal notice to homeowners prior to any policy cancellations.

Unfinished Business

Toys for Tots Update

Donna Schedeneck provided an update on the Toys for Tots toy drive. The campaign was an immense success thanks to the generosity of our Crane Lakes residents. Donations resulted in 6 collection bins of toys; 12 bicycles; and over \$500 in gift cards.

Scam Report

Bob Rosato shared information from Port Orange Police Detective Anthony Turchon regarding a recent scam within the Crane Lakes community resulting in a loss of thousands of dollars to the resident. This incident was initiated by a telephone call. If an unknown person or caller attempts to collect money from you—hang up! If you are interested in pursuing the fraudulent attempt, you should contact the Port Orange Police Department; Crane Lakes Management; or an HOA member. Obtain as much information from the caller as possible i.e., telephone number, business they are representing, etc.

New Business

Welcoming Committee

Sharon Little provided an update on recent activities and shared Sharon Sommer will chair the Welcoming Committee effective January 2025. Other committee members are Donna Schedeneck, Nancy Macaluso, and Barbara Schoenberger.

HOA Committee

Bobbi Eskey is the new Chair of the HOA Membership Committee. Residents are encouraged to renew their membership for 2025 or to become a member.

Ballroom Décor

President Michael deWeil shared holiday decorations will be taken down at 10 a.m. on January 4 and requested volunteers to help with the activity.

Open Forum

The topic of flooding and drainage was discussed as related to the past two hurricane seasons.

Bob Rosato recognized and thanked President Michael deWeil for his years of service on the HOA Board.

Board members will elect officers at the January 2025 HOA meeting.

Adjournment

Being no further business, President Michael deWeil adjourned the meeting at 7:43 p.m.

Respectfully submitted,
Karen Beal
Secretary