

CORAL CREEK REPLAT NO. 3 (WINDSOR BAY)
HOMEOWNERS ASSOCIATION, INC.

5665 Coral Ridge Drive, Coral Springs, Florida 33076

NOTICE OF QUARTERLY BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of Coral Creek Replat No. 3 (Windsor Bay) Homeowners Association, Inc. will hold its Quarterly Board Meeting on:

Tuesday, October 27, 2026

6:30 P.M.

Location:

Integrity Property Management

5665 Coral Ridge Drive, Coral Springs, Florida 33076

Pursuant to Section 720.303, Florida Statutes, notice is hereby provided that a quorum of the Board of Directors will be present at this meeting. This meeting is **open to all Association members**, who may speak with reference to all designated agenda items.

Assessments Will Be Considered. Pursuant to Section 720.303(2)(c)2., Florida Statutes, notice is further given that the Board will consider and may adopt the 2027 regular assessments in connection with adoption of the 2027 annual operating budget (Agenda Item 7).

AGENDA

1. Call to Order

- Call meeting to order
- Confirm quorum

2. Approval of Prior Meeting Minutes

- Review prior Board meeting minutes
- **Board Action:** Approve prior meeting minutes

3. Treasurer's Report

- Review current financial position
- Income and expenses
- Accounts receivable and other financial matters

4. Pine Tree / Lake Update

- Update and discussion regarding pine tree and lake matter
- Determine whether any additional action is required

5. ARC Approvals

- Review and ratify/approve pending Architectural Review Committee applications, as applicable

6. Master Association Update

- Report on Coral Creek Master Association
- Discuss new \$125 per quarter Master Association fee (\$2 per quarter increase over last year)

7. 2027 Annual Budget

- Review proposed 2027 operating budget
- Discuss anticipated expenses and reserves
- **Board Action:** Approve and adopt the 2027 annual budget and the 2027 regular assessments

8. October Community Inspections

- Review October community inspection report
- Discuss violations and homeowner compliance
- Determine appropriate follow-up, if necessary

9. Proposed Amendments

- Status of proposed amendments
- Update on homeowner voting and returned ballots
- Discuss next steps

10. Christmas/Holiday Entrance Lighting

- Review Christmas light proposals
- Compare vendors, scope of work and pricing
- **Board Action:** Select and approve company to install holiday lights

11. Community Front Entrance Pressure Cleaning

- Discuss pressure cleaning of community front entrance, curbs and lamp posts
- Review pricing/proposal
- **Board Action:** Approve pressure cleaning

12. Social Committee Update / Holiday Party

- Social Committee update
- Discuss plans for Windsor Bay holiday party
- **Board Action:** Set holiday party date
- **Board Action:** Establish and approve holiday party budget

13. Homeowner Comments

- Open floor for homeowner questions and comments

14. Adjournment

- Motion to adjourn

Posted: Coral Creek Replat No. 3 (Windsor Bay) Community Entrance and Association Website

Date Posted: October 25, 2026

Coral Creek Replat No. 3 (Windsor Bay) Homeowners Association, Inc.
Board of Directors