

CORAL CREEK REPLAT NO. 3 (WINDSOR BAY)

HOMEOWNERS ASSOCIATION, INC.

5665 Coral Ridge Drive, Coral Springs, Florida 33076

NOTICE OF 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 a Board Meeting on:

Monday, July 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**.

AGENDA

1. Call to Order
2. Roll Call / Determination of Quorum
3. Board Business
 - Vote: Reduce the number of Directors from nine (9) to five (5).
4. Approval of Previous Meeting Minutes
 - April 27, 2026
 - June 23, 2026
 - July 10, 2026
5. Treasurer's Report
 - Financial Report
 - Account Balances
 - Budget Review
6. Governing Documents
 - Status of governing document amendments initiated by the previous Board.
 - Review proposals and quotes for additional governing document amendments and determine which amendments to pursue.
 - MRTA preservation update.
7. Hurricane Preparedness
 - Discussion of Architectural Standards for Hurricane Protection Improvements pursuant to Florida Statute 720.3035.
 - Discussion of community hurricane preparedness.

8. Architectural Review Committee (ARC)
 - Review ARC applications.
 - Ratification of previously approved ARC applications, if applicable.
9. Security & Community Access
 - Security Camera Policy.
 - Update on Flock Safety license plate readers and recently installed cameras.
 - Review community gate access procedures, including discussion of updating the gate code or transitioning to individually assigned access.
 - RFID sticker inventory and authorization to purchase additional stickers.
10. Community Maintenance & Capital Improvements
 - Bench installation update.
 - Blue reflector installation and replacement of missing yellow reflectors (Shamus update).
 - Well and irrigation pump discussion and authorization to obtain proposals.
11. Social Committee & Community Events
 - Establish a regular Social Committee meeting schedule.
12. Homeowner Comments
13. Adjournment

Posted: Coral Creek Replat No. 3 (Windsor Bay) Community Entrance and Association Website
Date Posted: July 25, 2026
Coral Creek Replat No. 3 (Windsor Bay) Homeowners Association, Inc.
Board of Directors