

COLONIAL POINTE COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

JULY 23, 2015 AT 4:00 P.M.

AT TURNKEY MANAGEMENT, CAPE CORAL, FL

CALL TO ORDER

The meeting was called to order by President Gary Young at 4:00 p.m.

Present: Gary Young, Dan Losey, Dick Dorsett, Stephen Griffis, and Theresa Carbone. Five guests were also in attendance: Gordon Redshaw, Diane Ace, Ron Curry, Tonya Losey, and Delores Dorsett.

MINUTES

The minutes' reading was waived, and they were approved in a motion made by Dan Losey and seconded by Gary Young.

OPEN FORUM

- a) Questions were raised concerning the aerators not working in the lake. Steve Griffis explained the need for an electrician to determine where the break was in the line, and to this point in time it has not been determined. Dan Losey had called Semmer Electric, and they are coming out next week.
- b) The status of the alligator in our lake was raised, and it is still there.
- c) A warning letter is to be sent out pertaining to garage doors being left open.
- d) A note will be placed in the newsletter pertaining to dogs doing their business in people's yards.

TREASURER'S REPORT

Dan Losey reported we are approximately \$2500 under budget for the year, and the two houses in arrears on HOA fees are about settled. He mentioned there is \$28,000 in the cash account and a \$10,000 surplus.

COMMITTEE REPORTS

- a) Beautification and Tree Committee: Dick Dorsett made a motion to have two oak trees removed on the outside of the wall and to have the palms and oaks trimmed along the wall for a cost of \$1650. This job is to be done in September provided the money is available after the lake issue is resolved. The motion was seconded by Gary Young and passed unanimously. The two trees to be taken out are due to one dying and one struck by lightning.
- b) Amendments Committee: The amendments from previous action in prior meeting will be signed by President and mailed to members within 30 days. Tabled.

- c) ARC Committee: Ron Curry resigned and Tonya Losey was appointed by President Gary Young to replace him.

OLD BUSINESS

- a) New Community Documents
 - i. Rules of Association: Gary Young made motion to table and Dan Losey seconded.
 - ii. Delegation of Use Rights: Gary Young made motion to table and Dan Losey seconded.
- b) Camera System at front gate: Installation of a camera at the front gate was unanimously defeated in a motion made by Gary Young and seconded by Dan Losey.

NEW BUSINESS

- a) Insurance Risk Assessment: Dan Losey presented Risk Management Insurance by Kevin McFadden and Dawson Insurance from Rick Cote. We had no response from Brown and Brown Insurance. A motion was made by Dan Losey and seconded by Gary Young to stay with Dawson Insurance because they had the best price of \$3120 vs. \$6933 from Risk Management. This insurance from Dawson included \$706 for Workers' Compensation. Motion was unanimously approved.
- b) CP Blanket: Dawson Insurance included a price of \$706 for Workers' Compensation to cover volunteers and independent vendors.
- c) Appointment of New Board Members : A motion was made by Gary Young and seconded by Dan Losey to elect three members to the Board at the next Homeowners' election in March. Gary Young and Dan Losey's terms will be up, and Gordon Redshaw has resigned from the Board. Another member will be appointed to serve Diane Ace's remaining term who has also resigned.

NEXT MEETING

The next meeting will be on September 24, 2015 at 4:00 at the Turnkey office in Cape Coral.

ADJOURNMENT

The meeting was officially adjourned at 4:55 p.m.

Respectfully Submitted,

Dick Dorsett,

Secretary, Colonial Pointe Community Assoc., Inc.