

**COLONIAL POINTE COMMUNITY ASSOCIATION, INC**  
**ANNUAL MEETING MINUTES**  
**APRIL 19, 2016**

**Call to Order:** The meeting was called to order at the Starz Italian Restaurant, Fort Myers at 6:00 PM by the chair, Gary Young.

**Certification of Quorum:** A quorum of the membership was established, with 32 members present in person or by proxy.

**Proof of Notice:** The notice was properly posted and mailed prior to the meeting, in accordance with State Statutes.

**Approval of Prior Year Meeting Minutes:** The 2015 Annual meeting minutes were read by Dick Dorsett and approved by Motion and a second as presented. All in favor.

**Election of Directors:** There were four owners for three open Director Positions. An election ensued. Jonathan Scalone, David Scharnweber and Gary Young were elected to the Board of Directors to fill the three, two year terms.

**Directors Reports:**

1. **Presidents Report:** President Gary Young thanked the members of the ARC, Newsletter, Management team and Dan Losey for their service.
2. **Treasurer's Report:** Dan Losey discussed the figures listed on the 2015 yearend financial and informed the owners that due to collections from foreclosed properties the Association ended the year with a \$27,000 surplus. Monthly maintenance contracts for both the gate and irrigation had been cancelled to save homeowners money. These issues would be addressed as problems arise. Dan informed the owners that the contract with Landscape Services of SWFL had been cancelled due to insurance discrepancies and the new landscape contract is with Century San-Cap. Lake maintenance and pest control contracts have been signed with new companies as well for 2016. The Comcast contract comes up for renewal in 2017 and all homeowners will be asked for their input in regards to the renewal. The collection policy states that all homeowners who are 2 quarters and 15 days behind in payment will be sent to Alliance for collection.

**Unfinished Business:** None.

**New Business:**

1. **Vote on Rollover of excess membership income over membership expenses, if any, for the fiscal year ending December 31, 2016, to offset the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604:** The vote passes 31-1.
2. **Vote to approve the proposed Amendment to Section 5.4 of the Declaration of Covenants, Conditions and Restrictions:** The vote passes 25-7.
3. **Vote to approve the proposed Amendment to Section 5.11 and 5.36 of the Declaration of Covenants, Conditions and Restrictions:** The vote passes 24-8.
4. **Vote to approve the proposed Amendment to Section 5.12 of the Declaration of Covenants, Conditions and Restrictions:** The vote passes 25-7.

**Owner Comments:** Concerns were voiced about the lack of discussion in meetings regarding the Amendments to the Declaration of Covenants.

**Adjournment:** Gary Young adjourned the meeting at 7:25 PM.