

COLONIAL POINTE COMMUNITY ASSOCIATION, INC.
Board of Directors Meeting
July 25, 2018

Call to Order: The meeting of the Board of Directors was called to order at the Office of Island Management at 5:15 p.m. by Board President, Donna Pugh, to conduct the business of the Association.

Board Members Present

Donna Pugh
David Scharnweber
Richard Dorset
Dan Losey

Certification of Quorum: With four (4) of the five (5) Directors present, a quorum was sufficient to conduct the business of the association.

Verification of Notice: Notice was properly posted on the property 48 hours in advance of the meeting.

Meeting Minutes: Donna Pugh made a motion to approve the June 6, 2018 minutes as presented by Secretary Richard Dorset. The motion was seconded by Richard Dorset and with all in favor the motion was carried.

Open Forum:

- Discussion on how all future violation letters will be handled and approved.
- Discussion on approval of out of the ordinary invoices.
- Discussion on signing off on future contracts for the Association.
- Discussion on irrigation repair estimate.
- Discussion on the entry gate opening every weekend for several hours. Programming will be checked to insure an open house time is removed to correct the issue.

Report of Officers:

- Dan Losey discussed the June 2018 financials. A report was given regarding actual costs to date and anticipated costs till year end. The 2018/2019 Association insurance has been renewed. 2019 contract verification was discussed. It was agreed to keep current vendors for the upcoming year.

Committee Reports:

- Long-Term Committee was tabled till next meeting.
- The landscape upgrade proposal was discussed. Dan Losey made a motion to approve \$300 for the cul-de-sak area to be addressed. The motion was seconded by Richard Dorset and with all in favor the motion was carried.
- Tonya Losey discussed the progress made by the ARC Committee. Meetings have been held every few weeks and minutes submitted for the requests presented to date. New Community Guidelines were submitted to the Board for their approval. Richard Dorset made a motion to approve as submitted with minor changes. The motion was seconded by David Scharnweber and with all in favor the motion was carried.

Old Business

- Discussion on the price for filing the 2015 Document Amendments.
- Marque lighting was tabled until Ron Curry is present to present his report.
- Century San-Cap has completed trimming the hardwoods along the East end of the property. Lee Lawn and Tree has completed trimming the palms along the perimeter wall and performed a walk-through with a Board Member and concerned resident.
- Discussion on the violation letters mailed out to the community regarding exterior up-keep. Additional letters will be mailed out as needed.
- Gordon Redshaw presented Fining Committee guidelines to the Board. Dan Losey made a motion to approve the guidelines with a few grammatical and numerical corrections. The motion was seconded by Donna Pugh and with all in favor the motion was carried. Gordon Redshaw, Dian Ace and Phillip Bramley have volunteered to sit on the committee.

New Business

- The 2019 budget must be approved in November and due to mailing requirements the mailing to the owners needs to be in October. The 2019 budget will be approved by the Board at the September 12, 2018 meeting and adopted by the Association at the November 12, 2018 meeting to be held at 6pm at the Pine Ridge Community Center. The new ARC and Fining Committee guidelines will be mailed to the owners with a copy of the 2019 budget.

Next Meeting:

- The next Association Board Meeting will be held on September 12, 2018 at 5:15 p.m. at the Island Management office.

Adjournment:

- Meeting was adjourned at 7:28 p.m.