

COLONIAL POINTE COMMUNITY ASSOCIATION, INC.
Board of Directors Annual Budget Meeting Minutes
11.12.2018
Venue: Pine Ridge Community Center

Call to Order: The Annual meeting of homeowners and Board of Directors was called to order by President Donna Pugh. The new Property Manager, Kim Luebke was introduced by President and in attendance to observe and conduct the business of the Association.

Board Members Present

Donna Pugh
Ava Fluty
Dick Dorsett
Dan Losey- Treasure
David Scharnweber

Certification of Quorum: With all five (5) of the Directors present, a quorum was established.

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

Meeting Minutes: Tabled the 9.12.18 minutes until next meeting.

2019 Budget Approval:

- Dan Losey explained the 2019 proposed budget to homeowners including:
 - ✓ Surplus
 - ✓ East side project
 - ✓ Monies spent with Irma
- A motion was made by Donna Pugh to approve the 2019 proposed budget, the motion was seconded by Dick Dorsett- all present were in favor and the 2019 proposed budget was adopted.

Committee Reports:

- a. **ARC Committee-** One (1) ARC applications was submitted by the homeowner on 15029 Balmoral Loop requesting permission to install a propane tank in his side yard. Due to the uniqueness of the request the ARC committee requests the Board of Directors discuss and approve/disapprove the request. Discussion was prompted and the decision to approve the ARC based on interpretation of the documents and a motion was made by Dick Dorsett to approve the ARC with stipulations, the motion was seconded by David Scharnweber and the motion was carried with a vote of 3 to 2.

NOTIFICATION went out to the homeowner with the following stipulations:

- ✓ The homeowner/company doing the installation obtain a permit and/or inspection from Lee County and the side yard be adequately landscaped to ensure the tank or the installation of the tank is not noticeable.
- b. **Fining Committee-** Chairman of the fining committee asks Board to present a template for fining.
 - c. **Beautification Committee- Issues discussed included:**
 - ✓ Check marque lighting- entry light was not operable as of 11/12/18. Possible replacement needed.
 - ✓ Schedule walk through to make sure: sod/mailboxes/trees are maintained (this excludes the Oak trees- not mandatory)
 - ✓ Work with Community manager to participate in walk through when members are available.
 - ✓ Discuss possible Blast e-mail to make notifications to homeowners.
 - ✓ New flag needed at entry.

Old Business:

- a. Determined that vandalism on west wall seems to have been an isolated event that the board will continue to monitor. No current action needed.
- b. Universal gate remote are available by Roy North Inc. now available to programs any gate.
- c. Trespassing around the pond area is a concern to board and homeowners. P & P regarding access to the lake will be made clear to homeowners during the Annual meeting.

New Business:

a. Website Suggestions:

- ✓ Different ways to send updates to homeowners and store Documents, P & P, etc..
- ✓ Include Pre-approved Paint colors and other architectural guidelines.
- ✓ Majority disagrees to make it available to the public- password protection possible?

Open Forum:

- ✓ Concerns voiced from homeowners that people are driving too fast though the community- suggestions made to communicate issues timely to Board or Island Mgt. so violations notices can be sent to homeowners or so their guests can be identified: driving fast, with pets that are not leashed, vehicle's that are parked illegally etc...

Next Meeting:

- The next Association Board Meeting will be held on December 10, 2018 at 5:15pm at the Island Management Office.

Adjournment:

- Dan Losey made a motion for adjournment that was seconded by David Scharnweber and the meeting was adjourned at 7:21.