

Colonial Point Community Associations, Inc.
Board of Directors Minutes for 10.24.19 at 5:15PM

Venue: Island Management
16956 McGregor Blvd #1, Fort Myers, FL 33908

Call to Order: The meeting was called to order at 5:12PM by Board President David Scharnweber.

Quorum: Certification of Quorum with five (5) of the five (5) Directors present.

Donna Pugh
Ava Fluty
Dick Dorsett
Dan Losey
David Scharnweber

Also, in attendance was Gordon Redshaw- Security Committee; Tonya Losey- ARC Committee

Approval of Minutes from 8.8.19:

A motion was made by Dick Dorsett to approve the 9.25.19 minutes, with the corrections to the ARC member, not Chairperson and the spelling of "Delores" Dorsett name, the motion was seconded by Ava Fluty, all were in favor and the minutes were approved, 5/0.

Homeowner requested Forum: 15020 Balmoral Loop: Michael and Delanie Moler addressed the board because they received a second violation letter requesting, they clean their roof and they did not believe their roof was discolored and required cleaning. The Homeowner requested the board reconsider and allow them to defer cleaning for at least two (2) additional years. The board discussed the matter, reviewed the standards for maintaining the neighborhood and determined the roof needed to be cleaned, all were in agreement 5/0. The homeowners were extended the offer to appear in front of the fining committee and they agreed to consider all alternatives.

Officer Reports:

Board Treasurer Dan Losey:

- With the carry over surplus last year of \$2700 plus the anticipated carry over in 2019 of \$6385 the surplus account is forecasted to be over \$30K suggesting a time for spending plan for items that have been put back.
- Suggested having a meeting prior to the Budget meeting so to approve the proposals for deferred items that could be done and lower the surplus.
 - Pedestrian gate- investigate pricing.
 - Mulch
 - Lights
 - Tree trimming

A motion was made by Ava Fluty to approve power washing bid for the entry and the gutter all the way around Balmoral Loop not to exceed \$800.00, motion was seconded by Dick Dorsett, all were in favor and the motion was approved.

Committee Reports:

ARC Committee: Tonya Losey, one request for 15095 shutters was approved.

Fining Committee: Nothing current.

Landscaping Committee, Chairman Dick Dorsett, reports:

- Reviewed mulch bids do not believe that 20 yards is enough mulch to cover the area properly. Speak with James from Lee Lawn again about what was done last year.
- The board was disappointed with the shucking of the palms in the entry and there was confusion over the amount of work that was requested. Need to verify the completion of the palms with landscaping vendor.
- Meeting to be scheduled with James from Lee Lawn and review the long low hanging branches on the palm in the cult-de-sac. Weed killer on road rocks needed.

A motion was made by Donna Pugh to mulch the entry way and to the left and right wall not to exceed: \$1,800, the motion was seconded by David Schwanweber and all were in favor, the motion passed 5/0.

A motion was made by Donna Pugh to contact lighting companies to re-tool the Marquis and Flag lighting, the motion was seconded by Dick Dorsett all were approved and the motion passed 5/0.

- Donna Pugh suggested that the Black Olive trees on the East side of the community are too tall and are exceeding their root stabilization. The trees need to be topped out bringing their height down to less than 35ft.

Security Committee: Gordon Renshaw:

- Suggested the Community Manager call Lee County and ask for new Tow Away signs for emergency entrance to replace the old faded ones.

Rules and Regulation Committee:

- Meeting next week to begin changes for changes proposed by Dan Losey at the last meeting for Section 11.1, 1.1 and the rules and regulations.

Violation Committee: Ava Fluty

- Verified items on inspection list
- Reviewed homeowners on watch list: 15053 clutter, 15081,15083 and 15089.

New Business:

- November 19th budget meeting scheduled at the Pine Ridge facility. Scheduled to mail out package after the September Financial statement comes out and is reviewed, prior to October 31. (Minimum of 14 days' notice)
- Budget and Reserves reviewed line by line. Final changes to be made prior to mailing are: remove the per unit cost, and remove the 2019 reserve. Send final package to board prior to mailing.

Open Forum: no one present with comments.

Next Meeting: on November 13, 2019 at 5:15PM.

Homeowner budget meeting scheduled for: November 19, 2019.

Adjournment: With no additional business to discuss on the agenda David Scharnweber made a motion to adjourn the meeting, Dick Dorsett seconded the motion and all were in favor, the meeting adjourned at 7:00PM.