

Colonial Point Community Associations, Inc.
Board of Directors Minutes for 11.13.19 at 5:15PM

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

Call to Order: The meeting was called to order at 5:18PM by Board Vice President Dick Dorsett.

Quorum: Certification of Quorum with four (4) of the five (5) Directors present.

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

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

Approval of Minutes from 10.24.19:

A motion was made by Ava Fluty to approve the 10.24.19 minutes, "as is", the motion was seconded by Donna Pugh, all were in favor and the minutes were approved, 4/0.

Officer Reports:

All Officer reports are held until later in the meeting.

Committee Reports:

ARC Committee: Tonya Losey, one request for 15026 approval for trimming the Olive trees was approved.

Fining Committee: Nothing current.

Landscaping Committee, Chairman Dick Dorsett:

- Mulch- reviewed under New Business.
- Palm trimming- reviewed under Old Business.

Security Committee: Gordon Renshaw: no report.

Rules and Regulation Committee: Dan Losey provided:

a copy of the final draft of the Rules & Regulations document (2 pages) is attached to the minutes as Addendum A. It is understood to be a "Living Document" and asked that all board members review and give their input so it can be mailed to the homeowners with the Annual Meeting information.

A motion was made by Dick Dorsett that the Rules and Regulations document be accepted as written, the motion was seconded by Dan Losey, all were in favor and the motion was passed 4/0.

Dan Losey added to the motion that once the R & R are officially adopted the index (provided by Gordon Redshaw) will be added, Ava Fluty seconded the addition all were in favor and the motion was again passed 4/0.

Violation Committee: Ava Fluty

- Verified items on inspection check list
- Reviewed the remaining homes on the roof cleaning list: 15022 and 15024 were completed. The home at 15020 was not and the board asked the CAM to verify the cleaning date with the owner.

A motion was made by Dan Losey that beginning December 1st the homeowner at 15020 be assessed a fine of \$100 per day until the roof discoloration is eradicated, maximum fine of \$1000 per Florida Statute, the owner is to be sent a Certified Letter to appear in front of the fining committee if they dispute the fine, the motion was seconded by Ava Fluty, three (3) of the four (4) board members voted to approve and the motion was approved 3/1.

VOTE: Dan Losey- YES
Ava Fluty- YES
Dick Dorsett- YES
Donna Pugh- NO

Old Business:

- Light repair: Gordon Redshaw submitted a receipt for the light bulb replacement of the lights in the entry and on the signage. All lights are working as of today 11.13.19.
- Palm Trimming: The board reviewed the photo array with comments to clean up and remove the boots from some pine trees but to leave alone the trees that appear uniform.

A motion was made by Dick Dorsett to clean up the ragged boots and finish re-booting areas on eleven (11) palm trees for an amount not to exceed: \$450.00, the motion was seconded by Donna Pugh and all were in favor the motion was passed 4/0.

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New Business:

- Pedestrian Gate- Gordon Redshaw presented the following proposal:
TGC- \$5,000.00
Action Automatic Gate: \$2,495.00
Carter Fence: \$1,730.72

Carter fence proposes: push button latching lock with no electric, gate swings both ways, 6x5 aluminum matching gate (to the vehicle gate), self-closing hinge with posts set in concrete.

Requires: 50% deposit, prior removal/trimming of 2 ft. of bushes, verify installation by December 31st.

The final approval is tabled until after the Budget approval meeting on 11.19.19.

- Mulch-Dick Dorsett:

Presented three proposals from local landscaping vendors:

Everyday Landscaping: \$5.25 total cost: \$6,930.00
Property Care Landscaping: \$4.53 total Cost: \$11,500.00
Lee Lawn: \$3.50 per bag total cost: \$3,150.00

Discussion: There is no spec or measurement for the amount of mulch to be bid hence the variety in bidding. Dan Losey requested formulating a mathematical calculation with cubic feet of mulch needed to give the three (3) areas proposed a good look.

A motion was made by Dick Dorsett to table the mulch discussion until after the Budget meeting on November 19th so to obtain more information on the mathematical specifications of how much mulch is needed to be effective, the motion was seconded by Donna Pugh, all were in favor and the mulch discussion was tabled until 11.19.19.

- Lighting LED- A initial estimate for the replacement of the exterior lighting in front of the entrance and marquis sign from Kirkwood Electrical for \$129+ tax for each fixture. Discussion tabled for a future date when more information by David Scharnweber can be presented.
- Seal Coating- Dick Dorsett:

Presented proposal from Driveway Maintenance, a vendor who has been used previously by the community on two occasions. The vendor proposed to seal-coat the driveway for \$7,940.00 and provide additional patchwork for \$1,100.00. The reserve account for Driveway maintenance will be fully funded in 2021, if repairs and seal coating are done in 2020 the reserve account would contribute \$5,888.00 and the additional funding will be pulled from the operational surplus/overage.

A motion was made by Dick Dorsett to approve the \$7,940.00 to seal-coat Balmoral Loop, the motion was seconded by Dan Losey, all were in favor and the motion was approved 4/0.

Schedule to be announced. No additional seal-coating bids requested at this time.

Open Forum: no one present with comments.

Next Meeting: Homeowner budget meeting scheduled for: November 19, 2019 there will be a short board meeting afterwards to discuss mulch and pedestrian gate.

Adjournment: With no additional business to discuss on the agenda Dan Losey made a motion to adjourn the meeting, Donna Pugh seconded the motion and all were in favor, the meeting adjourned at 6:41PM.