

COLONIAL POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MINUTES
4.24.19 5:15 PM

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

Call to order: The meeting was called to order at 5:19 PM by Board President, David Scharnweber.

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

Donna Pugh
Ava Fluty
Dick Dorsett
Dan Losey
David Scharnweber

Also in attendance was Gordon Redshaw- Committee member

Verification of Notice: Notice was posted on the property 48 hours prior to the meeting per Florida State Law.

Reading and Approval of Minutes:

A motion was made by Dick Dorsett to approve the 3.21.2019 minutes, "as is", the motion was seconded by David Scharnweber, all were in favor and the motion passed 5/0.

NOTE: The reading and approval of the minutes for the Organizational business conducted after the 4.2.19 Annual meeting were tabled until the next meeting.

Report of Officers

A. TREASURERS REPORT: presented by Dan Losey:

- The \$215 annual report fee needs to be re-classed from GL #4016 to #4061, correction will appear on the May 2019 financial report.
- Expenses are \$1900 under budget due to the timing of invoices arriving for payment.
- Irrigation expense are higher than budgeted considering only 4 months of the year have passed. Next budget season the board will be look at 2020 budget and will bid out repairs moving forward.

Committee Reports

A. ARC COMMITTEE: no report

B. FINING COMMITTEE: Discussed and reviewed the ten (10) violation notices currently needing approval. The board agreed to have the following changes made prior to mailing/e-mailing of notices:

- Change description of any with roof issue to: discoloration of roof.
- Add the current date at the top of all notices.
- Change the days allowed to correct violation from 10 to 30 for those requiring substantial work to complete (i.e. roof cleaning).
- Remove 2nd notice on current letters.

Dan Losey asked for a volunteer to head up a violations committee, Ava Fluty volunteered during months they are in Florida.

Dan Losey made a motion to appoint Ava Fluty, Violation Chairman, the motion was seconded by David Scharnweber, all were in favor and the motion passed 5/0.

- C. LANDSCAPE COMMITTEE: Dick Dorsett discussed an issue with the area near the back of the community (addresses 47/49) by the berm and canal ditch where the grass is un-mowed and weeds are growing tall making the area unsightly. Requested the Community Manager contact the landscaper, James- Lee Lawn, to clean up the area and keep it maintained in the future.

Old Business:

- A. Annual meeting: request the minutes and organization minutes be available for review by the next regular board meeting.
- B. Non-Compliance & Violation Process: Discussed previously.

New Business:

- A. Short-term/Long-term Rental Concerns: Discussed providing guidelines for homeowners renting their homes in view of recent violations (i.e.-speeding, parking in street, trespassing, etc...)
- o BOD agreed homeowners simply need to be held accountable for any issues their renters may create just as homeowners are held responsible for the issues of their own actions.
 - o BOD discussed if helpful reminders to assist owners with common renter issues was necessary. BOD agreed a newsletter article would be more appropriate in lieu of mailer.
 - o Gordon Redshaw will work on an article for the newsletter about renters and their responsibilities to present at the next board meeting for approval.
- B. Website: Updates:
- Send Sharon Taylor any outstanding newsletters and approved minutes from 3.21.19.
- C. Security Concerns: Discussion about the problems during the past weeks with trespassers watching homes.
- Dan Losey suggested if a homeowner see's something to contact the Lee County Sherriff office get the date, time, officer, and forward the incident to the Community Manager so a file is created with information about all incidents.
 - Discussion about creating a neighborhood watch or neighborhood security committee developed to gather and maintain information so it can be reported back to the Lee County Sherriff's department.

A motion was made by Dan Losey asking the board to approve the creation of a Security Committee to report back to the board, the motion was seconded by Dick Dorsett, all were in favor and the motion passed 5/0.

Open Forum:

- No homeowner's requests.

Next Meeting: on June 12, 2019, Wednesday at 5:15PM.

Adjournment: A motion was made by David Scharnweber to adjourn the meeting, the motion was seconded by Dan Losey and with all in favor and no further business to be conducted the meeting was adjourned at 6:36 PM.

Respectfully submitted,

Donna Pugh, Secretary for Colonial Pointe Community Association, Inc.