

COLONIAL POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MINUTES
6.12.19 5:15 PM

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

Call to order: The meeting was called to order at 5:16 PM by Board President, David Scharnweber.

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

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

Also in attendance: Gordon Redshaw- Security Committee Chairman, Tonya Losey and Deloris Dorsett- ARC Committee and Community Manager, Kim Luebke from Island Management.

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 Dan Losey to approve the 4.2.19 Organization meeting minutes "as is", the motion was seconded by David Scharnweber, all were in favor and the motion passed 4/0.

A motion was made by Dick Dorsett to approve the 4.24.19 minutes with a correction (Board Secretary, Donna Pugh to be listed at the person preparing the minutes), the motion was seconded by Dan Losey, all were in favor and the motion passed 4/0.

Report of Officers

A. TREASURERS REPORT: presented by Dan Losey:

- Insurance package was renewed and will begin in July, the total cost is \$3198 down \$14 dollars from last year.
- Lake Doctors' contract will be renewed automatically if cost is same or within \$5 from previous year
- Island Management and Lee Lawn contracts will also be renewed automatically when K.Luebke, Manager verifies the annual price of Association management and Landscape Contract will remain the same for 2020, no increase.
- May financial shows a budget surplus of \$3,851.47 but timing of invoices and spending is the reason for the positive variance.
- Projects completion anticipated this fall look to be in line with budget, which include \$1K for Power washing and approximately \$3.9K for Ground maintenance.
- Future projects included on the reserve schedule: paving and seal-coating, painting perimeter wall, lake aeration and gate replacement. All common area projects are fully funded per the Reserve schedule and remaining life are forecasted accurately.
- Pre-budget meeting scheduled in September with annual budget meeting to be held November 19, 2010 at 6:00 at Pine Ridge Community Center.

A motion was made by Donna Pugh to approve the Insurance renewal package for 2019-2020 at \$3198, David Scharnweber seconded the motion, all were in favor and the motion was passed 4/0.

Committee Reports

- A. ARC COMMITTEE: Tonya Losey and Deloris Dorsett in attendance and reports for the Committee.
 - Meeting on June 6th discussed 15054 and are reviewing possible paint colors for the exterior of the home.
- B. FINING COMMITTEE: No report
- C. LANDSCAPE COMMITTEE: Dick Dorsett- Chairman discussed:
 - Fall projects include mulching and tree trimming
 - Question on if irrigation repairs were complete in culdesac – K. Luebke to confirm with James.
 - Questions about an area that is growing up around the canal. Asked Lee Lawn to cut back the area behind 47/49, follow up by K.Luebke.
- D. SECURITY COMMITTEE: Gordon Redshaw- Provided handout detailing: Trespass Issues and Answers.

Dan Losey made a motion to attach the security Committee handout to the 6.14.19 minutes, the motion was seconded by David Scharnweber, all were in favor and the motion passed 4/0.

- Requested K. Luebke contact Federal Express and UPS about their delivery people ignoring the speed limit.

Old Business:

- A. Non-Compliance letters:

Dick Dorsett approved the thank you message to be e-mailed to the 10 homeowners who complied with the request to clean the discoloration from their roof within the allotted amount of time, the motion was seconded by Donna Pugh, all were in favor and the motion was passed 4/0.

- ✓ Directive for K.Luebke to e-mail the thank you to the homeowners.
 - ✓ Open items approved to receive a Courtesy Notice: 15043 Trash totes, 15035 roof discoloration, 15092 Roof discoloration. K.Luebke- provide notice and pictures to Violation Committee for final approval.
 - ✓ Check on 15037 for compliance promised by 6.20.19.
 - ✓ Inspection reports will be delivered by Kim on biweekly basis.
- B. Common area Inspection items:
 - ✓ Lights on during the day at entry- check photo cell – David and Gordie offered to check and replace light bulb if needed. Dick has light bulbs available as well.
 - ✓ Common area black oak tree touching 15087 lanai screen – Kim to ask James for estimate to trim branch.

New Business:

- A. Keys- request the K.Luebke make seven (7) copies of the bulletin board and gate box keys to be distributed at the next meeting.

Open Forum:

- Emergency gate code questioned and provided during meeting. BOD agreed not to make public.

Next Meeting: August 7, 2019 5:15PM- Budget meeting

Adjournment: A motion was made by Dick Dorsett 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 6:50 PM.

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