

**Colonial Point Community Associations, Inc.**  
**Board of Directors Minutes for 9.25.19 at 5:15PM**

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

**Call to Order:** The meeting was called to order at 5:15PM 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; Dolores Dorsett- ARC Committee

**Approval of Minutes from 8.8.19:**

***A motion was made by Dick Dorsett to approve the 8.8.19 minutes, with the corrections to the Treasurers report, the motion was seconded by David Scharnweber, all were in favor and the minutes were approved, 5/0.***

**Officer Reports:**

Board Treasurer Dan Losey:

- Dan Losey provided handouts for 2020 budget and reserve and reviewed the line items that remained the same and those that changed from the budget in 2019.

***Donna Pugh made a motion to approve the 2020 Budget as presented by Treasurer Dan Losey, the motion was seconded by Dick Dorsett, all were in favor and the 2020 Budget was approved 5/0.***

- With the carry over surplus last year of \$2370 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 upgrades for spending plan:
  - Road rock for emergency area
  - Tow away sign
  - Paint front gates
  - Power wash front gate area and curbs
  - Pedestrian gate- investigate pricing.

**Committee Reports:**

Chairman of the ARC Committee, Deloris Dorsett, nothing current.

Fining Committee: Nothing current.

Landscaping Committee, Chairman Dick Dorsett, reports:

***A motion was made by Dick Dorsett to accept and proceed with the Estimate by Lee Lawn for \$940 to trimming of 47 trees, Dan Losey seconded the motion, all were in favor and the motion passed 5/0.***

- Proposed Kim Luebke contact Lee County to request they trim the overhanging Oak trees on Lakewood Drive for no charge.
- Propose seeking mulch vendor to do a light spreading of mulch to the left and right of the front gate, 2 feet from the wall. Break out cost for left and right and entry if possible.
- Request from Lee Lawn:
  - Request for proposal for shucking palms with the trimming.
  - Additional trimming on the cult-de-sac palm and front entry.
  - Spray for weed and remove vines crawling up front wall.

**Violation Committee: Dan Losey**

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

***Dan Losey made the motion to send second violation letter for roof discoloration to homeowners at 15020, 15022 and 15024, Dick Dorsett seconded the motion, all were in favor and the motion passed 5/0.***

**New Business:**

- November 19<sup>th</sup> 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)

***Donna Pugh made a motion to approve the cover letter to homeowners written by Dan Losey for the Budget mailing, Ava Fluty seconded the motion and all were in favor, the motion passed 5/0.***

- Changed to By-Law's- handout provided by Dan Losey to amend the ByLaws, Violation committee suggests a new policy as written by Section 11.1 Trash Pickup written as stated per handout.
- Amend Section 1.1- Remove the declarant from the By Laws written as stated per handout
- Verify address for management company, will not change until after the Corporate Reports are sent in next year and then switch to 711 Tarpon Road, Sanibel Florida, Florida Sunset Association Management, Inc.
- Start a Rules and Regulation committee section for homeowners, especially for homeowner who rent their homes and work on a new set of policies and procedures that do not contradict the ARC Guidelines. Committee consist of: Gordon Redsaw, Ava Fluty, Dan Losey.

***Dan Losey made a motion to follow through with a change of ByLaws, the motion was seconded by David Scharnweber, all were in favor and the motion was approved 5/0.***

**Open Forum:** no one present with comments.

**Next Meeting:** on October 24, 2019.

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, Donna Pugh seconded the motion and all were in favor, the meeting adjourned at 7:07PM.

