

Colonial Point Community Associations, Inc.

Board of Directors Minutes for 8.8.19 at 5:15PM

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

Call to Order: The meeting was called to order at 5:17PM by Board President David Scharnweber.

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

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

Also in attendance was Gordon Redshaw- Security Committee; Tonya Losey- ARC Committee, homeowners Churchill (2) and Curry.

Approval of Minutes from 6.12.19:

A motion was made by Dick Dorsett to approve the 6.12.19 minutes, "as is", the motion was seconded by Donna Pugh, all were in favor and the minutes were approved, 4/0.

Officer Reports:

Board Treasurer Dan Losey:

- The lake aeration (compressor) was replaced by Lake Doctor for a total of \$1,340.00 charged to ground maintenance. It was last replaced five years ago July, 2014. Reserve plan will be re-set and fully funded in 5 years (2024) in the amount of \$1,500.
- The Gate Reserve has \$11,403 scheduled to be fully funded in August 2023 at \$16,000. 2019 repairs will be deducted from the reserves and lifetime dates will be re-set during 2020 budget accordingly.
- July 2019 financials reflect a positive variance, as expected, and will level off after planned expenses during peak spending times in Fall 2019.
- The SanCap account shows a total of \$44,700. IM accounting requested and they adjusted the interest rate to 1.5% producing an additional income of \$350 p/y. Dan Losey recommends that in the future the board investigate a CD with better interest rate than 1.5%.
- The 2020 Budget is almost complete.

Committee Reports:

Chairman of the ARC Committee, Tonya Losey, reports:

- The exterior paint color for homeowner at 15054 is still pending approval.
- Asked that the homeowner at 15085 be asked to remove the wooden cut out forms hanging on the front of the home. Kim will add to inspection report and confirm if items are still present.

Fining Committee: Hold until Old Business.

Landscaping Committee, Chairman Dick Dorsett, reports:

- The limb at 15087 was successfully cut away from the lanai by Lee Lawn for \$150.00 per estimate.

A motion was made by Dick Dorsett to accept and proceed with the Estimate by Lee Lawn for \$300 to replace the bushes in the cult-de-sac, David Scharnweber seconded the motion, all were in favor and the motion passed 4/0.

Security Committee: Chairman Gordon Redshaw, report:

- Experiencing a growing problem with solicitors in the neighborhood now that the entry gates are open. All such people were asked to leave the property.
- Suggested a blurb be added in the Budget mailing affirming that the Board of Directors only endorses the Colonial Point Community Association web-site.

Old Business:

- *Trash Receptacles*, as stated by the Lee County web-site, can be put out 24-hours prior to the pick-up time and need to be off the curb 48-hours after pick-up. Plastic garbage totes as well as plastic garbage bags can hold trash for pick up. The web-site does not specify anything about bags being inside a container/tote or a time frame in which lawn waste needs to be on or off the curb before or after pickup.

Discussion:

- ✓ The Board agrees that amending the By-Law permitting a shorter removal time with a change in verbiage should be voted on.
- ✓ David Scharnweber asked if landscape/yard waste and recycling pick up should be included in these changes.
- ✓ Dan Losey deems landscaping/yard waste and recycling were two completely different subjects and not the matter at hand.
- ✓ Donna Pugh added that plastic bags should be placed inside of totes.

A motion was made by Dan Losey to amend the By-Law so that trash receptacles must not be placed out on the curb more than 24 hours prior to pick up and must be removed from the curb a minimum of 24 hours after pick up, the motion was seconded by David Scharnweber, all were in favor and the change was approved 4/0.

The change in verbiage will be approved at the next board meeting.

- *Lake Concerns*- Concerns were brought to the Boards attention by homeowners during the month regarding clarity, weeds, and fish kill. The board did not feel that the aerators being out of service could prevent or cause any of the before mentioned issues. All agreed that the Lake was in fine condition and the monthly service report from Lake Doctors would be reviewed carefully for problems.
- *Keys for the display box* were given to Dick Dorsett to make copies.
- *Speeding*: Vendor trucks (i.e. Federal Express) need to capture identifying markings on vehicles before providers can be successful in making drivers compliant. For future complaints homeowners are encouraged to note identifying markings, such as truck # or driver's license # for managing agent to follow through.
- *Inspection Checklist*:

The following items are to be mailed to owners per the violation checklist provided by Island Managements agent, Kim Luebke:

- ✓ 15092- Send 2nd violation notice for roof discoloration.
- ✓ 15022- Send Courtesy Letter for roof discoloration and mailbox.
- ✓ 15024- Send Courtesy letter for roof discoloration.
- ✓ 15020- Send Courtesy letter for roof cleaning.
- ✓ 15031- Send 7-day CL for inoperable trucks in drive.
- ✓ 15053- HOLD- lawn ornament add to watch-list.

- ✓ 15023 & 15021- Send 14-day CL for lawn repairs.
- ✓ 15081 & 15083 & 15089 HOLD on watch list.

New Business:

- Gate Repairs: Action Automatic Door & Gates original estimate proposed complete replacement of both entry and exit gates, except for the physical metal part totaled \$17,400. The original estimate was reduced to include only the replacement of the (4) actuators, stops and welding repair of the left entry gate, totaling: \$9,335.00. Further negotiations with Dan Losey had Action Automatic lowering the total estimate by \$400 to \$8,935. Further research done by Dan Losey and David Scharnweber found the parts available from a wholesaler in Miami and the price could be reduced further if the Association purchases materials direct.
- Cost to paint the gate is approximately \$800.00 additional.

A motion was made by Dan Losey that the Board approve the purchase of (4) actuators, the weld, and labor to install without the internal positive stops up to \$6,500.00, David Scharnweber seconded the motion, all were in favor and the purchase was approved 4/0.

- *Affordable gate invoices-* board approved payment to Affordable Gate Repair for invoices including one service call \$120.00 and part for \$25.00; Total payment: \$145.00.
- *Aeration Repairs-* Lake Doctors replaced the aerator as discussed in Treasurers Report for \$1340.00.

Open Forum:

- Ron Curry- homeowner, requested the tattered flag be replaced. Donna Pugh offered that she had one replacement in her possession and would get it to Mr. Curry and he agreed to install.
- Gordon Redshaw replaced the light at the front monument- but noted the lights at the corner of Lakewood still need replacement and/or repairs. Suggest repair as an agenda item for the next meeting.

Next Meeting: on September 25, 2019 to propose the 2020 budget.
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.

Colonial Point Community Associations, Inc.
Special Emergency Meeting Minutes: 8.14.19 at 5:30PM

Venue: 15050 Balmoral Loop, Fort Myers, FL 33919

Call to Order: The emergency meeting was called to order at 5:30PM by Board President David Scharnweber.

Quorum: Certification of Quorum with four (4) of the five (5) Directors present. Those in attendance was:

Donna Pugh

Dick Dorsett

Dan Losey

David Scharnweber

New Business: Gate Repair:

A motion was made by Dan Losey to increase the amount of the gate repair estimate from the previous amount, not to exceed of \$6500, to the new amount of \$8460 plus an additional \$75 for the gate weld, Dick Dorsett seconded the motion, all were in favor and the motion was approved 4/0.

Adjournment: With no additional business the meeting adjourned at 5:45PM.