

COLONIAL POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MINUTES
5.12.2020 Following Organizational Meeting
Venue: 15050 Balmoral Loop, Fort Myers, FL 33919

Call to order: The meeting was called to order at 5:34 PM by Board President, Donna Pugh.

Quorum: Certification of quorum with all five of the Directors present:

President: Donna Pugh
Vice President: Ava Fluty
Treasurer: Dan Losey
Secretary: Eunice Churchill
Director at Large: Dennis Corcoran

Also in attendance: Dick Dorsett and David David Scharnweber

Verification of Notice: Special BOD Meeting is held with a maximum of 10 people due to the Pandemic Emergency Act related to COVID-19. This is in compliance with State and Local policies instituted, whereby no more than 10 people in attendance, and social distancing rules are followed.

Reading and Approval of Minutes: A motion was made by Ava Fluty to approve the 3.5.2020 BOD meeting minutes "as corrected", the motion was seconded by Donna Pugh, all were in favor and the motion passed 5/0.

Report of Officers

TREASURERS REPORT: presented by Dan Losey:

- Reserve accounts are up to date
- March 2020 financials reflect \$1900 profit but that will be absorbed throughout the year with previously budgeted expenses
- Accent lighting lowered bid price to \$1811, BOD previously approved up to \$1500 but later approved increased amount to cover the cost of \$1811 via email
- Speaker box at front gate was repaired at a cost of \$228
- Road Seal- Final Cost \$7943.00 Will be paid by taking \$6260.40 from Road Seal Reserve Account and the balance of \$1682.60 from Grounds Maintenance Account. The Road Seal Reserve will continue for 2020 with monthly contributions of \$61.98 thru December. This will provide a Balance of \$495,84 at year end. The Road Seal Account will be reset for 2021 in the monthly allocation of \$125.00 for 60 months to allow a total of \$7995,84 for the next Seal .
- Errors by Kim Luebke @ Management Company:
 1. Charge for Office Supply of \$713.40 - not our expense to be corrected on April Financials.
 2. Miss-coding of Pilz fine payment that was posted to Other Income will be corrected to post to Pilz. Fine entry will be corrected in April Financials

Committee Reports

- A. ARC COMMITTEE: N/A
- B. FINING COMMITTEE: N/A
- C. LANDSCAPE COMMITTEE: N/A
- D. SECURITY COMMITTEE: N/A

Old Business:

- A. Lighting on flag pole still out – Accent lighting budget item of \$1811 was approved and work is expected to be completed end of May 2020
- B. Brazilian Peppers in the NW ditch – Dan Losey reached out to Iona Drainage Ditch department (IDD) and was informed of annual maintenance currently scheduled twice a year. He attempted to contact them again, but was unsuccessful due to COVID-19. Dan will try again to reach out again to IDD and discuss solutions to remove.
- C. 15031 lattice and gate – Donna Pugh will attempt in-person. If homeowner unavailable, Dan Losey will attempt contact by phone to explain that bushes are the approved form of blocking HVAC unit from road, and ask lattice from the corner of house be removed. Also he will confirm if the black gate between shrubs is owned by them or 15029 so BOD knows which homeowner to request they be removed.
- D. 15043 violation letters were mailed to physical address not mailing address. BOD was informed by Kim Luebke that direct phone conversation occurred and letters were sent certified. BOD has since discovered letters were returned as unable to forward by USPS and were never sent certified mail. Ava Fluty will revise the letter and send certified mail to current mailing address in Canada. Previous violation amounts will be reset and begin 10 days following date of letter sent via USPS.
- E. Pedestrian gate lock – Gordie Redshaw applied some Loctite to stricker plate screws and Carter Fencing added 3 bumper pads to reduce the slamming effect of the gate when it closes.
- F. Non-compliance inspection report – Ava Fluty to follow up with Kim Luebke on the last community inspection completed
- G. Irrigation repairs – No Limit or Coastal Irrigation may have community map of irrigation. Dan will reach out to No Limit first. Ava Fluty and Dick Dorsett will test irrigation in East section to see if down irrigation pole is working.
- H. Pets trespassing continues to be an issue. Ava Fluty created some reminders to post on the community bulletin board. BOD will follow up directly with homeowners who violate.

New Business:

- A. BOD expressed concerns with current property manager Kim Luebke and have scheduled a meeting with acting management President, Steve Mackesy week of May 18th. Donna Pugh will compile a list from BOD members. Dan Losey and Ava Fluty will present to Mr. Mackesy.
- B. Donna Pugh is working to gather estimates for tree trimming of the Black Olives running along the East and North parameters of the community. Further details will be shared at the next BOD meeting.

Open Forum: N/A

Date/Time/Location of Next Meeting: June 2, 2020 @ 5:15PM Location TBD

Adjournment: A motion was made by Donna Pugh to adjourn the meeting. The motion was seconded by Ava Fluty and with all in favor and no further business to be conducted the meeting was adjourned at 6:46 PM.

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