

# COLONIAL POINTE COMMUNITY ASSOCIATION INC.

## BOARD OF DIRECTORS MINUTES

Via Teleconference

Date: August 4, 2020

**Call to Order:** The meeting was called to order at 4p.m. by Board President, Donna Pugh

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

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

Also in attendance Property Manager, Kim Luebke and resident Gordy Redshaw.

**Verification of Notice:** Board of Directors Meeting is held via teleconference.

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the June 2, 2020 minutes “as is” Motion seconded by Donna Push All were in favor and the motion passed 5-0.

### **Report of Officers:**

Treasurers Report: June Financials show we are under budget (\$2435) but still have fall expenses coming up. Insurance package was reviewed and renewed. Ground Maintenance has been spent – two charges for road seal (\$1694) and lighting (\$1811). There are no past due accounts.

2021 Budget process is underway. Will have a proposed budget for review at the September meeting.

## **Committee Reports:**

**ARC Committee** – 15041 submitted request for exterior paint, trim and new roof,  
- 15006 submitted request for storm shutter for lanai

Both requests were reviewed and approved.

**Fining Committee** – Ava Fluty reported on the new process for The Fining Committee. Covenant Violation Standard Committee is made up of three individuals who are responsible for ensuring that our standards are properly enforced, and written as per Statute 720.305 Current members of this 3 person committee are Ava Fluty, Dan Losey and Gordy Redshaw.

The current fining committee was not in compliance with Florida Statute 720.305. To this end, we will now have a Violation Committee made up of volunteers whom have been approved by the Board of Directors. This will work like “jury duty” Three people will be called upon when needed to assist the property manager during a fining hearing. The property manager will call on three members of the committee, and will set a date and time for the hearing with the homeowner who is in violation. The homeowner receives 14 day notice of hearing date. At the hearing, the property manager will read the violation, the fine levied by the Board. The committee will confirm or reject the violation. The Property manager will advise Board and homeowner of decision.

A motion was made by Ava Fluty to disband the Fining Committee and it be known as the Covenant Violations Standard Committee consisting of three persons. Motion was seconded by Dennis Corcoran and motion passed 5-0.

A motion was made by Dan Losey to approve volunteers to serve on Violation Committee. There are 12 names on said list and three members will be called upon to sit on hearing. Members will rotate from hearing to hearing. Motion seconded by Dennis Corcoran. Motion passed 5-0

A motion was made by Ava Fluty for the Board to approve and send "Notice of Fining Hearing" via USPS and for residence at 15043 Balmoral Loop. Seconded by Dan Losey. Motion passed 5-0

A motion was made by Ava Fluty that all 12 members of the violation Committee receive their duties in the documents named "The Role Of the Fining Committee Colunteer". Seconded by Donna Pugh. Motion passed 5-0

### **Old Business:**

1. Brazilian Peppers – Lee Lawn has submitted a bid of \$750, Mercier \$750 and Coastline \$1 100. A motion was made by Donna Pugh to accept bid from Lee Lawn. Motion was seconded by Dan Losey. Motion carried 5-0.  
Kim will reach out to James and set a date for removal.
2. Irrigation – Dennis reported that Zone 3 is not working. Wet check was recently done to support this. Dennis will reach out to George to determine what the issue is.
3. Inspection Report/Violations – Courtesy letters were sent to 11 homes. 10 homes complied and one did not (15025 regarding paint). As there was no response from homeowner, a violation letter will now be sent, stating they have 30 days to remedy the situation before a fine starts to accumulate from day 31 @ \$50 per day.

Notice of Fining Hearing for 15043 has been set for 8/24/2020. This is in response to a violation of trash cans being left out. A fine of \$560 is being levied. Property Manager and 3 members of the violations committee will participate in the call with the homeowner. Letter and email will be sent advising them of date and time for the teleconference call.

4. Trimming of Black Olives/Oak Trees. Donna Pugh has five estimates. Decision was made to contact two of the companies and ask them to revisit property to discuss trimming of Black Olives only. There is currently money available in the budget to have these trees trimmed. The trimming of the Oak trees will be tabled until next year. Dan Losey asked that all vendors know they are financially responsible for repairing anything they may damage.

5.

#### **New Business:**

New home-owners at 15023 expressed their delight with the cleanliness and overall upkeep of Balmoral Loop.

A big thank you to Ava Fluty for her work on the Summer Newsletter.

A huge thank you to Ava Fluty and Gordy Redshaw on their tireless work on the Fining/Violation Committee re-do.

#### **Open Forum:**

Dennis Corcoran proposed a motion to allow 15026 a temporary variance to re-install temporary green privacy screening material half way up the pool cage until the newly planted landscaping/bushes have grown in.

Dennis had installed said screen and was asked to remove it as per 6.1 in the Association Documents, as ARC approval had not been sought and granted.

He also advised that there were a couple houses in the complex on the east side that had frosted Florida panels attached to pool cages that provide screening from neighbors. He stated that his temporary screen would be just that – temporary, and removed when bushes grow in.

A discussion ensued, but no common ground was reached. The Board suggested that Dennis approach the ARC committee to see if they could arrive at a satisfactory conclusion. The HOA documents clearly state you cannot change the material look of the community. The other homes need to remove their screens or the “docs” need to be changed.

Motion was not seconded, therefore not approved.

**Date/Time/Locations of Next Meeting:** September 8, 2020 @ 5p.m.  
Meeting will be held in the community room at Pine Ridge Community Center. Masks are required for all attendees.

**Adjournment:** Motion was made by Donn Pugh to adjourn meeting. Motion Seconded by Eunice Churchill, and with all in favor and no further business to be conducted, the meeting was adjourned at 6:14p.m.