

COLONIAL POINTE COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MINUTES
Pine Ridge Community Center, 15680 Pine Ridge Road
September 8, 2020

Call to Order: The meeting was called to order at 4:58p.m. by Vice President, Ava Fluty

The first order of business was to accept the resignation of Board President Donna Pugh, and appoint a new Director to the Board. The second order of business was to appoint new Board President.

A motion was made by Dan Losey to nominate Dick Dorsett for the position of Director. All were in favor and the motion passed 4-0.

A motion was made to nominate Ava Fluty for the position of President. All were in favor and the motion passed 4-0. Ava Fluty accepted the nomination of President.

Quorum: Certification of quorum with five Directors present:

President:	Ava Fluty
Treasurer:	Dan Losey
Secretary:	Eunice Churchill
Director:	Dennis Corcoran
Director:	Dick Dorsett

Also in attendance Property Manager, Kim Luebke (via telephone), residents Gordy Redshaw and Rebekah Corcoran.

Reading and Approval of Minutes: A motion was made by Dan Losey to approve the August 4, 2020 minutes. Motion was seconded by Ava Fluty. All were in favor and the motion passed 5-0.

Report of Officers:

Treasurers Report: Dan Losey presented the 2021 draft Budget. The remaining budget for 2020 was reviewed. It is anticipated the 2020 budget will end with a total surplus of approx. \$1 261.17.

The 2021 proposed Budget will be mailed on or about October 10, 2020. The 2021 Budget meeting will be held on November 17, 2020.

A motion was made by Dan Losey to renew Lee Lawns 2021 landscaping contract. Motion was seconded by Ava Fluty. All were in favor and the motion passed 5-0.

A motion was made by Dan Losey to propose the Annual 2021 Budget to homeowners as presented. The motion was seconded by Dick Dorsett. All were in favor and the motion passed 5-0.

Committee Reports:

ARC Committee – No requests received. Discussed 15023 permission to remove Oak trees in yard. No permission is required to remove hard wood trees or palms, as long as the palm is replaced.

Violation Committee – Due to Hurricane season being upon Us, it was decided that although a watch list will be maintained, any violations that may occur will be put on hold until further notice.

Landscape Committee – Dennis will meet with Kim in October to review landscape in front of entrance wall, to ascertain how many plants need to be replaced, along with any mulching needs. Kim will also attempt to get a map of the irrigation system.

Dennis has been unable to make contact with George from No Limit Irrigation regarding the completion of Zone III. The invoice the vendor submitted remains unpaid.

A meeting with James from Lee Lawn is scheduled in October, In order to do the final wet check for the year. At that time a map Of the zones and shut off boxes will be made.

Security Committee – Gordy Redshaw raised a concern with the current “unrest” and protesting in the country and asked if Colonial Pointe should take any steps to protect our community.

Community Association Manager, Kim, explained advantages of A leased infa-red license plate, with car indentification camera that can be interfaced with local police. In the event anyone enters the community and there is an incident, vehicles can be identified at the time and place of the incident.

Dan Losey expressed that as a Board we cannot form any kind of security group. This could lead to legal issues. However, if neighbors get together to form a “neighborhood watch” this was entirely up to the residents.

Old Business:

1. Brazilian Peppers – Check with James to ascertain if these have been removed.

2. Irrigation – Dick will provide a telephone number for the irrigation company for Dennis. Still have issues with Zone 3.
3. Trimming of Black Olives. There was discussion of splitting the tree trimming proposal and doing the trimming and raising the canopies of the shady lady trees on the east side of the community for \$3100 along with the removal of the pine tree for an additional \$400.

A motion was made by Dennis Corcoran to accept bid from Tim's Tree Trimming to trim the bottom of the trees and clean out the canopy for \$3100. Motion was seconded by Ava Fluty. Dick Dorsett was not in favor of motion. The motion passed 4-1.

A motion was made to cut flush to the ground the pine tree per the proposal from Tim's Tree Service for \$400. Motion was seconded by Eunice Churchill. All were in favor and motion passed 5-0.

Kim will reach out to Tim's Tree Service to get on their schedule.

New Business:

Lake Maintenance: Ron Curry expressed his concern over the plants in the lake, and whether or not they are taking over. Lake Doctors visit the lake each month, and take action when needed, spraying the lake or thinning out the vegetation as needed. The plants around the lake are littorals (good plants) and provide nutrients not only for the lake but also for the fish and wildlife. It was decided that no action was needed and that Lake Doctors do a very good job of maintaining the lake.

The Board asked Kim to send a letter to Mr. Curry thanking him for his concern, but as a Board we feel that the lake is being cared for correctly.

Pot Holes: A proposal from Driveway Maintenance was discussed for the repair of several pot holes around the community. It was decided that to defer the cost of professional repairs we should try to make the repairs using Board volunteers and a bag of cold patch. If this does not solve the issue, then professional repairs can be made at a later date, for the same cost.

Open Forum:

The Board asked Kim Luebke to check availability for the next three

Meetings:

October 6, 7 or 8

November 17, 18 or 19.

January 19, 20 or 21

Date/Time/Locations of Next Meeting: October 6, 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 Dan Losey to adjourn meeting. Motion was seconded by Eunice Churchill, and with all in favor and no further business to be conducted, the meeting was adjourned at 6:00p.m.