

COLONIAL POINTE COMMUNITY ASSOCIATION INC.
BOARD OF DIRECTORS MINUTES
Pine Ridge Community Center, 15680 Pine Ridge Road
October 6, 2020

Call to Order: The meeting was called to order at 5:00p.m. by Board President, Ava Fluty

Quorum: Certification of quorum with five Directors present:

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

Also in attendance Community Property Manager, Kim Luebke, and resident's Gordy Redshaw (Security) and Tonya Losey (ARC).

Reading and Approval of Minutes: A motion was made by Dick Dorsett to approve the September 8, 2020 minutes "as is". 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. The 2021 Budget will be mailed on or about October 15, 2020. The mailing will contain the Budget, along with a cover letter, agenda for the Budget meeting and a coupon sheet for 2021 dues. The 2021 Budget meeting will be held on November 17, 2020.

As of today, there are no past due accounts. Although we are still under budget, there are still invoices to be paid. The A/R is still at zero with all assessments paid prior to 4th quarter. There is an irrigation invoice that remains unpaid, and although Dennis Corcoran has made numerous attempts to reach the vendor, he has been unable to. The vendor is not expected to return to complete the task and therefore the bill will remain unpaid.

When asked about the easiest way to record the New Rules and Regulations, Dan Losey asked if we could mail them “recorded delivery” State Offices are still closed due to COVID. Kim will find out.

The remaining \$410 of the landscaping budget will be used to purchase plantings.

Committee Reports:

ARC Committee – Request was received from 10530 for a pool to be built. All relevant documents, drawings and permits have been submitted. The request has been approved.

Landscape Committee – Dennis will meet with Kim and James in the next week or so to complete the final wet check for the year. All zones will be examined to determine if any repairs are needed.

Dennis, Ava and Kim will meet and work together to identify which areas need new plantings. Dennis Corcoran will plant these himself to allow more bushes to be purchased. New bushes will be purchased with remaining \$410 from this years budget.

Violations – Inspections will still be made, and a watch list maintained. No violations will be imposed until after hurricane season has ended.

Security Committee – Gordy Redshaw had nothing to report.

Old Business:

1. Brazilian Peppers – These have been removed.
2. Trimming of Black Olives - Tim's Tree contract has been signed and we are on the schedule – likely to be 5-6 weeks. Kim will advise when project will start.
3. Pot Hole Repairs – 4 pot holes were filled and sealed, and are holding up. Thank you Dennis and Dan Fluty. Will continue to watch areas for loosening but the Board agrees it was done professionally and inexpensively.
4. Lake Maintenance – Aerator Pump Box surrounding pump is rusting and may need to be replaced next time pump needs replacing.

Lake Doctors sprayed for Alligator Weed and the weeds are dying. All in all, pond is in great shape.

New Business:

1. Lights – the lights/transformer at the corner of Lakewood were stolen (\$1800 value). Additionally, two other lights at the entrance gate were stolen. It was decided to replace the lights at the entrance only. The contractor stated that he could bury the wires in a PVC pipe which would help to prevent further theft. The cost would be approximately \$500.

A motion was made by Ava Fluty to have two lights installed At the entry at a cost of \$500. Motion was seconded by Dick Dorsett. All were in favor and motion passed 5-0.

2. Coupon Books – These have been done away with. Cost to produce these coupon books outweigh the number of residents that use them. A sheet with 4 quarterly tear off coupons will be included with the mailing of the 2021 Budget.

A motion was made by Dan Losey to eliminate the Coupon Book, and replace it with 1 sheet, containing 4 tear off payment vouchers. Motion was seconded by Eunice Churchill. All were in favor and motion passed 5-0.

Open Forum:

Date/Time/Locations of Next Meeting: November 17, 2020 @ 6p.m. Meeting will be held in the community room at Pine Ridge Community Center. Masks are required for all attendees.

The November 17 meeting will be held in two parts:

- Part 1 will be the 2021 Budget, presented by Dan Losey
- Part 2 will be the Board of Directors regular Meeting.

There will be no meeting in December.

January meeting is scheduled for January 19, 2021 at 5:00pm

Adjournment: With no additional business to discuss, a motion was made by Dick Dorsett to adjourn meeting. Motion was seconded by Eunice Churchill, and with all in favor the meeting was adjourned at 5:36p.m.