**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Pine Ridge Community Center, 15680 Pine Ridge Road**

**February 17, 2021, at 5:00pm**

**Call to Order:** The meeting was called to order at 5:02p.m. by

Board President, Ava Fluty.

**Notice of Posting**: Notice of meeting was posted on the front column of the community 7 days before meeting date.

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

 President: Ava Fluty

 Treasurer: Dan Losey

 Secretary: Eunice Churchill

 Director: Dennis Corcoran

 Director: Dick Dorsett

**Reading and Approval of Minutes:** A motion was made by Dick

Dorsett to approve the January 19, 2021 minutes “as is”. Motion was seconded Dennis Corcoran. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:** Dan Losey reported that the error on the Year End Financial Statements was corrected:

 A profit of $1757.44 was reported bringing the surplus to

 $29 468.14.

 General Ledger accounts for January were in the black by

 $1 272.90

 There are four residents with accounts past due, totaling $660.00

**Committee Reports:**

 **ARC –** 4 requests have been made. Three have been approved

 15030 (paint), 15003 (stamped concrete on driveway,

 walkway and pool area), 15077 (installation of an

 additional hurricane roll down shutter, and 15091 (trim

 paint pending approval).

 15085 requested three approvals:

 Exterior Paint and trim – approved

 Front door color – ocean blue – denied

 Paint gutters and downspout brown and install

 brown garage doors – denied

 The reason for denying the brown garage doors,

 gutters and downspout was that it was not in harmony

and consistent with homes on Balmoral Loop. Homeowners requested ARC Committee reconsider.

After ARC Committee revisited application and perused

The Rules and Regulations of the Association, it was

decided to stand by the original decision.

**Landscaping** – 300 Asian Jasmine plants have been planted. Additional plants are needed to complete this project.

Mulch was applied to the east side by an unknown entity and we eagerly await an invoice. No authorization was given by CP.

 A motion was made by Dennis Corcoran to add an additional 300

 Asian Jasmine plants, not to exceed $900.00. Motion was seconded

 by Dick Dorsett. All were in favor and motion passed 5-0.

 Sprinkler on east side of property is not operating as it should. The

sprinkler head needs to be extended at a cost of $75.00

In addition one of the zones (north of emergency exit) is not operating properly and needs to have a valve replaced. Davidson Irrigation priced this repair at $403.00, while Lee Lawn will do it for $175.00.

A motion was made by Dennis Corcoran to have Lee Lawn install

a new valve, in addition to Dennis installing the sprinkler extension –

cost to not excees $250.00 for both projects. Motion was

seconded by Dick Dorsett. All were in favor and motion passed 5-0.

There are two gaps in the hedge at the exit gate. Dennis Corcoran will investigate cost to purchase two bushes to plug these gaps.

**Security** – An attempted home invasion (15057 Spears) was reported. Report anything suspicious to Board and to the

Sheriff’s Department. Homeowner did not call Sheriff Department.

 **Violations** – Inspections were made focusing on driveway power

 washing and mailbox repair/replacement. Only 6 homes have been

 non-compliant. Letters/email will be sent asking them to rectify

 the items pertaining to their home.

A motion was made by Ava Fluty to allow 15 days from receipt of email/letter for final compliance by 6 homeowners. Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

**Old Business**:

1. Lights on Marquee: These have been installed and are working.

 2. Painting of Entrance Gate: This has been completed.

**New Business**:

Request had been received from a homeowner (15087 Horn) to approach a neighbor (15089) regarding a tree on their adjoining property. Tree roots are encroaching on their property line. After discussion, the Board concurred that this has to be a neighbor to neighbor discussion.

**Open Forum**:

The Annual General Meeting will take place on April 20, 2021 at 6pm.

Notice and Proxy’s will be prepared and sent middle of March.

Lake Doctors responded to a request regarding the sudden explosion

of an algea bloom. They will revisit the site next month and treat the water accordingly.

The pillar on the exit gate has a chip. Paint will be applied to cover

The chip.

**Date/Time/Locations of Next Meeting:** March 16, 2021 at 5pm.

Meeting will be held at Pine Ridge Community Center. The wearing of a mask is mandatory.

**Adjournment:** With no additional business to discuss, a motion was made by Eunice Churchill to adjourn the meeting. Motion was

seconded by Dick Dorsett. All were in favor, and the meeting adjourned

at 6:20pm.