**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Following Organizational Meeting**

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

**April 20, 2021, at 6:00pm**

**Call to Order:** The meeting was called to order at 6:23p.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 four Directors present:

President: Ava Fluty

Vice President: Dennis Corcoran

Treasurer: Dan Losey

Secretary: Eunice Churchill

Director: David Scharnweber

Also in attendance: Kim Luebke (Community Assoc. Management),

Tonya Losey (ARC), Gordie Redshaw (Security),

And Evelyn Scharnweber

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

Corcoran to approve the March 16, 2021 minutes “as is”. Motion was seconded Dan Losey. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:**  Dan Losey asked Kim Luebke to ensure that no charges are to be paid from our accounts until they have been approved by the Board. Coupon Books were charged to our account, in February, even after we have disapproved the amount, and asked for an explanation of why this charge had been made. This cannot keep happening. Thank you to Kim for getting the charge cut in half which will be reflected in March financials. There is a charge for a “1099”. Kim to investigate and report back. Additionally, we would like the monthly phone charge (gate) for $20 to appear monthly, and not quarterly. Kim to ask accounting to make the change.

Financially we are off to a great start. Although some accounts appear to be in the “red” that is because we allocated funds ahead of time to pay for projects that needed to be done now, as a one off project.

The irrigations system has never been better, and is all due to Dennis and his “team” The system is old, but thanks to our in house team we have been able to repair a lot of issues that an outside vendor would have charged a large amount for. Due to the plantings on the east side, we will save a large amount of money as we will no longer have to mulch that area.

**Committee Reports:**

**ARC –** Request from 15093 for additional hurricane shutters was

approved.

15047 requested permission for planting shrubs in their back yard.

**Landscaping** – 3 Bouganvillia bushes planted at front entrance to

deter pedestrians from going around the post at exit side of gate.

**Security** – Gordie Redshaw asked about following up on the

aggressive/loose dog report he made. The homeowner in question did not want to make a written report. The owner of the dog was

made aware of her dog being outside without a leash.

**Violations** – None at this time.

**Old Business**: None at this time.

**New Business**: Algae Mat on lake. Lake Doctors have treated as much as they can. Because our lake water is very clear, it encourages algae blooms as the sunlight is not being deflected.

**Open Forum**: David Scharnweber commented on the Palm Trees on the south side of the property. Fronds are hanging down. Although tree trimming is due in the fall after hurricane season, Dennis will contact James at Lee Lawn and see if this is something they should be doing per their contract.

**Date/Time/Locations of Next Meeting:** May 11, 2021 at 5pm.

Meeting will be held at Pine Ridge Community Center/

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

seconded by Dennis Corcoran. All were in favor, and the meeting adjourned at 6:57pm.