**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**15050 Balmoral Loop, Fort Myers**

**May 4, 2021, at 5:00pm**

**Call to Order:** The meeting was called to order at 5:03p.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

 Vice President: Dennis Corcoran (via telephone)

 Treasurer: Dan Losey

 Secretary: Eunice Churchill

 Director: David Scharnweber

Also in attendance: Tonya Losey (ARC), and Gordie Redshaw (Security).

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

Losey to approve the April , 2021 minutes “as is”. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Management Company Selection Proposal**: The selection Committee was made up of Ava Fluty, Dan Losey and Gordie Redshaw. After many phone calls and discussion regarding several companies in the area, two companies were chosen to be interviewed by the committee.

P & M Property Management – Paul Sapp. After a phone discussion he was invited to attend a meeting with the committee. He was

late and showed up after a phone call was made to his office. This

was on Monday April 26. He promised to drop off a “contract”

and again it wasn’t until he was contacted by a committee member four days later, that a copy of a contract was sent over.

Sandcastle Property Management and Brokerage – Matt Deavers

met with the committee and made a very good impression. Overall

just comparing office expenses vs. Sunset Management, this company will save us up to $1716 per year. Mr. Deavers will be

directly involved, and holds a law degree specializing in HOA Law.

Sandcastle will transition all accounts, and vendor contracts to ensure a smooth and timely transition.

A motion was made by Dan Losey to terminate the contract with Sunset Management Company, giving 30 days notice on April 29, 2021 with a termination date of May 31, 2021. Motion was

seconded by Ava Fluty. All were in favor and motion passed 5-0.

A motion was made by Ava Fluty to proceed with engaging Sandcastle Management Company and Brokerage, pending Board

Approval and termination of contract with Sunset Management.

Contract to begin June 1, 2021. Motion was seconded by Dan

Losey. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:**  Financially we are good, as per meeting from 2 weeks ago.

Pleased with the proposal from Sandcastle. Ultimately we will save money with their management skill.

**Committee Reports:**

 **ARC –** Request from 15052 removal of a dead palm in front garden.

 Permission granted.

 Request received from 15023 for staining front door, trim and

 garage door a Walnut color. As per ARC guidelines this

 request was denied.

**Security** – nothing to report.

 **Violations** – None at this time.

**Landscape –** The Lake is in good shape and the water grasses (hydrilla) are being taken care of by Lake Doctors.

During a recent wet check, a major leak was discovered on the south side. A tree root was the cause of the problem, but was rapidly

repaired by Dennis Corcoran and Dan Fluty.

The palm trees on the south side with hanging fronds was not in Lee Lawns contract. Last year it cost $1175 to trim these palms.

15071 has a major growth of Brazilian Peppers. A letter will be mailed to the homeowner requesting that these be taken care of.

The Japanese Ivy are doing well, and with the regular watering are thriving.

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

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

**Open Forum**: It was noted by Ava Fluty that a man was laying in the center of the east side mulch/ivy plants, with a dog resembling a pit bull. When asked to move, he refused. Dennis came along to talk to him, and when he approached, the dog growled. Not wanting to engage, Dennis left . Should he be seen again on our property, we will make a call to the Sheriff’s Office.

Gordie Redshaw suggested that we print the Sheriff Office non emergency number in our next newsletter.

**Date/Time/Locations of Next Meeting:** June 8, 2021 at 5pm.

Meeting venue to be determined.

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

seconded by Dan Losey. All were in favor, and the meeting adjourned at 6:10pm.