**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management & Brokerage**

**16266 San Carlos Blvd., Suite #10**

**June 8, 2021, at 5:00pm**

**Call to Order:** The meeting was called to order at 5:00p.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

 Treasurer: Dan Losey (via telephone)

 Secretary: Eunice Churchill

 Director: David Scharnweber

Also in attendance: Tonya Losey (ARC) – via telephone, Gordie Redshaw (Security), and Matt Deavers (Community Assoc. Manager)

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

Corcoran to approve the May 4, 2021 minutes “as is”. Motion was seconded by Eunice Churchill. All were in favor and motion passed 5-0.

**Welcome Sandcastle Property Management** & **Brokerage:** Ava Fluty welcomed our new Association Manager, Matt Deavers. Matt introduced himself, gave a brief overview of his educations and management qualifications. Welcome aboard Matt and Sandcastle.

**Report of Officers:**

**Treasurer’s Report:**  Although the May financial show a loss of $118, this will even out as the months proceed. Irrigation is $600 over budget due to expenditures on items to repair system.

A few financial items need to addressed with Florida Sunset. Matt will keep a close eye on the transition of all accounts/contracts.

**Committee Reports:**

 **ARC –** Request from 15001 for roof replacement via email.

 ARC form has been sent to owner - no response yet.

Request from 15040 removal of a dead palm in front garden.

 permission granted.

 Request received from 15047 for lanai roll down shutters –

 waiting for license and insurance from vendor.

 Request from 15071 for solar panel installation – after

 vendor issues, application was withdrawn.

 Request from 15074 for new roof – same color –

 waiting for license and insurance from vendor.

 It was noted that 15035 (Mango) has screened in the front entrance.

No ARC request was received. A letter will be mailed asking them

to complete an ARC Request as a matter of record, and reminding them of the Association’s Rules and Regulations.

**Security** – May 5, 2021 - owners of 15047 who were out of town were alerted by security cameras on the property, that flashlights were being shone into their lanai. Sheriff was notified.

May 6, 2021 0wners of 15054 had remote and insurance card stolen from car at Fort Myers Beach.

May 17, 2021 – Children from 15031 were waiting outside gate for school bus when they were approached by a man asking for the gate code to gain access. The children called their mom, who called a resident who resides close to the gate. When he approached the man, he said he was doing a “welfare check” but did not know the name of the person. When he said the house number, he was informed by our resident that the house was under surveillance by the FBI for drugs! This prompted the man to turn and leave!!

Unknown person has been pulling the exit gate open and causing damage to the mounting brackets.

 **Violations** – None pressing at this time. Horticultural waste is still

 being put out too early.

**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, it was noted that there is a lack of water pressure in Zone 10. Vendors will be approached to come out and

Give a bid. With rainy season upon us, it is not too critical right now, but will need to be addressed.

15071 has taken care of the Brazilian Peppers as requested.

Palm Tress in circle need trimming. A bid of $25 per tree was given by Lee Lawn.

Motion was made by Dan Losey to trim trees in circle. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

Discussion took place regarding the tree trimming of the palms on the front of the property before hurricane season. It was decided that we should request a bid from Tim’s Trees and Lee Lawn for

Trimming of Oaks and Shady Ladies, plus a bid for Palm trees.

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

**New Business**: Food Truck – Gordie Redshaw presented the idea of a food truck for resident’s enjoyment. This will be considered as a potential future event in place of the block party.

A resident expressed concern over the inflow/outflow of water from the lake into the canal. There may be something blocking it. This is a County issue. Dan Losey will contact Jason at the county and request that they look into it. Gordie mentioned a group for nearby neighborhoos that discuss lake maintenance – he will join but not as a representative of the community.

Vendor List – Gordie Redshaw asked if there was a possibility of compiling a list of vendors and posting it on website for home owners.

The Board discussed this, and decided not to, as we cannot endorse a vendor, even if we have a “disclaimer” . As far as Matt was aware of, no other communities have such a list.

**Open Forum**: Gordie Redshaw brought up the current resident alligator in the lake. Whilst we cannot do anything yet, as he is a baby, we will keep an eye on him.

Maintenance on air bubblers in the lake is coming up soon. Lake Doctors will clean them, or replace them. This is part of the contract with Lake Doctors.

The lake aerator box base is broken and will need replacing soon. There is mulch around the pump and some flower/shrub plantings. Mulch can cause problems. As this sits on Gordie’s property, he suggested that in place of mulch it be sodded. He is willing to do the work and maintain it. He requested that the Board split the cost of the sod 50/50 .

Motion was made by Dennis Cocoran to purchase up to $50 of sod for placement around pump. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

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

Meeting will be held at Sandcastle offices.

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

seconded by Dennis Corcoran. All were in favor, and the meeting adjourned at 6:20pm.