**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management & Brokerage**

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

**OCTOBER 19, 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

 Secretary: Eunice Churchill

 Director: David Scharnweber

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

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

Fluty to approve the September 16, 2021 minutes “as CORRECTED”. Motion was seconded by Dan Losey. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:**  The association is showing a projected under budget to finish the year. This due to being under budget by $2950 on items such as legal, office expenses, website and pressure washing. An over budget amount of $2107 was due in part to accounting issues with previous management company, ground maintenance, irrigation and tree trimming. However, once balanced against each other we are projected to finish under budget by $843.

A letter and proposed 2022 budget will be mailed to residents in the next few weeks. The Budget meeting will take place on November 16, 2021.

**Committee Reports:**

**ARC –** Request from 15030 for planting a tree. Permission granted

 Request from 15090 for new windows and lanai screen.

Permission granted.

**Security** – See discussion under New Business

**Violations** – Oil stain removal on driveway of one home has been addressed.

**Landscape –** The Board is considering getting a bid from a new vendor for the association’s common areas. Dan Losey will follow up and check references and insurance and liability for the potential new company. They are $100 less per month that our current vendor, which would generate a savings of $1200 per annum. The new vendor would also

give priority to our community if we sustain any damage from future storms.

**Old Business**:

Tree trimming has been completed and a good job was done by TLS .

Replacement of Speed Limit Signs was discussed. Two bids were reviewed – one for $617.70(Sabal) and one for $528.79 (Fast Signs) for two new speed limit signs, replicas of the existing signs. Installation would be done in-house by the landscape committee.

A motion was made by Dan Losey to accept the bid for $528.79 from

Fast Signs. The motion was seconded by Ava Fluty. All were in favor and the motion passed 5-0.

**New Business:**

Wall repair from the vehicle accident on the south-east corner was discussed. Matt has a concrete company that he will contact to get a

bid for repairs. Dan Losey is working with the LCSO to get a corrected

accident report. Dan will try to ascertain if we will be able to get the

repairs covered by the insurance company of the vehicle caused the

damage.

Several neighbors, on different occasions, have reported suspicious activity at one of the association residences. LCSO was contacted and the issue has been forward to the Narcotics Division of LCSO. The bureau have reached out to Dennis, and are aware of our concerns.

On several occasions the main gates has been forced apart which has allowed unknown person/(s) to gain entry to the community, This behavior led to a discussion regarding the feasibility of installing security/surveillance cameras at the entry. Gordie Redshaw investigated and reported that remote cameras can cost around $500. These cameras require images to be uploaded to a “cloud” or device such as a phone. However, there is usually a subscription attached to this of around $10-15 per month. The camera would need power at the gate, which would mean additional costs for hardware to be installed. There are also solar powered wireless cameras which would increase the cost.

The cameras and equipment would need to be monitored, presumably in a resident’s home.

The issue with this system, is that even if you get an image of a person entering, once they are out of camera range, you do not know where they have gone. Privacy issues could be a problem.

It was ascertained that ultimately this solution would not work for our community, as there was no guarantee that LCSO could act on any images we might provide to them, should we suspect an issue.

Thank you Gordie for doing the research and reporting to the Board.

**Open Forum**: Nothing to discuss.

**Date/Time/Locations of Next Meeting: Budget Meeting :**

November 16, 2021 at 6pm. Meeting will be held at Pine Ridge Community Center.

**Adjournment:** With no additional business to discuss, a motion was made by Ava Fluty to adjourn. Motion was seconded by Eunice Churchill. All were in favor, and the meeting adjourned at 6:15pm.