**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management & Brokerage**

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

**September 16, 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 Dan

Losey to approve the June 8, 2021 minutes “as is”. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:**  As of now the association is showing that we are under budget by $3641. However, once outstanding bills have been paid

we will have a projected under budget amount of around $850.00. This is due to under-spending on items such as office expenses, pressure washing and mulch to name a few. Over budget items included ground maintenance and irrigation.

A few residents had not paid dues for June. As there was a roll-over of management companies, we will not impose a late fee, but send reminders that dues were due on June 1, 2021

Dan Losey presented a draft of the proposed budget for 2022. The propsed budget will be almost the same as the 2021 budget, and barring any unforeseen expenses, will keep homeowner assessments at $195 per quarter for 2022.

Motion by Lan Losey to accept propsed budget. Motion was seconded by David Scharnweber. All were in favor and the motion passed 5-0.

**Committee Reports:**

**ARC –** Request from 15012 for roof replacement. Permission granted

Request from 15024 for roof replacement. Permission granted.

Request from 15026 for roof replacement. Permission granted.

Request from 15073 for roof replacement. Permission granted.

Request from 15006 for front porch to be screened in. Permission

granted.

**Security** – On 8/21 a young man was wandering along the lake bank, toward Dennis Corcoran’s property. Dennis approached the young man, who said he was going to fish. When told he could not do that, he left. He was observed by Ron Curry, who reported that this individual could not access pedestrian gate, so squeezed through the main entrance gate.

Flag at entrance was stolen, but a new one has been ordered.

One of the speed limit signs is missing. Dan will look into getting new one.

**Violations** – 15021 repeatedly leave garbage and trash cans outside. Numerous attempts have been made to contact them. Letter will be sent fining them.

Motion was made by Dan Losey to send letter restating policy and that any further violations will result in a fine being imposed immediately of $20.00 per day. Motion was seconded by Eunice Churchill. All were in favor and motion passed 5-0.

15031 – dog tied to a tree. As per 5.11 of the by-laws no pets shall be left unattended on lawns, lanais or garages. Letter will be sent advising them accordingly.

**Landscape –** All is good with the irrigation as of now.

Three tree trimming estimates have been received for the trimming of the trees on the front of the property. TLS Lawn had the best estimate, and also would trim palms on resident’s properties (at a cost to the owner).

Motion was made by Dan Losey to approve TLS Lawn and Tree Service for $3725 to trim palms and raise and thin oaks along front of property. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Old Business**: Dan Losey spoke with a representative from DOT responsible for canals and waterways. As of August 2, the in-flow/out-flow to the canal is operating fine and is free free debris/obstructions.

**New Business**: Lake. Lake Doctor’s installed a new pump and housing box. All connections were checked and it was ascertained there were several that were in need of replacing. These were replaced.

As per instructions, Gordie Redshaw ran the compressor for incremental hours. Unfortunately, fish started to die. This was a result of the bottom of the lake being churned up and disrupting the mix of oxygen levels, and the natural eco-system being disrupted. However, after a few days of running the compressor as recommended, there are no more dead fish. Lake Doctor’s added a special blend of bacteria to the lake to help absorb the nutrients released by the dead fish, and therefore combating algae forming/growing on the bottom of the lake.

Motion was made by Ava Fluty to pay Lake Doctors $2 236.63 for the recent work regarding installation of new compressor, pump and box. Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

Sod around the control box has been planted. Gordie Redshaw offered to absorb 50% of the cost, and has agreed to maintain the sod and water and nurture it. The cost was $83.10 in total.

**Open Forum**: Dan Losey made a motion to approve a draft of the proposed 2022 budget, to be mailed to residents two weeks prior to the November meeting.

**Date/Time/Locations of Next Meeting:** October 19, 2021 at 5pm.

Meeting will be held at Sandcastle offices.

**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 6:20pm.