**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Pine Ridge Community Center**

**Pine Ridge Road**

**November 16 , 2021 at 5:15pm**

**Call to Order:** The meeting was called to order at 5:15p.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 October 19, 2021 minutes “as CORRECTED”. Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:**  Dennis Corcoran submitted an invoice for irrigation supplies in the amount of $101.31. Along with the payment for the new

Speed limit signs, ($528), this will result in the Association still being under budget by $238.

**Committee Reports:**

**ARC –** Request from 15007 for new roof and solar panels. Permission granted

Request from 15048 for entry to be screened. Permission granted.

Request from 15073 for entry to be screened. Permission granted.

Request from 15085 to paint house, gutters/downspouts and front door. Permission granted.

**Security** – Gordie Redshaw reported that he receives monthly newsletters from LCSO. There has been and increase in mailbox and porch thefts recently, and suggested we put this in our newsletter to warn residents.

Recently a person had placed blue tape over the gate sensors to keep gate open. If you see this, please report it to Matt Deavers at Sandcastle.

LCSO was called when a suspicious vehicle was seen in the neighborhood. It turned out that the resident where the vehicle was parked did give the vehicle driver access.

**Violations** – Oil stain removal on driveway of one home has been addressed. However, it is still unsightly. A letter will be sent to the homeowner stating that it is still not in keeping with the community standard.

A recent walk through of the neighborhood revealed that there were several mailboxes and driveways that need maintenance and/or cleaning. There were 4 roofs that the Board felt needed to be addressed. A courtesy letter will be sent to these homeowners requesting they address the issue, and will have until January 21, 2022 to remediate.

**Landscape –** The Board met with Juan from TLS Tree Service as he requested the opportunity to bid for our contract for the Association’s common areas. However, after receiving an estimate, it was the same price that we currently pay, and so the Board determined that we would stay with our current vendor (Lee Lawn).

There was a leak in the irrigation system on the front of the property.

After determining where it was, it was discovered that a tree root had encased the irrigation pipe and cracked it. Dennis Corcoran and Danny Fluty spent many hours digging, and sawing at the root and pipe, and managed to remove the damaged part, and replace it. Their endeavor on our behalf saved a lot of money. Thank you Dennis and Danny for your tireless efforts on behalf of the Association. This resulted in an invoice for parts in the amount of $101.30.

Mulch was the next topic of conversation. There is $2 000.00 in the budget for mulch, which includes and front of the property and the east side. As the east side no longer requires mulch, it could result in a thicker layer of mulch being applied to the front. Dennis Corcoran will contact our current vendor and get an estimate. Dave Scharnweber has a contact at a different supplier, and he will reach out to them and get an estimate. It was agreed by the Board that we should not exceed $1 500.00 for the

Mulching.

**Old Business**: Two new speed limit signs, replicas of the existing signs, have been ordered. Estimated delivery of these is 15-20 December. Installation will be done in-house by the landscape committee.

Wall repair from the vehicle accident on the south-east corner was discussed. An estimate from Martini came in at $15 000.00 to reconstruct the damaged portion of the wall. A second written estimate is being prepared by Mink Masonary, but a verbal estimate of around $10 000 had been mentioned.

It is doubtful we will be able to claim insurance from the owner of the vehicle, as it was stolen. It is doubtful that the parents of the teens who stole the vehicle have the means to pay toward the repair. Dan Losey will continue to talk with the insurance company for the owner of the vehicle to see if there is anything they can do to help.

**New Business:** We have located a business that has identical metal mailboxes like the ones currently in the neighborhood. The company is ASAP Mailbox and More Inc. The price of $319.00 includes removal and disposal of old mailbox, installation of new mailbox to include post to be buried and reinforced with concrete, as well as vinyl address numbering on front of box.

**Open Forum**: Nothing to discuss.

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

January 11, 2022 at 5pm. Meeting will be held at Sandcastle Property Management and Brokerage.

**Adjournment:** With no additional business to discuss, a motion was made by Eunice Churchill to adjourn. Motion was seconded by Ava Fluty. All were in favor, and the meeting adjourned at 6:08pm.