**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property and Management**

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

**May 17, 2022 at 5p.m.**

**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), Matt Deavers (Community Assoc. Manager), and homeowners Ron Curry, Roger Frier and Anne Frier.

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

Losey to approve the April 19, 2022 Board of Directors Minutes as written. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:** Irrigation repairs have been made at a cost of $2 435 which is $976 over budget, year to date. $1 200 has been spent on gate repair, service and fixing gate hinges – annual budget is $1 500.

A quote from TLS for tree trimming has been received in the amount of $1425 (budget is $2500). This is under budget by approximately $1000.

$1900 from operating expenses will be transferred into reserve account at end of fiscal year.

**Committee Reports:**

**ARC –** Request from 15002to install new windows. Approval

 was granted even though work commenced prior to ARC

 request being received and approved.

 Request from 15023 for new paint. Approval will be granted

 once License and Insurance information is received.

 Request from 15079 to replace front door. Permission

 granted.

It was brought to the Board’s attention that certain verbage in the ARC guidelines is confusing to residents, resulting in work being started on projects without prior ARC approval.

ARC Committee will propose an amendment to the guidelines at the next Board meeting.

**Security** – Coyotes have been chasing bunnies in the neighborhood. Homeowners should be alert when going out in the evening with pets.

**Violations** – Notice will be sent to 15085 regarding mail box repair.

Fining Letter will be sent to 15025 regarding an extension cord hanging from roof.

15071 has had no lawn maintenance done. A letter will be sent asking that this be remediated by June 1, 2022. If not taken care of, the Board has the right to hire a vendor to do the job and bill the homeowner.

**Landscape –**  TLS was called in to look at the irrigation issues on the south

side. They advised that the job was not within their scope, but recommended a vendor. As a result the south side, including zone 10 have been repaired and is working. New pipes, rotors and valves were replaced, and a portion rewired.

A leak appeared on the east side, but it was quickly located and fixed – once again a root cracked the pipe.

An estimate for trimming of 50 palms (Sabal and Queen) has been received for a total of $1425. TLS will also offer to trim homeowner palms. Information on the cost will be emailed to homeowners.

A motion was made by Dan Losey to approve the quote for trimming 35 Sabal Palms and 15 Queen Palms in the amount of $1425. Motion was seconded by Ava Fluty. All were in favor and the motion passed 5-0

**Old Business**:

Wassy Boddison put the Board in contact with an attorney whom has contacted Progressive Insurance regarding the damage to our wall and the collection of $6700 on our behalf. We all agreed that we should continue to let the attorney handle the issue.

A motion was made by Dan Losey to approve up to $400 from the legal budget for attorney fees. Motion was seconded by Ava Fluty. All were in favor and the motion passed 5-0.

Rock Cost – prices have risen since our last meeting. The cost to install rock at the front of the property is now $16 431.71. The Board has decided that we wait until the fall to take any further action.

**New Business:** A trash truck was observed recently doing their rounds, and an overhanging tree branch was struck by his vehicle. Matt will walk the property and see if there are any other branches that may impede the vendor trucks, and we will ask the homeowners to take action to trim their branches to accommodate these vehicles.

**Open Forum**: Mr. and Mrs. Frier asked about notification of meetings. We advised that these were posted on the exit gate and on the website.

**Date/Time/Locations of Next Meeting:** June 14, 2022 at 5pm. Meeting will be held at Sandcastle Property and Brokerage, San Carlos Blvd.

**Adjournment:** With no additional business to discuss, a motion was made by Eunice Churchill to adjourn. Motion was seconded by Dennis Corcoran. All were in favor, and the meeting adjourned at 6:05pm.