**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property and Management**

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

**June 14, 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) and Matt Deavers (Community Assoc. Manager).

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

Corcoran to approve the May 17, 2022 Board of Directors Minutes as corrected. Motion was seconded by Dan Losey. All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurer’s Report:** Several items needed correcting in the financials due to the accounting firm posting several line items to the wrong accounts. After reaching out to Sandcap (our previous bank) and comparing past statements to current bank accounts with new bank (Valley), Dan Losey was able to reconcile the past three months. It appeared that we were over budget, on paper, but now that the operating account and reserve accounts have been corrected, we are now current with all the accounts and balance sheet, and on budget.

Motion was made by Ava Fluty to approve to pay the annual $400 due to TES (telephone entry systems). Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

**Committee Reports:**

**ARC –** Request from 15002to install new garage lights. Matt will

let homeowner that this is OK.

Request from 15007 to convert freestanding hot tub to a

garden – permission granted

Request from 15023 for exterior new paint color – permission

granted.

Request from 15020 to pave driveway and sidewalk -

permission granted.

Request from 15037 to paint exterior – same color –

permission granted.

Request from 15081 to remove 2 oak trees – permission

granted. Request was also made to plant hedges/palms

on each side of lot. As per 5.22 in docs this is not permitted.

Proposed changes in verbage of the association documents has been presented to the Board. The Board will have until the September meeting to read and presents comments. Thereafter a Committee will be formed to review and revise, where necessary make any amendments.

The committee will present their approval/ amendments/changes, to the Board of these documents by October 11. At the October 18 meeting the Board will vote to put these amendments to the Community. If the Board approves the changes, then these will be mailed to residents, so a vote can take place at the Annual General Meeting in April to approve these changes/amendments. There must be 2/3 majority vote in person/proxy for the amendments to be effective.

**Security** – Nothing to report.

**Violations** – 15071 – lawn care and recycling have been taken care of.

15093 continues to bring horticulture waste to the curb early. Trash and recycling cans are also left out for days after they should be brought in. Courtesy letters have been sent and the homeowner was invited to come to a meeting to state his case. As there has been no response, a fining letter will now be sent, and will be in effect for each time they are in violation for the next 12 months.

Roof cleaning and bare spots on lawns will be put on hold until after hurricane/rainy season.

Many of our homeowners who habitually leave horticultural waste at their curb early will now receive a fining letter advising that they will be fined each and every time for the next 12 months that this violation occurs.

**Landscape –**  Wet check was made and pressure all over is excellent.

A leak was detected on the east side, but repaired, in addition a head on the south side would not pop up. This was replaced.

Tree trimming begins the week of June 20 for the association and 9 homeowners have signed up to have TLS trim their trees too.

**Old Business**: There has been no update from the lawyer regarding the wall/crash.

**New Business:** It was suggested that a Hurricane Preparedness letter be sent to residents. Matt Deavers to look into this.

**Open Forum:** Nothing to report

**Date/Time/Locations of Next Meeting:** September 20, 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 Ava Fluty to adjourn. Motion was seconded by Dan Losey. All were in favor, and the meeting adjourned at 6:15pm.