**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property and Management**

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

**September 20, 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

Treasurer: Dan Losey

Secretary: Eunice Churchill

Director: David Scharnweber

Also in attendance: Tonya Losey (ARC), Matt Deavers (Community Assoc. Manager), and homeowners Doreen and Bob Wagoner.

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

Losey to approve the June 14, 2022 Board of Directors Minutes as written. Motion was seconded by David Scharnweber. All were in favor and motion passed 4-0.

**Open Forum:** Homeowners Bob and Doreen Wagoner expressed their feelings about being denied ARC approval for the change of paint color and trim on their house. They were informed of the process of appealing (to attend an ARC Meeting) and if they are still dissatisfied with the outcome after their appeal, they can then approach the Board for clarification and discussion. The next ARC meeting will be October 10.

**Report of Officers:**

**Treasurers Report:** August Financials are all good. At next month’s meeting Dan Losey will present a Pre Budget (9 month actual figures)

and a 12 month forecast. With several line items going slightly over budget, and others under budget, we are in good financial order and on budget.

Resurfacing the road is a concern as it is showing signs of wear and tear. A discussion will take place over the next several Board Meetings regarding when the right time financially would be the best time do this project.

**Committee Reports:**

**ARC -** Request from 15020 to pave driveway and sidewalk -

permission granted.

Request from 15072 for new roof and house paint –

permission granted.

Request from 15026 to repair garage – permission granted.

Request from 15020 to install storm shutter – permission

granted.

Request from 15092 to paint and install driveway pavers –

permission granted.

Request from 15048 for new roof – permission granted.

Request from 15011 to paint back wall – permission granted.

Request from 15053 to paint house new color – denied

ARC Committee have updated their binder with available and approved color choices.

**Security** – Nothing to report.

**Violations** – Fining letters have been sent to three homeowners, regarding bare spots and dead grass on their properties.

11 houses were identified as having low hanging branches. All homeowners complied with the request to raise the canopy to 13 ½ feet as recommended by the Fire Department.

**Landscape –** Tree trimming has been completed.

**New Business**: A new attorney has been retained regarding the wall crash. Associated Legal Services are confident that we will be successful in recouping the $6500 damages, due to the wall crash. The Board voted to pay up to 4 hours of the attorney’s time, not to exceed $1000. and if we win his fees will be covered by the other parties in the case.

Awaiting call from Florida Fish and Wildlife for a date to remove a second alligator. Waiting for approval of permit.

The latch on the pedestrian gate was not latching. Ava Fluty applied locktite and it appears that it is now in working order.

**Old Business:** Proposed changes to docs have been reviewed by the Board. A committee will now be formed to review and make any changes necessary. Proposed changes will be presented at the next Board meeting.

A motion was made by Ava Fluty to send updated changes to Rules and Rgulations regarding trash and recycling. These will be emailed to homeowners. Motion was seconded by Dan Losey. All were in favor and motion passed 4-0.

A motion was made by Ava Fluty to send a coupon sheet, rather than a coupon book to homeowners for payment of HOA Dues, to be mailed in December. Motion was seconded by Dan Losey. All were in favor and the motion passed 4-0.

**Date/Time/Locations of Next Meeting:** October 12, 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 Eunice Churchill. All were in favor, and the meeting adjourned at 6:05pm.