**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**American Plating Power, LLC**

**2176 Andrea Lane, Ft. Myers**

**October 12, 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

Secretary: Eunice Churchill

Director: David Scharnweber

Treasurer: Dan Losey (via telephone)

Also in attendance: Matt Deavers (Community Assoc. Manager), as well as homeowners Anne Frier, Barbara Brown and Wassy Boddison.

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

Corcoran to approve the September 20, 2022 Board of Directors Minutes as written. Motion was seconded by Eunice Churchill/ All were in favor and motion passed 5-0.

**Report of Officers:**

**Treasurers Report:** Based on August 2022 financials, several line items were over budget, i.e., website, irrigation, mulch & rock and electric to name a few. Other items were under budget, i.e., pressure washing, plantings, grounds maintenance and tree trimming. Once these are

off-set against each other, we will be approximately $750 under budget.

Using the 2022 budget and making several adjustments to the increases/decreases from this year, the 2023 numbers will be the same.

Hurricane Ian expenses will need to be taken into account and a new line item added to the budget for future storms.

Motion was made by Ava Fluty to accept the Proposed Budget for 2023.

Motion was seconded by Dennis Corcoran, and the motion passed 5-0.

**Committee Reports:**

**ARC –** Anne Frier voiced her concern over the ARC committee

Procedures. A recent submission had been made to paint the inside

of the back wall on her property. The paint color numbers she was

given were incorrect. This stemmed from a mix up with the paint

colors that the contractor utilized.

**Security** – Nothing to report.

**Violations** – 15085 have received a “notice of action” for non-compliance regarding removal of vegetation. 15071 and 15092 have remedied the fine levied against them. 15094 also complied with

Request to repair lawn.

**Landscape –** Severe damage on east side caused by hurricane Ian. Remedial action is currently taking place. Trees have been removed and limbs will be trimmed. Several homeowners have erosion due to the removal of the large root balls. This will be fixed at a cost of $2500 for dirt and grading. Sod will be added to hold dirt in place.

Irrigation line was severed and will need to be reconnected and repaired.

Fence along east side was also damaged. It may only mean new fence posts, as the chain link appears to be intact.

2 homeowners have requested the HOA to replace trees that were lost. This is not something that the HOA does, so the homeowners will be responsible for the cost of purchasing and planting their own tree.

Homeowner Anne Frier asked about limbs from oak tree overhanging her property. She was advised that this was something she was responsible for taking care of, with the understanding that only limbs overhanding 6 feet past the easement could be trimmed.

Barbara Brown asked about trees that are adjacent to wall in her back yard. Dennis will visit to see how close they are to wall to determine if they are the homeowners responsibility or if they are the responsibility of the company (Redstone) that owns the wall. Also if they are responsible for the painting of the wall on the interior of her property.

**New Business**:

Hurricane Ian damage to trees and irrigation was covered in landscaping.

Estimates from Action Gate for repair will be discussed at a later meeting.

**Old Business:** Discussion took place regarding the committee’s review of the proposed document changes. There being no objections, these will now be reviewed by the Association attorney and voted on at the Annual general Meeting in April 2023.

A motion was made by Eunice Churchill to send the proposed document additions/deletions to the attorney for review. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

A brief discussion ensued regarding an assessment due to storm damage. This assessment would be used pay for the damage by hurricane Ian. Any surplus would be placed in a separate account for future storm damage. If an assessment is levied, homeowners may be able to claim this back from their homeowners insurance. Further investigation is needed and will be reported on at the next meeting.

**Open Forum:** Nothing to report.

**Date/Time/Locations of Next Meeting:** November 15, 2022 at 5pm. This will be the 2023 Budget Presentation. Meeting will be held at Pine Ridge Community Center, Pine Ridge Road, Ft. Myers.

**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 6:22pm.