**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Gladiolus Preserve Clubhouse,**

**9659 Gladiolus Preserve Circle,**

**November 15, 2022 at 6:00 p.m.**

**Call to Order:** The meeting was called to order at 6:00p.m. byBoard President, Ava Fluty.

**Notice of Posting**: Notice of meeting was mailed to homeowners on October 31, 2022 two weeks prior to meeting. Notice of meeting was also posted at the front gate 7 days before meeting.

**Quorum:** Certification of quorum with five Directors present:

President: Ava Fluty

Vice President: Dennis Corcoran

Secretary: Eunice Churchill

Director: David Scharnweber

Treasurer: Dan Losey

Also in attendance: Matt Deavers (Community Assoc. Manager), Tonya Losey (ARC), Gordie Redshaw (Security), and 20 homeowners.

**Assessment Resolution for Colonial Pointe Homeowners’ Association**

Due to damage and construction caused by Hurricane Ian, on September 28, 2022 to Colonial Pointe Common grounds, the Board of Directors has voted and approved a Special Assessment to cover the costs of repairs for damage caused by the hurricane. ***This assessment is for uncovered hurricane damage.***

An assessment of $400 per house will be levied as a result of assessed damage to Colonial Pointe. $200 to be paid by December 31, 2022 and $200 to be paid by April 1, 2023. The assessment is split into two payments so that the association can levy the assessment of $200 per annum, therefore avoiding a vote by the homeowners, as written in the Association Documents.

Ms. Tammy Hynes, from Assured Partners of Florida was in attendance to answer homeowners’ questions regarding the assessment and how to proceed with a claim for the assessment levied against each address.

A homeowner posed the question as to why the HOA does not have property insurance. Ms. Hynes responded that even if we have a policy for the property, damage to trees, shrubs, irrigation and fence would not be covered, as it was caused by the hurricane.

After much discussion on how homeowners could proceed with reimbursement with their individual insurance companies the discussion came to and end.

Motion was made by Dan Losey to accept the Assessment Resolution Colonial Pointe Homeowners’ Association as written. Motion was seconded by David Scharnweber. All were in favor and motion passed.

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the October 12, 2022 Board of Directors Minutes as written. Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

**Committee Reports:**

**Security** – Suggestion was that a note be placed in our next newsletter, with regard to letting people fish in the lake. You are responsible, as the homeowner, for asking that any person(s) fishing stay on your property.

**New Business**:

Due to the hurricane, several roofs have needed to be replaced and repaired. Tile for tile roofs is in short supply and the wait may be up to 8 months for repair/replacement. Several homeowners asked about the possibility of replacing tile and shingle roofs with metal roofs/tiles.

A discussion ensued about whether the Association Docs restrict roofing material to tile or shingle only.

It was suggested that the ARC convene a general meeting to hear from homeowners regarding this matter. It was suggested that sample of the roofing material be brought to the meeting. If a change needs to be made to the Association Docs, this would have to be put to a general vote, requiring 2/3 majority in favor of changing the documents.

Motion was made by Dan Losey for the ARC to convene a general meeting to hear what neighbors would like to see regarding roofs and roofing material. Motion was seconded by David Scharnweber. All were in favor and the motion passed.

A new cord was purchased for the flag pole and our flag is once again “flying”

Lock on emergency gate disappeared after the hurricane. This has been replaced.

**Old Business:**

Changes to existing documents that were reviewed by committee in October are ready to be sent to Attorney for review.

**Open Forum:**

Gate repair – we are waiting for parts (support brackets and amatures)

If the actuators have been damaged, these will need replacing. Remaining surplus will be used for this, if necessary.

**Date/Time/Locations of Next Meeting:** January 17, 2023 at 5pm.

**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 7:15pm.