**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management**

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

**January 17, 2023 at 5:00 p.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 community website and 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 homeowners Anne Frier and Pauline Watson.

**Reading and Approval of Minutes:** A motion was made by Dennis Corcoran to approve the November 15, 2022 Board of Directors Minutes as corrected. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Treasurer’s Report**: After Hurricane Ian, taking into account the damages sustained and the assessment levied, the association is not in a good financial state as it was prior to the hurricane. Not all assessments have been collected so late notices will need to be sent.

Current hurricane expenses as of the date of this meeting are as follows:

East side and South side tree damage $16 000

East side fence repairs $ 4 800

East side Irrigation replacement $12 400

Total to date $33 200. Additional expenses for hurricane damages will be forthcoming.

A motion was made by Dan Losey to send late notices and a $25 late fee/fining letter to those households that have not sent their first payment (due December 2022). Motion was seconded by Ava Fluty. All were in favor and the motion passed 5-0.

After regular monthly bills have been paid there will be very little money left over to pay for any items that are not budgeted for. In April the next assessment is due to be paid which will help with any non- budgeted items that might occur.

This is the first time the association has had to levy an assessment, but the hurricane severely depleted our surplus.

**Committee Reports:**

**ARC - Roof Damage from hurricane Ian -** The committee made visits to several neighborhoods to investigate and evaluate the different types of roof tiles and materials, as several households on Balmoral Loop had inquired about flat roofs and metal roof tiles, which in turn resulted in this field trip. The committee also visited a roofing/tiling store. After weighing the various options, pro’s and con’s of different roof types, the committee felt that these did not fit the aesethetic of the neighborhood, and no changes will be made to existing materials that are currently used.

No ARC requests have been made, to date, by any of the homeowners who initially enquired about different roofing materials.

Several requests have been made and approved for new roofs, paint & trim, and landscaping. All were approved.

**Violations** – 11 homes were sent letters for yard repairs due to the hurricane and 1 for driveway cleaning. All homes have complied and the neighborhood looks great.

**Security** – Nothing to report.

**Landscaping**: New irrigation has been installed along east side and is working well. South side still has issues with the Oak trees and will need to be addressed.

New fence has been installed along east side for $4800.

Trees still need to be replaced/planted. Dennis will look into Oaks vs. Buttonwoods. Bushes will not be planted which will reduce the cost of purchasing and planting these items. Grass seed will be put down so as the save money by not having to purchase sod.

**New Business**:

Lee Lawn will be spreading mulch along south side – 2” deep – at a cost of $1975. Lee Lawn will also trim the palm tress in the entry way.

Block Party will be held February 18, and will feature live music this year – courtesy of Leo Michaud Duo. It is important to note that this is not a Colonial Pointe HOA event, but an event scheduled by some residents of the community.

**Old Business:**

Documents have been sent to the Attorney. These will be mailed out in the envelope containing items for review before the Annual General Meeting, and these will be voted on at the Annual General Meeting in April.

**Open Forum:**

Anne Frier and Pauline Watson voiced concern over the paint colors on some houses not being in the original “earth tone palette”. As the community grows, and we understand that new colors can be introduced, we as the community, need to make sure that they are in good taste and in the color palette. The ARC will continue to evaluate and make decisions regarding paint colors and trim according to the guidelines.

**Date/Time/Locations of Next Meeting:** February 21, 2023 at 5pm.

**Adjournment:** With no additional business to discuss, a motion was made by Dan Losey to adjourn. Motion was seconded by Dennis Corcoran. All were in favor, and the meeting adjourned at 6:50pm.