**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**2022 ANNUAL MEETING MINUTES**

**Pine Ridge Community Center, Pine Ridge Road**

**April 19, 2022 at 6pm**

**Call to Order:** 2022 meeting was called to order at 6pm by Board President, Ava Fluty.

**Determination of Quorum**: There were a total of 32 homeowners in person or by Proxy to establish the 30%

Quorum requirement.

Also present, Matt Deavers (Community Association Management), Tonya Losey (ARC), Gordie Redshaw (Security)

Homeowners, Evelyn Scharnweber, Rick Derkowski and Craig Grover (and his property Manager).

**Notice of Posting:** Notice of Annual General Meeting wasmailed to homeowners on February 14, 2022 and March 22, 2022. Additionally, notice of meeting was posted at Exit gate of community, and on Community website.

**Directors in Attendance**: 5 Directors were present:

 Ava Fluty, President

 Dennis Corcoran, Vice President

 Dan Losey, Treasurer

 Eunice Churchill, Secretary

 David Scharnweber, Director At Large

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

Dan Losey to approve the Annual Meeting Minutes from May 2021 “as written”. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Report of Officers**:

**President’s Report:** Thank you to our “super hero’s” Dennis Corcoran, “our muscle man” for all his manual labor this past year, and to Dan Losey, “our money man”

or his countless hours and hours managing and keeping our finances in exceptional order.

Thank you to our new Association Manager, Matt Deavers, who actually returns phone calls/ He has been

 a great asset to our Association.

Thank you to Eunice Churchill for keeping the minutes in good order.

We ARE “Team Awesome”

Trees have been trimmed and canopies lifted. Palms have been trimmed. The vendor discountd prices for palm trimming for resident’s and many homeowners took advantage of this great offer.

Lake compressor quit working. It took several months to get a new pump installed, but lake is back up and running smoothly.

The Community as a whole looks great, and thanks go to our homeowners who continue to keep their properties in great shape.

**Treasurer’s Report:**

We finished the financial year on a good note. A surplus of $33 587.81 including an amount in excess of $4 000 due to items being under budget was noted. Cash in Bank and Assets total $80 657.25, of which $39 131.79 is Cash in the Bank.

Reserves are fully funded. Surpluses ensure financial security for many years to come, which means we will be able to keep dues at $195 per quarter. A projected budget for 6 years, which included not touching our surplus, will ensure our dues stay the same.

Irrigation issues are currently plaguing us. As such, the rock project will be put on hold until we see bids for new irrigation equipment.

A huge Thank You to Ava for her hard work, and the rest of the Board for making our Community a better place.

**Committee Reports:** No reports at this time.

**Old Business:** None at this time.

**New Business**: Announcement of Directors:

Three seats on the Board are up for a two year term. Three members submitted notice to serve on the Board. (Dan Losey, Dennis Corcoran and Eunice Churchill). As such, no election is necessary.

The following directors will serve for 2 years:

 Dennis Corcoran, Eunice Churchill and Dan Losey

The following directors will serve 1 year:

 Ava Fluty and David Scharnweber

**Open Forum**: Craig Grover, a new property owner raised the issue of the 90 day lease clause. He wanted to know if there was any way to reduce the minimum time limit. He pointed out that he was aware that there were houses in the neighborhood that allowed weekly rentals. Dan Losey explained that the houses that allowed less than 90 days were “grandfathered” as they were owned by the original owners. The Association documents had been amended several years before to the 90 day limit.

The only way to change this rule, would be to amend the Association Documents, which would involve a vote of the members, resulting in a 2/3 majority to make the change.

**Adjournmnt:** With no additional business to discuss, a motion was made by Dan Losey to adjourn the meeting. Motion was seconded by Dennis Corcoran. All were in favor, and the meeting adjourned at 6:26pm.