**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management**

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

**February 21, 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 Tom and Brenda Mango, Wassy Boddison, Abbie Johnson and Terry Frost.

**Reading and Approval of Minutes:** A motion was made by Ava Fluty to approve the January 17, 2023 Board of Directors Minutes as corrected. Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

**Treasurer’s Report**: After Hurricane Ian, taking into account the amount paid for damages sustained, the Association is showing a loss of over

$6 000.

Current hurricane expenses to date amount to $33 200.00. Additional expenditure for the hurricane was for the remainder of the irrigation repair ($6 200) and mulching of the south side. There is still $6200 from the first installment/surplus funds that were allocated and in mid April the second installment of the assessment will yield another $14 400.00. These funds will be used to purchase and install bushes on the east side, as well as sod. Funds will also be allocated to repair/replace the gates at the main entrance.

A motion was made by Dan Losey to take $3800 (made up from the Interest earned in the Reserve Fund as well as the $1900 buffer fence fund) and place this in the Wall Reserve Fund, which will fully fund the account. Motion was seconded by Dennis Corcoran. All were in favor and the motion passed 5-0

Repair of the gate should be a priority. $6200 is available from funds from the surplus/assessment and $6 600 is available in the Gate Reserve Fund.

A motion was made by Dan Losey to get 3 bids. Funding will come from assessment money and gate reserve fund. Motion was seconded by Eunice Churchill. All were in favor and the motion passed 5-0

**Committee Reports:**

**ARC -** Requests received from 4 homes for new roofs (15017, 15025, 15050 and 15082)

**Violations** – 15009 did not submit a ARC approval for a new roof. Matt will send a letter to the homeowner requesting documentation and permits.

A loose dog has been reported by several homeowners, on different days. The homeowner will receive a fining letter in regard to this matter.

Resident at 15044 planted grass seed on bare spots caused by hurricane debris. This is not consistent with the neighborhood. They will be asked to replace this with sod.

**Security** – Nothing to report.

**Landscaping-** Sprinklers are working at 100%

Several homeowners asked about the progress of reinstating/planting trees/bushes along the east side. There is a plan to plant bushes and or trees. Funding will be an issue, so initially it might only be bushes/sod. Dennis will look into costs for planting clusia’s. The purchase and planting of trees may be a project that will be split over a few years. Homeowners were advised that they could in fact plant trees/palms in their yard as long as it was the requisite distance from the buffer fence, and the neighbor’s property.

The tree stumps that are along the east side have contributed to subterranean termites being discovered. Grinding of the stumps are not an option right now due to costs, but drilling and applying stump remover/killer may be an option.

The alligator has been spotted again several times. Dennis will check to see if our permit for capture is still valid, or get a new one.

**Old Business:**

The letter regarding the Annual General Meeting is ready to be mailed. 2 seats will be available on the Board. Notice regarding the changes to the Governing Docs will be mailed with the 2nd notice of the meeting.

Ava Fluty raised the issue of the special assessment wording in our documents, i.e., 7.10, specifically the amount we can levy should a special assessment become necessary again. Currently it is not to exceed $200.00 per year. We propose to change this to not exceed $1 000.00 per living unit. Discussion ensued as to what changes would or could mean going forward and what changes would be made to the wording and voting. These changes will be made and sent to the Attorney for review. They will be included with the second mailing to vote on at the AGM.

Proposed Wording:

***7.10 Special Assessments. Special assessments may be imposed by the Board of Directors whenever necessary to meet unbudgeted, emergency, or non-recurring maintenance expenses, or for such other purposes as are authorized by the Declaration of Covenants of these Bylaws. Special assessments are due on the day specified in the resolution of the Board approving such assessment. The notice of any special assessment must contain a statement of the purpose(s) of assessment and the funds collected must be spent for the stated purpose(s) or returned to the Members in a manner consistent with law. The total of all special assessment payable by the Members generally shall not exceed $1 000 per lot or Living Unit in any fiscal year unless approved in advance by a majority of the 2/3 quorum.***

Motion was made by Ava Fluty to change the wording/amount in 7.10 as proposed. Motion was seconded by David Scharnweber and the motion passed 4-1

**Date/Time/Locations of Next Meeting:** March 21, 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 6:50pm.