**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management**

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

**May 23, 2023 at 5:00 p.m.**

**Call to Order:** The meeting was called to order at 5:00p.m. by President, Dennis Corcoran.

**Notice of Posting**: Notice of meeting was posted at the front gate 7 days before meeting.

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

President: Dennis Corcoran

Vice President: David Scharnweber

Secretary: Eunice Churchill

Director: Gordie Redshaw

Treasurer: Dan Losey

Also in attendance: Matt Deavers (Community Assoc. Manager) and Tonya Losey (ARC).

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the April 11 and April 18, 2023 Board of Directors Minutes as written. Motion was seconded by Gordie Redshaw. All were in favor and motion passed 5-0.

**Treasurer’s Report**: Hurricane Assessment line has been added to the 2023 accounting system. Although the accounts show a deficit of $3600, this will even out through the upcoming year, as some line items will not be utilized fully.

It was recommended by Treasurer to not spend any money on the eastside improvements until we are sure we have funds available.

Several homeowners have not paid the April Hurricane Assessment – after 2 ¼’s have passed we can send to collections agency. Matt will call homeowners who are late and advise them to pay their assessment.

**Committee Reports:**

**ARC** – 15033 – new roof – approved

15035 – new roof – started without ARC approval. Vendor and owner contacted to request appropariate documents. This was

taken care of, and approval was given.

15093 – request to paint garage door brown – **not approved**.

15095 – new windows – approved

15073 – hurricane shutters (front and lanai) – approved

15083 – new roof – approved

**Violations** – Letters were sent to several homeowners regarding discolored roofs, as well as driveways and walkways.

**Security** – Nothing to report.

**Landscaping-** Wet check of Zone 8 indicated there is no pressure. Dennis will get an estimate for replacement of irrigation.

**Old Business:**

Motion was made by Dennis Corcoran to engage Diamond Access to repair gate at a cost not to exceed $6 295.54. Motion was seconded by David Scharnweber and the motion passed 5-0.

Dennis will get a bid from Diamond Access to replace the call box at the main gate.

The $400 annual payment for the call box is due to Action Gate on July 1, 2023.

Progressive Insurance Company has agreed to pay the claim of $9419.26 for gate damaged by FEMA truck driver.

Gordie Redshaw to purchase and repair mailbox at 15063 - the official mailing address for the community.

**New Business**:

Hurricane Ian caused a tree/limb to fall and die at 15035. Neighbor at 15033 requested that the tree be removed. The tree is on common ground and Is therefore our responsibility.

Motion made by Dennis Corcoran to have TLS remove and cart away dead tree/limb and debris for a cost not to exceed $1000. Motion seconded by Gordie Redshaw. The motion passed 4-1. Dan Losey was opposed.

East side bushes – Gordie and Dennis will continue to persue a suitable outcome, and will prepare a preliminary 3 – 5 year plan and report back to the Board on June 20, 2023

Gordie Redshaw will fly the flag at half-staff when needed, and will post an explanatory note at the front gate for the reason.

Light Pole located at 15083/15085 still needs to be replaced. This has been reported to FP&L.

**Open Forum:**

Dennis will have a full and complete tree trimming price at the next Board Meeting, which will be offered to residents. Motion was made by Dan Losey that no trees be trimmed prior to July 25, after which hurricane season ramps up. Motion was seconded by Gordie Redshaw. All were in favor and the motion passed 5-0.

**Date/Time/Locations of Next Meeting:** Next meeting will be on

June 20, 2023 at Sandcastle Property Management and Brokerage

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 6:45pm.