**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management**

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

**June 20, 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 and on community website 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 Dennis Corcoran to approve the May 23, 2023 Board of Directors Minutes as corrected. Motion was seconded by Dan Losey. All were in favor and motion passed 5-0.

**Treasurer’s Report**: Discussion ensued regarding the use of surplus funds and hurricane assessment funds.

To date hurricane expenses amount to $34 200, and have been paid for out of the **Special Assessment** ($400 per unit – this amount was made up of monies from $200.00 from 2022 and $200.00 from 2023 special assessment) which totals $28 800, leaving $6200 unfunded.

The $6200 will be paid out of the surplus ($25000) that was proposed to help with unfunded hurricane expenses.

In the Community Bylaws 7.10 it clearly states that:

 **Special Assessments** may be imposed by the Board of Directors

whenever necessary to meet unbudgeted, emergency or non-recurring expenses, or for such other purposes as are authorized

by these bylaws………The total of all special assessments payable

generally shall not exceed $200 per living unit in any fiscal year

unless approved in advance by a majority of the voting interests.

Only 1 homeowner has not paid the special hurricane assessment and has been contacted by the Association Manager.

**Committee Reports:**

**ARC** – no new ARC requests have been received.

**Violations** – Courtesy letters will be sent to two homeowners 15024 and 15049) regarding tree stumps in their front yards. Additionally a courtesy letter will be sent to 15000 regarding dead grass along the driveway.

A proposal regarding how violations are managed and how we can streamline them will be sent to the Board and will be discussed at the next meeting.

**Security** – An iguana has been spotted in the lake.

It was reported that a van with 4 individuals was on the property and were soliciting for business regarding window cleaning. When approached by a resident and asked to leave, the resident was ignored. The resident then advised that he was going to call the police. Resident made a call to the security officer (Gordie Redshaw). Upon seeing the resident making a call, the van and occupants left the premises.

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

Zone 8 and 10 continue to be a problem and works intermittently. All others zones are functioning well.

Resident Brenda Appling cleaned up the circle and has requested that she be allowed to purchase mulch to spread in the circle. Permission was given for Ms. Appling to purchases 30 bags of mulch.

**Old Business:**

Gate repair is proceeding as planned.

The column at the front where gate was damaged has been repairs/patched/painted.

Gordie Redshaw purchased a new mailbox for 15063 - the official mailing address for the community. The cost to do so was $32.05. Gordie will be reimbursed. Dennis and Gordie straightened the mailbox post and it looks like new. Thank you Gordie and Dennis.

Motion was made by Dan Losey and seconded by David Scharnweber to reimburse Gordie Redshaw for new mailbox. All were in favor and motion passed 5-0.

**New Business**:

Review of the Insurance Package was reviewed. The proposed increase of $272.04 was approved.

Lake Doctors increased their prices and will now be $138 per month – and increase of $7.00. The increase was approved.

Lee Lawn contract will remain the same at $1500 per month a per our contract which will expire at the end of 2024.

Call box at front gate renewal is due July 1. Dennis will reach out to Diamond Access to get an estimate for replacing the existing call box and all the costs associated with it.

Discussion ensued regarding the Gate Reserve Fund and how funding for replacement parts are calculated.

East side bushes – Gordie and Dennis will continue to persue suitable plants, and will report to the Board at their next meeting. They have met with Greenscapes and are awaiting an estimate from Tri-County. Bushes will be planted in-between the existing bushes but with space to allow the landscapers to mow. Irrigation will be able to reach new plantings

with ease.

**Open Forum:**

Newsletter will be prepared and sent out regarding palm tree trimming.

TLS will honor the same prices as last year. Association palms on south side are in need of trimming.

There are several bushes along side of 15001 that are dead, and will need to be replaced. Suggested that all the bushes along the entrance by trimmed down to 5 feet. Dennis will look into this.

Doc Revisions have been filed – Matt to follow up with attorney as to when we can post them.

Neighbors along east side have been asking about updates, and when we expect to have bushes planted.

**Date/Time/Locations of Next Meeting:** Next meetingwill be on

September 19, 2023 at Sandcastle Property Management and Brokerage

at 5pm.

**Adjournment:** With no additional business to discuss, a motion was made by Gordie Redshaw to adjourn. Motion was seconded by Eunice Churchill. All were in favor, and the meeting adjourned at 6:45pm.