**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management**

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

**September 19, 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). Also present were homeowners Bridget and Erik VanDenBurgh.

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the June 20, 2023 Board of Directors Minutes as corrected. Motion was seconded by Gordie Redshaw. All were in favor and motion passed 5-0.

**Treasurer’s Report**: Several items were posted to wrong accounts in the August financials. These have been corrected. The wrong postings did not affect the overall account balances. Discussion ensued regarding the use of surplus funds.

Due to several line items not being utilized, i.e. legal fees, power washing, ground maintenance etc., we are currently under budget. This amount will be added to the surplus if not used by year-end.

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

**Committee Reports:**

**ARC** – 15000 exterior painting – approved

* 15025 new roof – approved
* 15042 lanai extension and new pool cage – approved
* 15049 solar panels – approved after confirming with vendor that

 no solar panels will be placed on front roof of house

Tonya Losey submitted her resignation from the ARC after serving for the last 5+ years. The Board thanked Tonya for her tireless

efforts during her tenure.

**Violations** – A proposal regarding how violations are managed and how we can streamline them was sent to the Board and will be discussed at a future meeting.

**Security** – On September 9, 2023 at 11:11pm a person or persons unknown deliberately drove through the entry gate causing major damage to the gate. A police report was made, but there was no way to identify the vehicle or driver.

**Landscaping -** Zone 8 needs more inspection to find cause of little pressure. . Dennis will get an estimate for replacement of irrigation.

Trees/shrubs at entrance need trimming and five need to be replaced.

Dennis will contact TLS to get an estimate to trim them.

Matt will call Lee Lawn and request they address the weed issue at the emergency exit gate. They also need to trim the shrub at the entrance gate next to the STOP sign as it currently interferes with sightlines.

**Old Business:**

Bush/shrub replacement along eastside will be tabled until October meeting.

**New Business**:

Gate Repair – This is the most pressing and important item that needs to be addressed as soon as possible. it is estimated that we will need to fabricate 1 new gate, and possibly need 3 new actuators. The cost will be covered by the gate reserve fund and from the surplus if needed.

Motion made by Dan Losey to commit $10 500 to initiate gate repair

using funds from the gate reserve account. Motion was seconded by Gordie Redshaw. All were in favor and motion passed 5-0.

A brief discussion about the feasibility and cost of installing cameras at the gate took place. Priority is to get gate functioning before further discussion on cost of camera and installation.

Gordie Redshaw reported that a tree was removed from 15022 without ARC approval. This took place on July 4, 2023. The tree in question was a Swamp Maple. Discussion on how to proceed and if we should fine the homeowner as per our docs was discussed. It was decided not to fine homeowner.

Motion made by Dan Losey to send homeowner a letter stating they were in violation of the regulations and docs of the community. The homeowner should be advised that ARC approval is required for future tree removal, and the planting of a new tree in its place. Motion was seconded by Dennis Corcoran. Gordie Redshaw was opposed. Motion passed 4-1

Discussion regarding raising HOA dues was addressed by Dan Losey. At this point he feels that there is no need to raise dues.

The issue of possibly having the road milled and the costs related to that were raised. Estimates will be sought and a discussion on funding will take place at a later date.

**Open Forum:**

Erik VandenBurgh raised the issue of a decline in the appearance of our neighborhood over the last year. Specifically the monument needs painting and the weeds at the exit gate. He also enquired about how tree trimming of homeowners palm trees/cococnut palms were addressed.

He was advised that we sent out an offer from TLS to trim palms and coconuts.

Mr VandenBurgh also briefly raised the issue of a new call box at the entrance. He was advised that once the gates were operational again, this was a discussion that would take place at a future meeting.

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

October 17, 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 Dan Losey. All were in favor, and the meeting adjourned at 7:00pm.