**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Sandcastle Property Management**

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

**October 17, 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 homeowner Bob Waggoner.

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the September 19, 2023 Board of Directors Minutes as written. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Treasurer’s Report**: Dan Losey presented the pre-Budget for 2024.

As of now there should be a surplus of $30 000 - $35 000 unless any unforeseen expenditures happen.

Motion made by Dan Losey to accept Budget as projected, to be voted on at the Budget Meeting to be held on November 14, 2023. Motion was seconded by Gordie Redshaw. All were in favor and motion passed 5-0.

**Committee Reports:**

**ARC** – 15085 new roof (flat tile) – denied

 - 15085 new windows – approval pending vendor insurance/licence

 -15092 new roof – denied. Homeowner to provide new color tile.

**Violations** – Four homeowners received letters regarding replacing trees

that had been removed from their property without ARC approval.

Bob Waggoner requested more information about the replacement of the tree as they did not want to place it in the space where it had been removed from. He was advised that he could plant it anywhere on his property as long as it was a like/kind palm tree. He was also advised that the replacement of trees was a Florida Statute law and not a rule imposed by the HOA/Board of Directors.

**Security** – Nothing new to report.

**Landscaping -** The irrigation control box needs to be replaced. A vendor has been secured (Fransisco) who will provide an estimate for a new control box. He will also look into what might be causing pressure issues in Zone 8.

**Old Business:**

Albert Tack has purchased the viburnums to be planted at the front entrance. Once he has removed the dead trees, the new ones will be planted.

Gate Repair – Gordie is still in the process of talking to vendors and procuring estimates for gate repair, as well as the installation costs of cameras at the gate. He will present his findings at the next meeting. All agreed that getting the gate repaired was a priority.

**New Business**:

Dennis met with Atlantic Southern Paving regarding the state of Balmoral Loop road. He received several estimates regarding three different options presented to him. These ranged from $9 356 - $113 000 depending on which option we choose. Dennis will contact two other vendors to get estimates from them. A plan will be formulated on how and when to proceed once funding is discussed.

**Open Forum:**

Bob Waggoner asked how the ARC is chosen. He was advised that the President elected the committee and that if he was interested he should send a note to Matt Deavers, and it would be sent to Dennis, along with any other notes from interested parties.

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

November 14, 2023 at Pine Ridge Community Room, Pine Ridge Road,

at 6pm.

**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 7:00pm.