**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETIING**

**Pine Ridge Community Center**

**Pine Ridge Road, Fort Myers**

**November 14, 2023 following Budget Meeting**

**Call to Order:** The meeting was called to order at 6:06p.m. by President, Dennis Corcoran.

**Notice of Posting**: Notice of meeting was posted at the front gate and on the 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), Tonya Losey (ARC, and homeowners Linda and Leo Michaud, Tom and Brenda Mango, Ron Curry and Joe Dallas.

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the October 17 Board of Directors Minutes as corrected. Motion was seconded by Gordie Redshaw. All were in favor and motion passed 5-0.

**Treasurer’s Report**: Dan Losey presented Budget for 2024 in the Budget Meeting held earlier.

As of September 30, 2023 we are projecting a surplus of $30 000

Dan explained the purpose of the assessment of $400 per household was to alleviate any major expenses from Hurricane Ian. This assessment allowed us to make repairs and recoup some of the cost of these repairs back into our surplus. The surplus account is in place for these types of emergences caused by unforeseen circumstances.

As such dues will remain at $195 per quarter.

**Committee Reports:**

**ARC** – 15021 - impact windows - approved

 15042 - roll down storm shutter - approved

 15075 - lanai storm shutter – approved

 15090 – pool cage – approved

 15079 – pool/pool cage – on hold

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

that had been removed from their property without ARC approval. Two homeowners have responded, two have not. The two homeowners who have not responded will be contacted by Matt Deavers to learn why they have not responded to the Board’s letter.

**Security** – Nothing new to report.

**Landscaping -** The irrigation control box has been replaced. Pressure has been restored to the monument and will be watered daily to allow plants to grow.

**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.

Motion by Eunice Churchill to approve the 5 x 7 gallon plants be purchased and planted ( to include mulch) by Albert Tack, not to exceed $640.00 Motion seconded by Dan Losey. All were in favor and motion passed 5-0.

Gate Repair Contract has been secured and will take 10 weeks to fabricate and install exit gate.

Repairs to the column at entrance gate still to be determined.

**New Business**:

Dennis has met with Atlantic Southern Paving and PMI regarding the state of Balmoral Loop road. It was apparent from the conversations with these vendors that the road work needs to be addressed in the next year or two. He received several estimates regarding three different options presented to him. These ranged from $49 000 - $113 000, depending on which option we choose. Dennis will contact one other vendor to get a third estimate. A plan will then be formulated on how and when to proceed once funding is discussed.

Cameras at entrance gate: Several vendors have been approached and prices range from $3200 to $6000 depending on which option we choose. We will continue to discuss and once gates are running we will determine which camera system and call box option to go with.

Motion made by Dan Losey to allocate up to $12 000 for call box, gate repair and camera system. Motion seconded by Dennis Corcoran. Four directors were in favor and motion passed 4-0. (Gordie Redshaw voted “nay”).

ARC presented Board with updated Guidelines. These will be tabled until December meeting.

**Open Forum:**

**Date/Time/Locations of Next Meeting:** Next meetingwill be on December 19, 2023 at Sandcastle Property, San Carlos Blvd.

**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 7:15pm.