**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**2023 ANNUAL MEETING MINUTES**

**Pine Ridge Community Center, Pine Ridge Road**

**April 18, 2023 at 6pm**

**Call to Order:** 2023 meeting was called to order at 6pm by Board President, Ava Fluty.

**Determination of Quorum**: There were a total of 38 homeowners in person or by Proxy to establish the 30%

Quorum requirement.

Also present, Matt Deavers (Community Association Management), Tonya Losey (ARC), Gordie Redshaw (Security)

Homeowners, Rebecca Corcoran, Tad & Corita Cranfield, Ray & Marla Cyr and Tom Mango.

**Notice of Posting:** Notice of Annual General Meeting wasmailed to homeowners on February 17, 2023 and March 23, 2023. Additionally, notice of meeting was posted at Exit gate of community, and on Community website.

**Directors in Attendance**: 5 Directors were present:

 Ava Fluty, President

 Dennis Corcoran, Vice President

 Dan Losey, Treasurer

 Eunice Churchill, Secretary

 David Scharnweber, Director At Large

**Reading and Approval of Minutes:** A motion was made by

Dan Losey to approve the Annual Meeting Minutes from May 2022 “as written”. Motion was seconded by Dennis Corcoran. All were in favor and motion passed 5-0.

**Report of Officers**:

**President’s Report:** Thank you to all Board Members who kept the community “afloat” during and after hurricane Ian. We could not do what we do without teamwork.

**Treasurer’s Report:**

Finances are not as good as they were reported after the 2022 Annual General Meeting.

Hurricane Ian has depleted our surplus and after the special assessment levied, we are still not out of the woods yet. The gate still needs to be repaired and the eastside needs work to be done still. Once gate is fixed and in good working order, the eastside work will be revisited. Work that has been done includes repair of fence, tree work (29 trees were lost) and irrigation.

The FEMA truck damaged the out gate. Once we receive the insurance money from them, it will help to fund the repair and replacement of any items relating to the gate that need to be addressed.

The quarterly dues of $195 will be something that we will endeavour to keep to. However, with rising costs and inflation that number may have to increase, but we will try to keep it as close to the current number if possible.

**Committee Reports:** David Schawrnweber gave a brief synopsis of where we are, where we were, and where we are going, as related to the devastation caused by Hurricane Ian.

Some roof work still needs to be done on some houses, but for the most part, nearly all that had damage have been repaired or replaced. Greenery and trees have been removed and replaced.

A HUGE thank you to Dennis Corcoran, Danny Fluty and Leo Michaud who tirelessly worked to remove and cut tree limbs to downed trees along the eastside, and other areas of the community.

**Vote results for changes to Community Document:**

There were 18 items for voting.

The first was to vote to roll over and surplus. 17 other amendments dealt with changes to verbage in the Association Documents.

All items passed unanimously.

**Old Business:** Thank you to Dan Losey for always looking for ways to spend our dollars in the most efficient way

**New Business**::

Two seats on the Board are up for a two year term. No “intent to serve” were received. Two volunteers came forward and

Expressed their desire to be considered. Are there any other volunteers here tonight?

**Open Forum**: Marla Cyr posed a question regarding trees damaged by Hurricane Ian. Is an ARC approval required? The answer is that if a tree has been damaged by the hurricane, it does not need ARC approval to be removed.

**Adjournmnt:** With no additional business to discuss, a motion was made by Eunice Churchill to adjourn the meeting. Motion was seconded by Dennis Corcoran. All were in favor, and the meeting adjourned at 6:28pm.