**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING**

**Sandcastle Property Management**

**16266n San Carlos Blvd/. Suite 10**

**February 13, 2024 at 5pm**

**Call to Order:** The meeting was called to order 5:00 p.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 four Directors present:

President: Dennis Corcoran

Vice President: David Scharnweber

Secretary: Eunice Churchill

Director: Gordie Redshaw

Also in attendance: Matt Deavers (Community Assoc. Manager), Evelyn Scharnweber (ARC), and homeowners Leo & Linda Michaud, and Waasy Boddison.

**Reading and Approval of Minutes:** A motion was made by Gordie Redshaw to approve the January 16, 2024 Board of Directors Minutes as written. Motion was Dennis Corcoran. All were in favor and motion passed 4-0.

**Treasurer’s Report**:

Due to the absence of Dan Losey, Matt Deavers presented the financial report. As of today, numbers are still in line with those forecast in the December meeting. January financials were not available at time of meeting.

**Committee Reports:**

**ARC** – 15044 - change exterior paint color. Approved

15055 – new windows. Approved

15091 – flat tile roof. Approved

15093 – new front door. Pending approval – still need contractor

information regarding license.

**Violations** – 15017 will address the “mullions” in the front window

15031 – unlicensed vehicle – Matt will call

15039 – facia needs repair – will contact to see if they are

awaiting insurance claim for damaged roof.

**Security** – Gordie, Dennis and Eunice attended the Sheriff’s Expo and

Lee County is the 3rd safest county out of Florida’s 67 counties! Call #477 if you need a response from the Community Response Unit regarding trespassers etc.

**Landscaping -** Nothing to report.

**Old Business:** Gordie and Dennis will continue to work to find a suitable solution for the operating system battery back-up and call box. Diamond Access will make a service call to determine whether a UPS system vs, new operating system will solve the battery back-up. Preference is to keep the existing actuators.

Motion was made by Gordie Redshaw to approve $205 call out fee for Diamond Access pending approval. Motion seconded by Dennis Corcoran. All were in favor and motion passed 4-0.

A quote was received from Paramount for $118 500 for paving and sealing the road. Further discussion will take place at March meeting.

At the December 2023 Board Meeting, amendments presented by the 2023 ARC Committee were presented. The Board voted and approved the changes. However, it was brought to the attention of the Board after the January 2024 meeting that protocol was not followed regarding the vote, and therefore the amendments were not valid.

A motion was made by Eunice Churchill to rescind the December 2023 vote, and continue to use the previous ARC guidelines (adopted in 2018), until such time the 2024 ARC make any amendments. Motion was seconded by David Scharnweber. All were in favor and the motion passed 4-0.

**New Business**: Gordie Redshaw purchased a new flag for the flagpole at the entrance gate.

Motion was made by Gordie Redshaw that he be reimbursed $49.95 for the flag. Motion was seconded by David Scharnweber. All were in favor and motion passed 4-0.

**Open Forum**: Discussion was started on how to fund reserve accounts going forward and raising HOA quarterly dues. More discussion will take place at March meeting.

Leo Michaud complimented the Board and said, quote “You people have done a great job”. End quote.

**Date/Time/Location of Next Meeting:** Next meetingwill be on March 19, 2024 at Sandcastle Property, San Carlos Blvd.

**Adjournment:** With no additional business to discuss, a motion was made by Dennis Corcoran, and seconded by Gordie Redshaw to adjourn the meeting. All were in favor and the meeting adjourned at 5:50 pm.