**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING**

**Sandcastle Property Management**

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

**May 21, 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), and homeowner Rebecca Corcoran.

**Reading and Approval of Minutes:** A motion was made by Eunice Churchill to approve the March 19, 2024 Board of Directors Minutes, and the April 16, 2024 Special Assessment Meeting Minutes as written. Motion was seconded by David Scharnweber. All were in favor and motion passed 4-0.

**Treasurer’s Report**:

Matt Deavers presented the treasurer’s report. As of today, income and disbursements are in line with the budget.

**Committee Reports:**

**ARC** – 15041 - storm shutter – approved

 15043 - new windows – approved

 15053 – driveway pavers – approved

 15061 – new roof - approved

 15083 – paint house same as existing color - approved

**Violations** – 15031 – palm trees need trimming – Matt will call owner

 = 15082 – oak trees hanging over road need to be trimmed

 (Dennis will talk to owner)

**Security** – Trespassers were observed at lake side – Sheriff was called, but they had left by the time he got here. If you see something amiss, call the Sheriff as soon as you can.

**Landscaping -** Attention is needed at the front island. As soon as the gate and camera issues are under control, landscaping and maintenance will be addressed.

**Old Business:** Exit gate needs attention as there is a gap where the gates meet. Diamond Access will be addressing this issue as soon as they can.

Matt will contact Atlantic Southern regarding estimated times for the Mill and Pave project to begin.

**New Business**: Waasy will meet with Matt to discuss the HOA dues (now vs. future).

Edwin will be meeting with Dennis regarding the gate cameras and a solution hopfully will be found.

**Open Forum**: Thank you to Matt for taking care of the Special Assessment Letter.

There are two electric panels that are in desperate need of attention. Dennis will meet with a vendor (Perfect Connections) shortly to secure a bid for replacement.

Matt is researching a new vendor for the call box at the gate, to include long distance calling options.

Gordie brought it to our attention that based on new regulations, notice of Board Meetings as well as an Agenda has to posted.

Eunice presented two invoices, totalling $285.74 for the Website (for the next 2 years). A future bill of $77.95 will be forthcoming.

**Date/Time/Location of Next Meeting:** Next meetingwill be on June 18, 2024 at Sandcastle Management Office.

**Adjournment:** With no additional business to discuss, a motion was made by Eunice Churchill, and seconded by David Scharnweber to adjourn the meeting. All were in favor and the meeting adjourned at 6:02 pm.