**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING**

**Sandcastle Property Management**

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

**June 18, 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

Treasurer: Waasy Boddison

Secretary: Eunice Churchill

Director: Gordie Redshaw

Also in attendance: Matt Deavers (Community Assoc. Manager), Evelyn Scharnweber (ARC), and homeowner Rebecca Corcoran.

**Reading and Approval of Minutes:** A motion was made by Gordie Redshaw to approve the May 21, 2024 Board of Directors Minutes as written. Motion was seconded by Waasy Boddison. All were in favor and motion passed 5-0.

**Treasurer’s Report**:

As reported by Matt Deavers, income and expenditures are in line with the budget.

**Committee Reports:**

**ARC** – 15029 - new roof - approved – approved

15039 - new roof – approved

**Violations** – No violations at this time

**Security** – No security concerns at this time.

**Landscaping -** Albert Tack has put together a plan for the front entrance. This involves the removal/replacement of certain trees/shrubs and the planting of additional shrubs where needed. A total of 35 new trees and/or shrubs, 40 bags of mulch and dirt will be needed. Dead trees/shrubs will be removed by Albert Tack.

A motion was made by Waasy Boddison to approve the project as presented, total cost not to exceed $3 000.00. Motion was seconded by Gordie Redshaw. All were in favor and the motion passed 5-0.

Matt will contact TLS regarding trimming of palms and trees at the front of the community and trees along Lakewood (east side).

**Old Business:** Road repaving project. The projected date to begin is September 3, 2025. It is expected that the project will take 3 days. Milling will be 1 day, paving 1 day and paint striping 1 day. Notice to homeowners will be provided well before the start date. Homeowners will be responsible for notifying delivery companies as well as any other vendors that there will be no access to the “loop” during this 3 day period. We will investigate where cars can be parked overnight. Matt will arrange for trash, recycling, horticulture pick up as well as mail delivery to be suspended for that period of time.

Cameras at the main gate continue to be an issue. They are recording, but viewing on a cell phone is a problem. The router is not getting a strong enough signal. Waasy will investigate and report back.

The wall cap on the perimeter wall has been power-washed at a cost of $625.00

**New Business**: The metal cord along fence on east side is broken in places and needs repair. Dennis will investigate.

Discussion regarding the 2025 budget resulted in a committee being formed. The committee, chaired by David Scharnweber will explore the formation of the 2025 Budget.

**Open Forum**: Diamond Access made two visits to repair and realign the main gates.

A motion was made by Gordie Redshaw to pay Diamond Access $215.00

for the two call outs. Motion was seconded by Dennis Corcoran. All were in favor and the motion passed 5-0.

An estimate was received from Perfect Connection in regard to the two electrical boxes. There are two boxes that are in need of attention. There is one at the main entrance that controls the gate and all the lights. The second box is located at the rear of the loop, near the circle. This box operates the well pump, air pump (for lake) and the sprinkler system.

The front electrical box is estimated to cost $4700.00 and the rear box $5970. We are awaiting further estimates from more vendors. A decision will be made at a forthcoming meeting.

**Date/Time/Location of Next Meeting:** Next meetingwill be on September 10, 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 6:19 pm.