**Colonial Pointe Community Association, Inc.  
Board Meeting Minutes  
December 17, 2024**

**Call to Order-** The meeting was called to order by Dennis Corcoran at 5 PM

**Notice-** Notice was posted in accordance with the Association’s governing documents and Florida Statutes.

**Quorum-** A quorum was established by the presence of Deniss Corcoran, Waasy Boddison, Gordon Redshaw, and David Scharnweber.

**Minutes-** The Board reviewed minutes November 19 and November 29. Gordie made a motion to approve, David seconded and the motion passed 4-0.

**Financial-** CAM Matt gave a brief financial report.

**Committee Reports:**

**ARC-** Eunice gave a summary of modifications that have been approved since the last meeting. Two requests have been reviewed:

Buelow request to paint a cream color with a dark trim color, trim is not an HOA approved color. Contractors info and garage colors have been requested.

Karloff requested to refinish the driveway. This has not been reviewed yet but will be this week.

**Violations-** Ava resigned as violations committee chair and a new one is needed. Violations have been sent for mailboxes, dirty roofs and mold,

**Landscape-** Some new plants have recently been installed and fertilized.

**Security-** Nothing new to report.

**Old Business:**

**Gates, Security, Call Box-** Two cameras have been installed and are working. The other older parts of the system will likely need to be removed. There are still issues accessing footage from phones, but it can be reviewed from a monitor.

**New Business:**

**ARC Changes-** The Board reviewed proposed changes to the ARC guidelines. Changes were mailed to owners in November so they could review prior to voting. Dennis made a motion to approve as presented, Gordie seconded and the motion passed 4-0.

**Violations/Committee-** A new chair is needed for the violation committee. The Board discussed processes for enforcement.

**Owner Comments:**

Gordie asked about lighting at the front of the neighborhood and requested lights for the flag and monument.

**Adjournment-** Waasy made a motion to adjourn at 5:57 PM, Dennis seconded and the motion passed unanimously.