**Colonial Pointe Community Association  
Board Meeting Minutes  
November 19, 2024**

**Call to Order-** The meeting was called to order by David Scharnweber at 6 PM

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

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

**Approval of Minutes-** The Board reviewed minutes from the October 22, 2024. Gordon made a motion to waive reading and approve, David seconded and the motion passed 3-0.

**Officer’s Reports:**

**Treasurer’s Report-** CAM Matt gave a brief rundown of the Association’s finances through the end of October 2024.

**2025 Budget Presentation-** Waasy gave an explanation of the 2025 Proposed Budget. Fees are expected to be $250 per quarter per home next year. The increase in fees brings in an additional $16,000 in annual revenue. Of that $16,000, over $9,000 is being allocated to the reserve (savings account). Waasy made a motion to approve, David seconded and the motion passed 3-0

**Committee Reports:**

**ARC-** Eunice Churchill and Evelyn Scharnweber gave an update on modification requests that have been approved since the last meeting. 4 have been approved. Eunice also presented changes to the ARB Guidelines, which were reviewed by the Board. The biggest change is now allowing flat-tile roofs in addition to barrel tile roofs. This will be mailed to all owners and voted on by the Board at the December Board meeting.

**Fining-** Numerous homes have been sent violations over the last month. Most common violations include dirty driveways/mailboxes, unapproved modifications, and other minor landscaping related violations.

**Landscape Committee-** Gordon reported that 2 dead bushes by the front entrance have been replaced. Fertilizer has also been added to that area.

**Security-** Not much new to report. Gordie removed the pedestrian gate lock and is trying to fix it so it works better. If necessary, a new one may need to be ordered.

**Old Business:**

**Gates/Call Box-** The gates and call box are finally working. Residents reported a few issues with the call box not dialing phones for access.

**New Business:**

**ARC Guidelines/Changes-** Discussed during the ARC Committee’s report.

**2025 Budget-** Discussed and approved during the Treasurer’s Report.

**Owner Comments:**

Eunice reported that lights at the entrance monument and flagpole are not working.

Owners discussed some issues with the FPL street lights.

**Next Meeting-** December 17, 2024

**Adjournment-** Waasy made a motion to adjourn at 6:20, Gordon seconded and the motion passed 3-0.