

**MINUTES OF BOARD OF DIRECTORS' MEETING
for
COLONY OAKS HOMEOWNERS ASSOCIATION**

The meeting of the Board of Directors was called to order at 6:36 p.m., on Monday, April 24, 2017 at Colony Oaks, 5203 Bayshore - Unit 12.

	<u>Present</u>	<u>Absent</u>
Rita Szymanski, President	x	
Michael Latimer, V. President	x	
Joy Tapper, Secretary	x	
Ben Carotenuto Treasurer		x
Gene Bouscal, Director		x
John Hassell, Director	x	
Lora Hulse, Director	x	

Others in Attendance at the Meeting:

Unit Representatives:

Unit 03 - Susan Wonder
Unit 12 - Rosanne Clementi
Unit 38 - Nancy Thompson

Ameri-Tech Management Company:

Property Manager - J.C. Eckstein

In accordance with the Colony Oaks Homeowners Association By-Laws, all HOA members were noticed of this Regular Monthly Meeting of the Board of Directors via e-mail that was sent on Friday, April 21, 2017 (48 hours prior to the convening of the Special Meeting). The e-mail contained the date, time, place and agenda for the Regular Monthly Meeting.

A quorum of the Board was declared to be present.

Review of Previous Minutes

- Joy moved and John seconded to accept the January 16, 2017 minutes as written. Motion passed unanimously.
- Mike moved and Lora seconded to approve the February 27, 2017 meeting minutes as written. Motion passed unanimously.
- Lora moved and Michael seconded to approve the March 27, 2017 meeting minutes as written. Motion passed unanimously.

Financial Report

- There was no financial report.
- There is still reserve money that needs to be transferred from Popular bank to BB&T.
 - Nikki is confident that all monies will have been transferred.
- Nikki is contacting individual homeowners to be sure they have transferred their monthly automatic assessment payments to Ameri-Tech.

Old Business

- Mike moved and Joy seconded that J.C. will have the front and rear decks of Unit 15 cleaned . Vines will be removed, dead plants removed, deck cleaned and mesh on the front gate removed plus washing off the decks and surrounding area. The owner will be charged back. Motion passed unanimously.
- Joy moved and John seconded that we accept BKB's proposal of \$3,600 for gutter cleaning to be performed twice a year. The first cleaning to be scheduled ASAP. The motion passed unanimously.

New Business

- Joy moved and Mike seconded to allow the owner of Unit 01 (Gene Bouscal) to contact Dietrich Landscaping (Chris) to plant his 18 year old plumeria tree in the area by the driveway of 5203 Bayshore, if Chris thinks this is a viable solution for the tree. The expense will be borne by the Mr. Bouscal. Once moved the Association is responsible for it's care.

There being no further business Mike moved to adjourn and Joy seconded that the meeting be adjourned.

The meeting was adjourned at 8:11.

Respectfully submitted,

Joy Tapper

Joy Tapper, Secretary

The next regularly scheduled Board Meeting is Monday, May 22, 2017 at 6:30 pm in Unit 12.