

**MINUTES OF BOARD OF DIRECTORS' SPECIAL MEETING
for
COLONY OAKS, HOME OWNERS ASSOCIATION**

The meeting of the Board of Directors was called to order at 12:00 p.m., on Saturday July 22, 2017, at South Tampa Fellowship Ballast Point Campus.

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

Others in Attendance at the Meeting:

Unit Representatives:

Unit 10 - Kathleen Anders
Unit 14 - Shelby Fehad
Unit 26 - Pam Krotky
Unit 27 - Barbara Krause
Unit 31 - Camille Roberts
Unit 33 - Craig Jontz and Liz DeQuesada
Unit 37 - Zoe Gustafson
Unit 38 - Nancy Thompson
Unit 39 - Karen Varga-Sinka

Ameri-Tech Management Company

President - Mike Perez
Property Manager - Christina Kelley

In accordance with the Colony Oaks Homeowners Association By-Laws, all HOA members were noticed of this Special Meeting of the Board of Directors via e-mail that was sent on Thursday, July 20, 2017 (48 hours prior to the convening of the Board Meeting). The e-mail contained the date, time, place and agenda for the Special Meeting.

A quorum of the Board was declared to be present.

After much discussion the board decided that Chris Kelly, property manager would write a letter to the homeowners explaining the policy regarding the paint warranty, plants on ledges, and plants touching the walls. She will explain that trees in courtyards have to be trimmed, if they are encroaching on a neighbor's property and if they have grown to excessive height and/or touching roof.

The board will discuss establishing guidelines for plants in pots under planter boxes and pots in the fingers (size, maximum number of potted plants allowed, owner maintenance or lack of maintenance) that have been in place for more than 1 year.

Mike Perez and/or Chris will look into discussions regarding the lack of lighting at 5222 Russell and throughout the community (additional information regarding location is needed).

It was determined that the property manager (not the board) will contact vendors when necessary to take care of homeowner's issues. Homeowners were asked to contact Chris regarding repair issues. Chris will send her contact information to all homeowners informing them of this decision for her to be the central contact.

Joy moved and John seconded that Karen Varga-Sinka will write the Oaks Notes starting after the next board meeting on July 24, 2017 and will serve as social coordinator for the HOA. The motion passed unanimously.

John moved and Michael seconded that going forward, the management company, will be asked operational questions by the board and that any communication with the lawyers must be approved by the board with the exception of litigation against the Board and /or the Association or collection issues. Board Members voting yes were, Gene Bouscal, Ben Carotenuto, John Hassell, Lora Hulse, Michael Latimer and John Hassell. Rita Szymanski abstained from voting. The motion passed.

Michael moved and Gene seconded that Eddie Paige, CPA complete the independent audit of the last 18 months and bring the results to the board. Attorney De Furio's office is to disengage from overseeing the audit or the collection of documents from Popular Bank and Condominium Associates. The motion passed.

Christina Kelly, property manager will contact De Furio's law firm notifying them of their disengagement.

It was clarified by Mike Perez that when there is a motion on the floor, at a board meeting, the homeowners may make comments on the motion after the Board has completed their discussion of the motion and before there is a vote.

The homeowners present expressed their views and a discussion ensued.

There being no further business, Joy moved and Ben seconded the meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Joy Tapper

Joy Tapper, Secretary

The next regularly scheduled Monthly Board Meeting is Monday, July 24, 2017 at 6:30 pm in Unit 12.

APPROVED