

**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, September 25, 2017 at Colony Oaks, 5203 Bayshore - Unit 12.

	Present	Absent
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 06 - Ann Goldman
Unit 12 - Rosanne Clementi

Ameri-Tech Management Company

Property Manager - Christina Kelley

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, September 22, 2017 (48 hours prior to the convening of the Board 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

August 28, 2017 - Regular Monthly Meeting Board of Directors minutes were reviewed. Lora moved and John seconded accepting the minutes as written. The motion passed unanimously.

Treasurers Report

Ben started his presentation by asking when will the financial report will be correct? Ameri-Tech said the audit is not completed because the accountant is still working on it. Mr. Page had to gather information from multiple places. Once again, Ben asked why are no monies have been put against the "bad debt" line, since we have bad debt accounts. Ameri-Tech said that they would check. Ben stated that the 2018-2019 Budget needed to be a "zero-based" starting point.

Business

Ameri-Tech reviewed her list of items that are being worked.

- The Association Complex came through Hurricane Irma virtually unscathed. There were many owners that pitched in and helped to clean up the property. There were extra costs for landscape clean-up of branches, leaves, haul away of debris, etc.
- Missing emergency access at the Rear of Units 10 to 15 was reviewed by Ameri-Tech (Phil Colettis, Director of Operations) and Ameri-Tech's Insurance Firm and it was declared a Builder's Defect. Ameri-Tech proposed that the Association or owners, or in concert with each other, install ladders for fire egress.
- Violations letters will go out next week.

There will be a Special Board of Directors Meeting to compile the 2018-2019 Association Budget on Monday, November 6, 2017.

There were no items voted upon by the Board of Directors.

There being no further business, by motion duly made by Lora and seconded by Ben, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Rita Marie Szymanski,
President

Next Regular Monthly Board of Directors Meeting: Monday, October 23, 2017 at 6:30 p.m., Unit 35.

Next Special Board of Directors Meeting (Budget Workshop): Monday, November 6, 2017 at 6:30 p.m., place to be determined.