

Colony Oaks  
HOA Board Meeting  
March 26, 2018

Meeting called to order by Joy Tapper at 6:31pm.

**Board Members present:** Zoe Gustufsen, Gene Bouscal, Joy Tapper, John Hassell, Susan Wonder; Camille Roberts, John Hester

**Homeowners present:** Rita Szymanski, Kathleen Anders, Rosanne Clementi, Kostis Stollas, Deb Torres, Kim Grandolf

Joy reminded everyone the order of the meeting. Camille moved and Susan seconded to accept the minutes of the February 26 Board meeting, all approved.

**Treasurers Report:** Zoe passed out summary of the treasures report and discussed the report.

**Managers Report:** Christina said there were two outstanding violations. Two homeowners are a month behind and they were sent a notice to correct. One has paid and one has not paid. Homeowner with deed restriction violations has been corrected.

**Old Business:** Lighting at 5222 Russell is being replaced. Lighting at unit #1 has been repaired. John Hassell will review the options for solar lighting in the common area and make a recommendation to the Board at the next meeting. Joy mentioned there are other issues, like the cracks in the concrete driveways, that are being considered and will discussed at a future Board meeting.

**Landscape Report:** Gene said 14 owners are voluntarily paying to landscape fingers; we have irrigation in the pool area; we have a quote to sod and put rocks in the pool area. Rock will go in front of double gate. Not all irrigation issues have been addressed but are in the works. Gene explained we do not need all of our tree trimming budget since it was done so extensively last year. Gene would like \$600 from tree trimming budget for additional work at the pool. John Hassell moved and John Hester seconded to move the \$600 from tree trimming to landscaping. All approved. Gene moved to use \$5,052.00 for the landscaping as previously proposed. Susan seconded. All approved.

**New Owner Welcome Committee:** Camille and Kathleen reported that a letter is being prepared to send to new homeowners and new renters. Joy will hand deliver the letter.

**Social Committee:** Susan, Rosanne, Deb and Julia. Susan explained that the social by the pool is planned for May 6 and notices have been sent.

**Covenants and Bylaws:** John Hester is working on amendments. Rita and Kathleen volunteered to help John.

**Grounds Committee:** Joy asked if anyone else wants to work with John Hassell on grounds committee. Zoe suggested we ask for volunteers to serve on committees in Oaks Notes.

Pressure washing is completed. Rosanne mentioned there was no new rust from irrigation since she cleaned all the rust on her driveway. We are still waiting for more quotes for gutter cleaning

Camille tried contacting the City regarding the storm water drainage problem but no one has responded. Rita said there is a city sign about fixing drainage on Quincy with a phone number.

**New Business:** Joy called TECO. They created a work order to walk the property and review the rusted TECO transformer boxes. Solutions to fix the dumpster gates are being considered.

Camille moved to reestablish the fining committee for infractions of the regulations and bylaws. Gene seconded and all approved.

Joy said several home owners asked to have parties at the pool. Joy suggested that homeowners have to notify Christina with the day and time they intend to have the party. They will need to follow the pool rules and cannot exclude pool use by other residents.

Meeting was adjourned at 8 pm.

Submitted on April 8, 2018 by John Hassell, Secretary, for consideration.

Approved on April 23, 2018.