

Colony Oaks Board Meeting

February 25, 2019

Board Members in Attendance: Joy Tapper, Gene Bouscal, Susan Wonder, John Hassell, John Hester and Zoe Gustafason

Other Residents: Rosanne Clementi, Rita Szymanski and Ann Goldman

Ameritech Manager: Christina Kelly

The meeting called to order at 6:30 pm by Joy Tapper. There was proof of notice and there is a quorum. There was a motion by Susan to approve the minutes of the previous meeting, seconded by Gene and approved by all.

Treasurer's Report: Net income for the year ending was ~\$23,844 to be transferred to reserves.

Manager's Report: There were four violations from last week's inspection. They could all be considered as architectural change issues. The homeowners were notified. There were no collections and there are no pending legal actions.

Old Business: Joy called TECO about painting the rusted transformers and spoke to a new person who will look into the status of the request. The next social is scheduled for May 19 at 4:00pm at the pool. All the bids for the concrete driveway repairs are not in yet. Two new solar lights and poles for the courtyard are in and will be installed soon.

Status of the repairs behind units 1-9: All the six owners have agreed to accepting the installation costs. Work can start this week with things that do not require the permit. The six owners will be asked to sign a form to acknowledge they understand and agree to the electric being wired to their units.

The gutters were cleaned. The company recommended more frequent cleaning and will give us a plan. Zoe asked about pressure washing and Christina said we did budget for it this year.

Pool bath repairs out for bid again. The new approved amendments were sent to the State for recording. Ken Fallero owner of unit #10 will replace Mike Cardoza on the Fining Committee.

Owners Session: People are still parking on the new sod at 5220. Joy will order two more of the no parking signs. Rita said nails still sticking out of the gutters at Laura's unit in the courtyard and out front above her garage door. Gene does not think the sprinklers are working outside his gate.

Motion to adjourn by John Hassell and seconded by Gene at 7:16.

Submitted by John Hassell on February 28, 2019

Approved March 25, 2019