

Colony Oaks Board Meeting

May 20, 2019

Board Members in Attendance: Joy Tapper, Susan Wonder, Camille Roberts, John Hassell, Gene Bouscal and John Hester.

Other residents: Rosanne Clementi, Rita Szymanski, Ann Goldman, Laura Hulse, and Kim Grandoff.

Meeting called to order at 6:31 pm by Joy Tapper. There was proof of notice and there is a quorum. Review of the minutes of the previous meeting. Gene moves to approve, Susan seconds and all approved.

Treasurers report: John did not get the financials soon enough to do a report. Christina said the financials were late for preparation of the loan application and the Board meeting is a week early because of Memorial Day.

Managers Report: Christina found one violation for a plant on the second floor; no plants allowed on the top rail on upper decks. Nothing is outstanding; no collections; no legal action.

Social Committee: We had a nice gathering on the 19th. Some first time people came.

Old Business: Christina reported pressure washing of the buildings will take place June 4. Homeowners who want their decks washed will need to complete a form will be distributed through email and pay for it by a checks to Gator Boys. Checks and completed forms to be delivered to Joy by Friday, May 31.

Gator Boys submitted a proposal for gutter cleaning twice a year (March and September) for \$3,600. This needs to coordinated with FLC to time with tree trimming. Gator Boys has provided proposal for pressure washing the pool pavers for \$725.00. Funds would come from general maintenance or from funds for pressure washing the buildings. Gene moves Camille seconds. All approved.

Concrete Project: Our proposed contractor, Scott Hood, discussed the project. His company has completed a number of large jobs and Scott will be here every day. A base proposal of \$322,000 was approved at the May Board meeting. Trees and trucks cause most of the damage to the concrete. Sandy Mahr suggested more reinforcement in front of the dumpsters. The proposal includes extra mesh, in the form of particles, at the dumpster aprons. Scott said the double mesh would provide as good reinforcement as steel and provided an article in support. Scott is meeting with the Civil Engineer and the City arborist on Thursday to determine how to protect preserve the trees.

There are four sections of concrete to be replaced; two on Bayshore and two on Russell. Scott estimated two weeks per section for completion, for a total of 8 weeks, depending upon the weather, the issues they find underneath and inspectors not showing up on time. An additional \$15,000 will be needed to replace any irrigation lines and storm water drains under concrete. Sewer lines and potable water lines could be city, HOA or owner responsibility. Electric lines, cable TV and telephone lines are maintained by separate organizations. Permits and fees maybe an additional \$7,900.

Ameritech will be responsible for managing the project and arranging for the repair or replacement of these lines for a fee of 5% of the value of the job (\$16,100). Scott and Christina will work together to manage the project. Rosanne suggested a security guard to protect the rear of the units. John Hester suggested putting locks on the sliding door. John Hester moves to approve Ameritech as the project manager, John Hassell seconds and all approved.

John Hester proposed we would need \$322,000 for concrete replacement, \$15,000 irrigation repair, \$16,100 Ameritech to manage, permits and fees estimated for \$7,900 and \$14,000 for contingency for a total of \$375K. John Hassell seconded and approved.

Christina discussed financing: Zoe asked what the interest fee would be and she estimates \$20K. Christina proposed using \$100K from

reserves and finance \$275 to be repaid with a special assessment to be paid over 4 years (\$157/month for 4 years to start August 1, 2019 or by lump sum of \$6,875 paid by August 1, 2019). A letter will be sent to the homeowners on June 3 justifying the need for special assessment and describing the costs. Joy proposed to have a meeting for the homeowners on June 17 at the Tapper home at 7:00pm to answer any questions regarding the project and to vote on approving the special assessment. Project to start in July or August.

New Business: Triangle pools is increasing their fees \$200 a month. Artistic pools sent a quote \$515/month. It is over budget by \$35 but less than Triangle. John Hassell moves to use the new company, Susan seconded and approved.

Owners Comments: Zoe wants to know when her island will be replanted. She wants it done now. Laura was concerned about the cost of the concrete project for some homeowners. John Hassell explained that we first tried to identify only the areas that needed to be fixed but trying to decide which areas to fix was a contentious issue for the homeowners, the board members and the concrete vendors, would cost nearly as much as replacing all the concrete and would leave areas that would be in need of replacement in the near future.

John Hassell motioned to adjourn at 8:22pm, Susan seconded and approved.

Minutes prepared on May 21 by John Hassell. Approved June 24.