

# MINUTES OF ANNUAL MEETING For COLONY OAKS HOMEOWNERS ASSOCIATION

January 12, 2021

Annual HOA meeting was called to order at 7:00p.m., on January 12, 2021 in person at South Tampa Fellowship Church and via Zoom meeting arranged by Ameritech.

The board members present were Joy Tapper, Susan Wonder, John Hassell, John Hester, J.R. Ward, Camille Roberts and Gene Bouscal.

Others in Attendance at the Meeting (list not exhaustive): Christine Kelley, Rosanne Clementi, Rita Szymanski (Zoom), Ken Faliero, Kim Grandoff, Lisa Lally and Theresa Goddard.

A quorum of the Board was declared to be present at 7:00 pm. Proof of notice was distributed and there was a quorum.

Joy presented an overview of maintenance efforts that occurred throughout 2020.

Christina noted that BB&T will not likely send new coupon books until February.

John Hester presented a summary of the 2021 HOA budget. John explained the reason why the board requested a vote for an increase of the HOA fee from \$400 per month to \$420 was due to the amount of wood rot and roof leaks in the homes. The vote to increase the HOA fee to \$420 per month passed and will take effect in February 2021.

The vote to waive the annual audit passed. The audit was waived.

Christina noted that the calendar year for the HOA budget runs from February 1st every year to January 31st.

Camille made a motion to end the financial meeting and Gene seconded the motion.

Camille noted that she was working to update a directory for Colony Oaks and re-emphasized the need for residents to send their updated contact information.

34 members of the HOA participated in the annual vote for board members.

The 2021 Colony Oaks HOA will consist of the following:

President, Joy Tapper

Vice President, Treasurer John Hester

Secretary, John Hassell

Director, Gene Bouscal

Director, Camille Roberts  
Director, Susan Wonder  
Director, J.R. Ward

Joy asked if J.R. would be willing to divest of secretary responsibilities and take on the responsibility to review/ update the Colony Oaks website on a monthly basis. J.R. accepted.

Joy encouraged members of the HOA that if they had a particular skill set they wanted to use in order to improve the townhouse community to please contact her.

Gene moved to adjourn the meeting and Camille seconded at 7:45 pm.

Christina announced by email on January 16, 2021 that the Annual HOA Meeting would replace the January 2021 meeting of the HOA board of directors as all business had been adequately discussed at the Annual Meeting.