

1. Open Meeting

- a. Proof of Notice – We have a quorum, and the meeting was called to order at 7:01 PM. The meeting was virtual with the following BOD in attendance – John Hester, Joy Tapper, Camille Roberts, Tom Krystyn, Bonnie Sevier, Haley Stephen, and Natalie Lazzara. Homeowners present - Lisa Lolly, Rosanne Clementi, Barbara Krause, and Bonnie.
- b. Minutes from previous meeting – No corrections or comments. Minutes accepted.
- c. Treasurer’s Report – Given by Natalie Lazzara

Colony Oaks HOA

Financial Summary Report –

Colony Oaks HOA
Financial Summary Report

Month: August 2025

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 22,248.04	\$ 19,800.00	\$ 16,450.76	\$ 19,800.00
Y-T-D	\$ 158,498.39	\$ 138,600.00	\$ 157,060.55	\$ 138,600.00
		Variance	\$3,349.24	

Cash Position

Operating Fund	\$ 38,224.01
Reserve Fund	\$ 178,993.40
Total	\$217,217.41

We are over budget due to several unexpected expenses.

- a. Large Water Bill due to a possible leak in the pool. Natalie and Chris are working to determine the cause of the large water bill.
- b. Ongoing storm roof repairs.
- c. Wood Rot uncovered during the pressure washing
- d. Invoice for pressure washing, still outstanding.
- e. Tree Trimming – a tree at 5222 to be inspected and evaluated.

2. Manager's Report – There is no one in collections or outstanding legal actions.

3. Old Business

- a. Paver repairs are starting this week.
- b. Storm roof repairs – there is still an outstanding balanced but being addressed
- c. Landscaping – The ferns that are struggling will be replaced at the landscapers expense once the weather cools off.

4. New Business –

- a. Roof Repairs – units 18 and 32, completed
- b. Rotted fascia on unit 37 was repaired
- c. 5222 Russell Tree identified during tree trimming and needing to be inspected and evaluated

5. Owners Session – Camille found 1 earbud behind her unit and put it on her back porch if anyone is missing an ear bud.

6. Meeting Adjourned at 7:32, Go Bucs!