

Colony Oaks Board Meeting  
April 23, 2018

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

**Residents present:** Rita Szymanski, Rosanne Clementi, Kim Grandolf

Joy called the meeting called to order at 6:45pm and asked if there were any corrections to the minutes. Rita said her last name was spelled wrong in the minutes and on the web. Camille moved and Susan seconded to approve the corrected minutes.

**Treasurer's report:** Zoe reviewed the revenue and expenditures for the month and year to date. Zoe indicated the billing for water and trash are incorrect and notified Ameritech. Zoe pointed out \$8800 spent on maintenance and the annual budget \$13,000.00.

**Manager's report:** Christina reported that there were no outstanding violations, collections or legal issues.

**Landscape project:** Joy commended the landscape company for their work to date. Neighbors and vendors have complimented the work we are doing. The project is not finished; courtyard is not planted and there still a problem with the irrigation at 5220 Russell. There was a discussion about creating a swale on the Russell side into the stormwater drain. The new resident in #30 (Kim) asked about bushes around the TECO transformer box. Christina is talking to Vince about it. Rosanne is donating 3 months (\$900.00) of her service to cover the \$750.00 bid for mulch on Bayshore and Russell.

**New owner welcome committee:** The welcome letter has been completed. It will be put it on the website and be sent to new owners starting this year. Camille suggested we should send it to everyone. Joy said she will put it the Oaks Notes next month instead.

**Social Committee:** Joy thanked Julia for the art work for our social flyer. Another email reminder is going out for the May 6th social at the pool area.

**Amendment Committee:** John Hester's committee has not convened yet but planed to meet before the next board meeting. They will be looking at issues regarding multiple ownership on units, lease restrictions, and requirements for renter information.

**Grounds Committee:** John Hassell proposed putting two 20 watt solar lights that match existing lamps on 6 foot posts in the common area. They will be an architectural feature that provides light to the common area but are not intended to light the entire walkway. He suggested starting with two and see how they

work. We can put more later. The board decided to put them in the crescent shaped flower bed in the common area. John will buy the first two (at \$250 each). We will use existing posts in storage. Rosanne offered to paint the posts and John Hester offered to dig the holes for the posts.

**Go Daddy email addresses for the Board:** All board members want to use their personal email address for Board business.

**Gutter cleaning:** We received three bids. The bids are low enough that we will be able to clean the gutters twice a year. Christina uses M&M for many of her other clients. John Hester moved to use M&M for the gutter cleaning Camille seconded, all approved.

**Drainage issues:** Rosanne found out that the work on Quincy was regarding wastewater. She spoke to Alex Awad and he indicated the City is formulating a model for the drainage basin and it will be at least another year for the model to be complete. Susan asked about the drain at 5203 and Joy said a contractor just looked at it.

**New locks from Benny's:** They have all been installed. Rita pointed out the hinges on double gate at the pool are falling out.

**Dumpsters:** City trash pick up days have been defined. The Dumpster at 5203 bayshore will be emptied on Monday and Thursday and the one at 5207 is reduced from two days a week to one day. Christina has two quotes for \$1771 and \$1950 to replace the dumpster gate at 5203. She will get a third quote.

**Fining committee guidelines:** We have a fining committee now: Mike Latimer, Laura Hulse and Mr Cordosa. Camille said the Board sets the fine. The fining committee decides whether or not to implement the fine. Christina will inform the home owners of these new guidelines.

**New Business:** Joy ordered pick up after your dog signs paid for them. John Hassell suggests one on bayshore and Russell; Joy wants to put one by the pool. Motion by John Hester and Susan seconded, all approved. Joy informed the board that TECO will not replace the rusty looking transformers but they will paint them. Christina reported that the dip in the Bayshore sidewalk at 5203 will be reviewed by the city. John Hassell pointed out there are uneven sidewalks next to the driveway aprons at 5207. Rosanne reported that the President of Bayshore Landings signed the bid for new fencing. We have a broken pool umbrella and Christina said she will replace it with new red one.

Zoe moved and Camille seconded to adjourn at 8:05pm.

Submitted for consideration on April 24, 2018 by John Hassell for consideration.  
Approved on May 21, 2018.

