

Colony Oaks Board Meeting

August 27, 2018

Board Members Present: Joy Tapper, Zoe Gustafson, John Hassell, John Hester, Susan Wonder, Camille Roberts and Gene Bouscal.

Non-Board Members Present: Rita Szymanski and Rosanne Clementi.

Property Manager: Christina Kelly.

Joy called to order at 6:31 and passed on the praise she has heard from some of the homeowners on the good job the Board is doing. A misspelling of Julia Kristmundsdottir's name on the Agenda was noted.

July Minutes of the Board: No corrections or comments. Camille moved they be accepted, John Hester seconded and all approved.

Treasurers report: Zoe noted a correction to the ending number of months, six not five, and a correction to the amount added to the reserves. Zoe also noted that that revenue is being reported differently than the previous management company.

Managers Report: Christina reported no outstanding violations, or fees due and the one delinquent payment has been resolved.

Old Business: The landscape project. Boulders have been proposed to solve the problem of cars running over grass in several places. Their price has come down. Joy suggests we put this off until later.

Social Committee: Susan is preparing for the *fall festival*.

Covenants and by laws Committee: John Hester will distribute his report, containing his proposed amendments to the By Laws, at end of meeting. His report and amendments have been reviewed and approved by Rita, the homeowner member of his committee. He asked for board members to submit their comments or any proposed changes to his amendments in writing to all the board members in time for consideration at the next board meeting.

Grounds Committee: John Hassell asked about correcting the uneven pavers in the common area. Christina said we are still waiting for additional bids and may do this project in sections.

New Business: We have 3 bids to complete the work regarding drainage issues for units 1-9. John Hester explained that the bids are for putting in sump pumps that will move flood water from behind the units to the front of the units where it

will drain into the retention pond. Camille questioned why fix this when other areas flood too. Joy explained that the HOA created the problem when the pavers were put behind those units. John Hassell made a motion to do the job using the lowest bid (FLC for \$14,108.27), Gene seconded and all approved. Joy suggested the money come from the reserves. John Hassell moved to use reserve money, Susan seconded and all approved.

To do list: Numbers have been put on the back of unit 30. Towing company has not yet come out to replace their crummy looking signs as previously requested. Christina will call them again. Quotes for pond ladders still under consideration. Mike will come out and meet with Joy regarding gutter cleaning issues. The list of contract renewal dates for Board is done. The light post at unit 13 has been repaired. Rust removal on the garage doors at 5220 has been completed. The rot at unit 26 is under investigation. A copy of our Articles of Incorporation have been requested from the State of Florida to coordinate the timing of our annual meeting with a change to the fiscal year. Christina will call Benny's about keys.

New business: None suggested.

Adjourned at 7:37pm.

Submitted by John Hassell on August 28, 2018.

Approved September 25, 2018.