

Colony Oaks Board Meeting

December 10, 2018

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

Non Board members: Rita Szymanski and Rosanne Clementi

Ameritech: Christina Kelly

The meeting was called to order at 6:30pm. Joy praised everyone for their attendance. Camille moved to pass the minutes from the October meeting. Gene seconded and all approved.

Treasure's Report: Zoe reviewed financial report and found we are within budget to date.

Manager's Report: Christina found one satellite dish on the roof of unit #8 and the owners were being notified that this is not permitted. There were no collections or legal actions.

Landscape Projects: There will be unspent money available at the end of the year and Joy suggested using some of it to finish laying sod. Joy will discuss this possibility with Vince and if they guarantee it we will have the sod put down. Nice feedback from new owners and renters about getting letters and a visit from Joy.

Social Committee: Susan decided not to have an event for December and have an event on January 20 instead. We could use some suggestions. Please get back to Susan with suggestions.

Grounds Committee: John Hassell reported all the pavers have been fixed. Camille mentioned the lights at the pool, at 5203 and at 5207 were out.

Old Business: The cost of an electric line for the sump pumps behind units 1-9 will be a major expense for transformers and meters. We will investigate the possibility of using electricity from the nearest townhouse to run each of the pumps. Cost of electricity to that townhouse is expected to be \$1 per 24 hours if the pump ran continuously.

Pool bathroom repairs: We received an estimate for \$950 to repair the base boards, paint, new sink, paint floors, new toilet, remove the urinal. Camille expressed concern about the cost of removing the urinal. Joy suggests we wait to see how much unspent money we have at the end of the year.

Florida Landscaping found a water break at the main irrigation line by the pool at the timer. Vince will be investigating the break. Zoe wants the acorns to be

regularly cleaned from the walkways. FLC comes every other Friday in the winter months and removing the acorns would be an added expense. We expect to be getting the final quote for the repairs to the concrete driveways.

New Business: Rules and regulations for back ground checks of renters; Joy read the new proposed language. Camille moved to accept the new regulation, John Hassell seconded, all approved.

The annual meeting will be January 8 at the church. They do not charge for the use of their facilities. Joy asked the Board if we could make a donation to the church. Camille moved to donate \$100 to the church, John Hester seconded, all approved.

Gutter repairs and cleaning; Joy suggests we clean them before the next leaf fall for \$1800.00. Camille said her screens were not put back. We will use a different company. Hester moved, Camille seconded to clean the gutters in January, 2019 and to make sure the screens are put back. All approved. Christina was asked to investigate the cost of new gutter guards.

Open Discussion: Rosanne asked to have FLC to please spray weeds in flower beds. Rosanne will experiment using a different grass to replace the grass in one difficult area. Some expressed unhappiness with the mail person.

The meeting was adjourned at 7:15 pm.

Prepared by John Hassell on December 11, 2018.

Approved January 28, 2019.