

**MINUTES OF BOARD OF DIRECTORS' MEETING  
for  
COLONY OAKS HOMEOWNERS ASSOCIATION**

The meeting of the Board of Directors was called to order at 6:30 p.m., on Monday, January 22, 2018 at Colony Oaks, 5220 Russell - Unit 35.

	<u>Present</u>	<u>Absent</u>
Rita Szymanski, President	x	
Michael Latimer, V. President		x
Joy Tapper, Secretary	x	
Ben Carotenuto, Treasurer	x	
Gene Bouscal, Director		x
John Hassell, Director	x	
Lora Hulse, Director	x	

Others in Attendance at the Meeting:

Unit Representatives:

Unit 12 - Rosanne Clementi

Ameri-Tech Management Company

Property Manager - Christina Kelley

In accordance with the Colony Oaks Homeowners Association By-Laws, all HOA members were noticed of this Regular Monthly Meeting of the Board of Directors via e-mail that was sent on Friday, January 18, 2018 (48 hours prior to the convening of the Board Meeting). The e-mail contained the date, time, place and agenda for the Regular Monthly Meeting.

A quorum of the Board was declared to be present.

Review of Previous Minutes

December 11, 2017 - Special Meeting of the Board of Directors (Budget Approval Meeting) minutes were reviewed. Joy moved and John seconded accepting the minutes as written. The motion passed unanimously.

December 11, 2107 - Regular Monthly Meeting Board of Directors minutes were reviewed. Joy moved and John seconded to put the minutes on the floor. John moved and Joy seconded to remove the first and last sentence from the Treasurer's report. The question was called. John, Joy, Lora voted Yes. Ben and Rita voted no.

## Treasurers Report

The Treasurer's Report was accepted as presented.

## Business

Joy moved and Lora seconded that outstanding owner violations be sent to the attorney for legal action. Motion passed unanimously

Joy moved and Lora seconded that we have the attorney send a letter to Spectrum headquarters in New Jersey regarding the loose cables and deteriorated housing for cables throughout the complex. We have had no satisfaction from the local representatives. The motion passed unanimously.

These items were discussed. No other action to be taken at this time.

- (1) Christina a will move ahead with the tabled passed motion to have Benny replace all the locks in the complex for \$2035 and each owner will get 1 new key. Each owner will be permitted to purchase 1 extra key. Only 2 keys per unit will be permitted.
- (2) An inspection of the fence between Colony Oaks and Bayshore Landings is scheduled by the city for March 7, 2018

There being no further business, Ben moved and John seconded that the meeting be adjourned at 7:43 p.m.

Respectfully submitted,

*Joy Tapper*

Joy Tapper, Secretary

**NEXT MEETING: The next Regular Monthly Board of Directors Meeting will be on Monday, February 26, at 6:30 p.m.**