

## Colony Oaks Board Meeting

June 25, 2018

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

**Property Manager:** Christine Kelly

**Residents Present:** Rosanne Clementi and Susanne Cleckler

The meeting called to order at 6:33pm. Camille moved to approve the Minutes of the May 21 Board meeting. Gene seconded and all approved.

**Treasurers' report:** Zoe presented the financial synopsis, dated May 31, for the Colony Oaks Homeowners Association. There were no questions.

**Managers report:** Christina reported no open violations or legal issues. One homeowner is behind on the monthly fee. A renter has been putting construction trash in dumpster at 5222 and has been notified several times not to do it. Chris asked the availability of solid waste transfer stations and Rosanne said she will put the information in Oaks Notes

**Old Business:** Landscape projects are waiting for better sod. Rita indicated new grass was needed behind her unit and some units adjacent to hers.

### **Committee reports:**

Joy is now the welcome committee and she welcomed the new residents in units 33 and 10.

Susan (social committee) is preparing a flyer for Thirsty Thursday (July 12th) social. Pam asked to let people to bring dogs to the activity. Everyone agreed it would not be a good idea for Management to break the rules.

Gene (landscaping committee) had nothing to report.

John Hester (bylaws) has a 1st draft of amendments to the bylaws. If we want to change the start date of our fiscal year to January 1 John will need to put this as an amendment to the bylaws because it will need approval by the homeowners at the annual meeting.

John Hassell (grounds committee) asked about the status of bids to fix the uneven pavers. Chris said she will get 3 bids to fix the worst areas. There is no money in the budget for this but Chris said at the end of the year we may have money we did not use like for hurricanes. (Camille brought up the need for new pool furniture and Chris will try to find some beige chaise lounges.)

**Dumpster gate for 5203:** We have three bids, all the same design. Susan moved we accept the Bay Area Fence bid. Camille seconded and all approved. Zoe wanted to know what line item should be used for payment. Chris said there is a line item for general maintenance.

**Fining committee guidelines:** The rules (Colony Oaks HOA Non-compliance Fining Procedure) was reviewed by the Board Members. The committee consists of Lora Hulse, Mike Cardoza and Mike Latimer. If the HOA is fined for a problem caused by a homeowner the fine can be passed to the homeowner if they can be identified. John Hassell moved for approval of the rules, Camille seconded and all approved. Rosanne will include the rules in the next Oaks Notes.

**New Business:**

Lights; Light by #1 has not bolts to hold the lantern in place and light by #21 does not work and should be removed because there is a street light directly above it. Chris said she would make these changes.

New pond ladders; we are currently looking for non commercial grade.

Addendum to Management Agreement; Budget does reflect the increased fees. Mike is providing an addendum to contract that would end in May and automatically renews. Zoe would like to know what contracts automatically renew. Chris will provide this information. Zoe would like the contract with Ameritech to expire with our fiscal year.

Repair of concrete in the driveways and parking areas: This could be a big and expensive project. Joy has met with one vendor and asked for a bid to replace all the concrete with new concrete. Pavers, instead of concrete may also be considered. We will need to get 3 bids and the advice of an arborist. It may also require a special assessment to complete this project.

Zoe asked about the broken mailbox at 5220; Joy has been in contact with the Post Office on this issue. They say they will fix it.

John Hester thought the gutter cleaners did a terrible job. They bent a lot of gutters. Christina said they were already bent but John did not agree. Camille said they did not put all the gutter guards back. Rita said they did not speak English. The workers are not allowed to talk to homeowners.

The Board would like to thank Rita for donating six "no parking signs". Joy is in the process of getting posts for the signs.

Meeting adjourned at 7:38.

Submitted by John Hassell on June 26.

Approved by The Board on July 23.