

## **The Colony Oaks Board Meeting May 21, 2018**

**Board members present:** John Hester, John Hassell, Joy Tapper, Gene Bouscal, Susan Wonder, Camille Roberts and Zoe Gustafson

**Residents present:** Rita Szymanski and Rosanne Clementi

The meeting was called to order at 6:31 pm and Joy asked the Board to approve the minutes from the April meeting. Camille moved, Susan seconded and all approved.

**Treasurer's report.** Zoe had the accounting problems corrected with regards to sewer and water.

**Manager's Report.** Two calls for possible termites from units 26 and 36. Haskell investigated and did not report a problem. No outstanding violations. Christina caught a homeowner having their dog poop by the pool area. Christina will provide the homeowner the proof of the rules in writing. No outstanding legal actions. Joy asked if Benny's fixed our gates. Christina will call Benny's. Pam asked for a brighter light at 5222. Christina will ask the electrician about different bulbs.

**Landscape project.** Gene asked about the schedule completing the requested landscaping changes. Vince told Christina most nurseries are low on plants and sod and there is a lot of replanting everywhere. The "island" on Russell street has irrigation now and we are waiting for sod. Zoe asked about putting rocks around the perimeter of the island to keep people off the grass. Rita asked us to look at the drainage from the street to the stormwater grate on the island at Russell. Zoe wanted to know when gutters were going to be cleaned.

**New owner/renter welcome committee.** The welcome letter is on the website and Karen will put it in the next Oaks notes. Camille asked shouldn't everyone have to sign that they read it. Joy said we should try to make sure that the information is available to everyone.

**Social Committee:** We had a great gathering at the pool on May 6. Rosanne mentioned the social events that are planned for the future.

**Amendment Committee:** John Hester is working on the amendments but is reviewing the by-laws from several other HOA's first.

**Grounds Committee:** John Hassell reported he and Rosanne installed two solar lamps and they seem to be working fine. He is asking for \$900 to buy three more lamps. Camille suggested only two. John agreed start with two for \$600.00. John moved to put in two more lights subject to having funds available, seconded by Camille, passed by all.

Rosanne asked for the pond ladders to be replaced with longer ladders. Rosanne and Christina will determine the length of ladder needed and their cost. Camille asked for two or three more lounging chairs at the pool. Rosanne asked where the money in the budget is for the furniture.

**Upkeep issues.** When the trees are trimmed the gutters will be cleaned. The gate for the dumpster at 5203 Bayshore is still being bid upon. Jimenez asked why there are not gates for the other dumpsters. Christina said it was not in the budget for this year. Portions of the sidewalk on Bayshore will be replaced by the city within three or four months. TECO said it will take three or four months for them to paint the rusted transformers. Bayshore Landings replaced the wooden fence.

**Fining committee guidelines.** Gene asked why people are given such a short amount of time to get violations fixed. Christina said people just need to acknowledge in short amount of time they are working on it. Camille suggested a little more clarity in the wording. Joy asked to have the revisions before the next Board meeting for approval.

**New business.** The property survey issue was brought up again by Joy because there is a need to clarify what the HOA is responsible for. Rita said the plat for Colony Oaks is in the web site. It was suggested that we look at the plat that is on the web determine if it is sufficient.

**No parking signs.** Rita said the church got their no parking signs at FedEx and volunteered to pay for them. John Hassell said there are signs on Crescent for the brick condos that say "Please do not Drive or Park on Grass". The signs look nice, appear to be effective and may be as little as \$20.00 each. These signs need to be also put up on Bayshore. John will take a picture of the signs on Crescent and send it to Joy. Towing signs need to be replaced. Joy called and will call again.

**Homeowners:** Rita said Ameritech's contract was supposed to be renewed May 1st. Christina said that date was in the 2017 budget, which was approved by the Board and the homeowners, and the contract was automatically renewed on May 1, 2018.

Motion to adjourn by Hassell and seconded by Hester at 7:35.  
Submitted by John Hassell on May 24th.  
Approved June 25th.