

# Colony Oaks Board Meeting

September 25, 2018

**Board Members Present:** Joy Tapper, John Hassell, John Hester, Susan Wonder and Gene Bouscal.

**Non Board members Present:** Rita Szymanski, Rosanne Clementi, Ann Goldman and Charlene Buchanan.

**Property Manager:** Christina Kelly.

The meeting was called to order at 6:30. There is a quorum and proof of notice of the meeting. There were no additions or corrections to the minutes of last month's meeting. Susan moved they be accepted, John Hester seconded and all approved.

**Treasurers Report:** Zoe sent the synopsis of the financials. Zoe requested to update the reserves and it will be done next week.

**Managers report:** One violation of hanging floor mats or rugs over the back deck banister. Joy asked her to take them in and she did. Collections were received from the unit that was behind. That owner still owes some money and they are aware of it. Joy asked Christina to send the agenda out a few day earlier next month.

**Landscape Committee:** Gene had nothing to report.

**Social Committee:** Flyers completed for our October 21 gathering. Emailed to Christina to be send out to the owners via email.

**Grounds Committee:** The no parking signs are working.

**By-Law Committee:** John Hester explained how and why he revised the 2 amendments into their current 2 page form.

The first amendment limited ownership to 2 lots. After some discussion it was asked, by Charlene, if this change was legal. John Hester said yes it is but we will get a confirmation first from our management company and then from our attorney before sending it to the homeowners. John Hassell motioned the board approve sending the amendment to the management company and then on to attorney. It was seconded by Gene and all approved.

The second amendment defines conditions for the leasing of Lots. The minimum length of lease is 12 months and Lots may not be leased for a period of one year after date of purchase of the Lot. Criteria for reviewing applicants are based on

and consistent with current laws. Charlene asked about extending an already approved one year lease for only short period of time. John Hester explained that it is just a lease renewal and is acceptable. Christina suggested that the background check of applicants be a National background check and that be added to the amendment. Susan moved the National background check language added to the amendment and it be reviewed by the management company and then by the attorney. John Hassell seconded and all approved. Charlene asked if a Lot buyer has to have a background check. The Board is not responsible for that background check

**Uneven Paver Repair:** Christina reviewed again the critical pavers to be fixed. She said we might do them in two stages, getting the critical ones done first and then complete them later in the budget cycle. She went over money spent and not spent to date. Christina asked Board to approve \$900 quote to fix the first round of trip hazards. John Hassell moved we approve, Gene seconded and all approved.

**Pump installation behind Units 1-9:** No date has been yet set for installation due to their schedule.

**Old Business:** The broken mail box fix is still in the works. Rita went over to complain and they would not talk to her. TECO has a work order to paint our transformers and they admit they probably will not do it this year (2018).

**New Business:** Christina said the common driveways repair quotes range considerably. We are working on getting quotes for all the options. Pool bath toilet was broken. Joy got a verbal quote for repair by our new handy man. He said he could do a basic remodel for \$900.00. We are waiting for a written quote. The wood rot at unit 26 has been identified and we are waiting for a quote for repair.

Joy would like the Board to move the budget meeting date from the 8<sup>th</sup> to the 15<sup>th</sup>. Gene said he cannot be here for the 15<sup>th</sup>. John Hassell moved the date be changed to the 15<sup>th</sup> at Joy's house. Susan seconded and all approved. John Hassell asked the budget be projected on a screen during the meeting so all can see it. Oaks Notes will not be done by Karen anymore and Rosanne has volunteered to do them. We are asking for the Board to provide suggestions.

Adjourned at 7:55pm.

Prepared and submitted by John Hassell on September 26, 2018.  
Approved on October 22, 2018.