

Colony Oaks Board Meeting

April 22, 2019

Board Members in Attendance: Joy Tapper, Susan Wonder, Camille Roberts, John Hassell, John Hester, Zoe Gustafason and Gene Bouscal.

Other residents: Rosanne Clementi, Rita Szymanski, Suzanne Cleckler

Meeting called to order at 6:30 pm by Joy Tapper. There was proof of notice and there is a quorum. Joy thanked Susan for hosting this meeting. Minutes of the previous meeting; Camille moved to accept, Susan seconded, all approved.

Joy reported that all TECO transformers are painted except for two. She is still working on the two that need to be fixed. Joy informed the board that she accepted the resignation of Zoe as treasurer and asked John Hassell to be Secretary/Treasurer.

Treasurers Report: John reported we are within budget for second month in a row.

Manager's Report: There were no outstanding violations, no one in collections and no pending legal actions.

Committee Reports: Social Committee; May 19 is the date for the next event and there will be a meeting tomorrow to plan it. Joy mentioned she will offer to guide a tour around the property at the event. Landscaping Committee: New plants have been added to the courtyard. Grounds Committee: The solar lights are working well. We may want to add two more next year. Driveway Committee report was moved to end of meeting.

Old Business: Pool bath repairs: They were completed look great! Gutter cleaning and pressure washing: we received a quote all concrete driveways and parking spots for \$3000K. We also received

a quote for all buildings for \$2500 but it does not include upper and lower decks. Each deck is \$35 and the homeowner to pay for it if they want it done. Camille asked about washing the windows and screens. Camille moved to accept the \$2500 to wash the buildings and each homeowner will be responsible their own decks. It was seconded by John Hassell and all approved. Camille mentioned please make sure the wasp nests are sprayed too.

To Do List: The repair on unit 40 will be done when the pressure washing is done. Gutter screens will be put in. Insurance document info was sent to Rita and to call their office. Roof leak finished at 33. The pool building/area receives regular pest control only.

Driveway Committee: John Hester obtained proposals from three different companies to replace concrete only in those areas in need of immediate replacement and proposals to replace all the concrete driveways. In addition, John has met with Joy, Rita and Sandy Mahr in considering all the proposals. There were different opinions on how to delineate the areas of concrete that should be replaced. As result, the quotes for repairs ranged from 1/6 to 1/3 of the total driveway concrete and were from \$90K to \$193K. The consensus was that just doing repairs was not logical because the effort may be compromised by the issues caused by the remaining concrete, the cost per square foot would be much higher than entire replacement, deciding which areas should be replaced was contentious and, the areas not replaced would probably have to be replaced at a sooner or later date anyway.

John then discussed the proposals to replace the concrete in all the driveways. John concluded the high bid from Nichols for \$600K indicates he did not want the job. The other quotes for total replacement were from Scott Hood for replacing 60,722 sq feet for \$322,000 and from Chris Kelly for replacing 53,480 sq feet for \$333,740. Scott Hood gave us the most detailed proposal, he has been out here a few times to work with us and his bid is the lowest per sq foot (\$5.30). John pointed out that removal of the existing concrete may cause damage to the irrigation lines, the water lines, the sewer lines, the stormwater drain lines, the internet cable lines

and the phone lines. The Board will need to investigate who will be responsible for the repairs to these lines before we begin the project and notify the homeowners of their possible impending responsibility.

John proposed to accept Scott Hood's quote as a base proposal with Scott as the project manager and that we invite Scott to the next board meeting to discuss the details of this proposal. John Hassell seconded and all approved.

Christina explained her thoughts on financing the driveway replacement. We can use \$100K of the \$165K in Reserves and consider a loan from BB&T for the \$230K-250K balance. We would need to assess homeowners \$6K each and collect it over 4 years to pay off the loan. Joy will invite Scott to attend the next board meeting to discuss his proposal.

New Business: Rosanne proposed an "adopt" a flower bed in the common areas for homeowners.

Owners Comments: None

John Hassell motioned to adjourn at 7:57, Gene seconded and all approved.

Minutes prepared and submitted on April 24 by John Hassell.
Approved on May 20, 2019.