

Colony Oaks Board Meeting

October 29, 2019

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

Other Residents: Rosanne Clementi, Rita Szymanski., Ken Faliero, Kim Grandoff and JR Ward.

The meeting was called to order at 6:30 pm by Joy Tapper. There was proof of notice and there is a quorum. Minutes of the previous meetings for both the last Board meeting and the budget workshop were reviewed. Motion by Camille to approve, Gene seconded, all approved.

Treasurer's report: John presented his report. We are \$600 under spent for the month and \$7800 over for the year. John thinks the \$7800 will eventually be covered by other items not being spent.

Managers Report: no violations; no collection; no law suits with attorney.

Social Committee: Next social event will be Sunday, November 10 at 4:00 at the pool.

Driveway replacement: Christina passed around a tentative schedule for the driveway replacement. The project will start on November 18 with demolition at 5203 Bayshore followed by demolition at 5207 Bayshore on November 22. The second of the 3 payments will be due when demolition starts at 5207 Bayshore. The earliest possible start date at Russell Street will be December 9. A schedule will be sent to all homeowners.

Roof Repair: Even though the roof is only 7 years old it has been repeatably repaired due to leaking, producing considerable unanticipated costs to the HOA. The Board had the roof inspected. The original workmanship as well as that of the repairs was below standards and it needs extensive maintenance to help prevent further deterioration and future leaks. Scott Hood from SpecBuilt gave us a quote to do maintenance for \$17,500. It was agreed to consider the roof repairs at the December board meeting when the driveway replacement project has been completed.

Gutter repair proposal: We received a bid from Scott Hood at SpecBuilt for \$9175 for all units. We will wait to see what money is available to determine when to do this.

To Do List: Two buildings will be tented for termites. Bathroom urinal is not functioning. Need to tell FLC that their people are trashing the bathroom.

Gutters behind 17 and 18 were cleaned. New pool life ring for the pool . There is moisture under the shingles at unit 30 and we need to determine the source.

New Business: A resident would like to put lights on their back deck permanently. What do people think? No major concerns or objections.

Next Board meeting will be November 25th at a location TBD.

Camille moved to adjourn at 7:33pm, Gene seconded and approved.

Submitted October 30 by John Hassell. Approved November 25.