

MINUTES OF BOARD OF DIRECTORS' MEETING For<sup>[L]</sup><sub>[SEP]</sub> COLONY  
OAKS HOMEOWNERS ASSOCIATION

July 20, 2020

Regular Board meeting of the Board of Directors was called to order at 6:30p.m., on July 20, 2020 at via Zoom meeting arranged by Ameritech.

Joy Tapper, Susan Wonder, John Hassell, J.R. Ward, Gene Bouscal, John Hester.

Others in Attendance at the Meeting: Susan Wonder, Rosanne Clementi, Pam Korotky; Rita Szymanski's name was displayed and muted.

A quorum of the Board was declared to be present at 6:30 p.m.

Joy related how many compliments.

Meeting minutes of previous meeting was distributed moved by John Hassell and seconded by Gene. Approved.

Treasurers Report: See attached summary on page 3. Under budget year to date.

Christina has bids for pressure washing of building with decks: Gator Boys \$6,500; Roofs \$10K; driveways and walkways \$3,000. Other bids in proposals. Maybe spot cleaning roofs. Gator Boys have done extras for us and they know the property. Christina to come and walk with John Hester to check the roofs.

Quotes on rotted wood: Joy needs more time to review. Also identified decks that are separating. Going to get Kevin to reduce down to elementary issues, including gutter repairs too. Pam said there were not gutters on site then added. Never were on all roof lines.

John Hester made a motion do the gutter repairs now (see proposed bid by BMCI) seconded by Hassell. Passed.

New Business: Rules and regulations went out to all homeowners. Only licensed motorized vehicles in owner's driveway left out overnight. Gene moved to accept the new rule. Hassell seconded the motion. The measure was passed

Need pool pavers fixed and Christina and Joy will review. There are other places too so they will check all of them. We did have some done a couple of years ago. 5203 bad staining at dumpster and in visitor space have pressure washed. Joy and Gene think it was from TECO contractor parking on our property.

To Do: Waiting on hearing GAF for roof guarantee; All repairs are done. The water fountain and shower head at the pool area were replaced. Scott said that the grate on the stormwater was broken before they moved it. Pond treated for algae on July 20, 2020.

Sump pumps behind units 3 and 4 need to be inspected. FLC is presently short-handed due to COVID-19.

J.R. asked if the HOA has a termite bond. Christina told him we have a warranty. John Hester said we have to look at the warranty language. Christina deferred to Rita and Rita noted that Colony Oaks does not have a termite bond.

Pam asked about the trees along the fence. Vince has identified a decaying tree and believes it is a liability. He is submitting a proposal for removal.

Joy asked owners if they had any questions.

Gene moved to adjourn meeting and Susan seconded.

## Colony Oaks Budget Report

June 2020

Operating account balance \$55,507.48

Reserve account balance \$103,034.55

Relative to the amount budgeted

Revenue: for the month \$630.50 over, for the year \$1744.42 over

Expenses: for the month \$125.44 over, for the year \$8,912.06 under

Net income for the month: +\$3,855.06

I think

John Hassell