

MINUTES OF BOARD OF DIRECTORS' MEETING
For COLONY OAKS HOMEOWNERS ASSOCIATION

June 15, 2020

Regular Board meeting of the Board of Directors was called to order at 6:30p.m., on June 15, 2020 at Colony Oaks, 5203 Bayshore, Unit 12. The meeting was held on Zoom.

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

Others in Attendance at the Meeting: Rosanne Clementi, Ann Goldman, Teresa Goddard, Ken and Polly Faliero; Pam Korotky, Rita Szymanski

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

Joy related how many compliments she had received on the property.

Meeting minutes of previous meeting was distributed moved by Gene seconded by Susan. Approved.

Treasurers Report: Christina presented; Operating \$58K, Reserve \$98K. Overage related to concrete project and new lights, grinding of concrete and new storm water grate. J.R. asked if there was a shortfall in April. Year to date we are \$6,500 under budget. John Hassell pointed out Scott broke the grate and he should pay.

Manager's Report: No violations; one person is \$1,100 behind. Mostly special assessment; \$750 special assessment. Joy suggests to send a demand letter.

Old Business: Cracks in concrete; these two cracks are not acceptable; Scott is due out soon. Repairs needed for wood rot and

chimney leaks need to be looked at. Joy and Christina will walk the property soon. John suggested all complex should be inspected.

Joy related she spoke with John from Flo-tech and his suggestion of the chemical and pressure washing. Christina getting quotes for pressure washing the concrete. Also getting quotes for roofs; also getting gutter quotes to replace or repair. Dented ones are not a priority at this time. Roof and gutters next big issues; and someone inspecting wood regularly.

Need \$17K in repairs to roof. 10 year warranty on roofs GAF manufacturer of the shingles. They said to file a claim; Christina is pulling the files to find the product numbers in order to file a claim.

New Business: Rules and Regulations on what can be left on driveways. Suggested to change #7 in bylaws to state that only motorized vehicles in the driveways in front of units. Discussed the issues. Board suggested the language and will send out to owners for a vote on the next board meeting.

J.R. noted that Karen Varga-Sinka's townhouse, unit #39, has wood rot at the bottom of the bay window on the left side corner and in the wood just under the bay window. One cannot see the wood rot from the back of the townhouse. You either have to stand on her front deck and look at it or stand directly in front of the bay window in order to see it.

To Do List: Karen Varga-Sinka's townhouse, unit #39, has wood rot at the bottom of the bay window on the left side corner and in the wood just under the bay window.

Ann has concrete still splashed on your front courtyard. Asked about water fountain at the pool.

Rosanne asked to have a new shower head and fix the handle as it does not turn off properly.

Joy asked owners if they had any questions.

Camille moved to adjourn and meeting and John Hester seconded.

Financial Statement – May 2020

Colony Oaks Homeowners Association
Financial Synopsis
For the Month Ending

May 2020

CASH:

Operating Account Balance 58,233.58

Reserve Account Balance 95,900.44

Total Cash at Month End 154,134.02

For the Month of

May 2020

	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
Revenue	15,700.48	16,000.00	(299.52)
Expenses	22,741.26	12,650.00	-10,091.26
Net Income for the Month	-7,040.78		
Special Assessment Revenue	3,000.00	3,150.00	-150.00

OVERAGE IN OPERATING DUE TO FINAL INVOICES RELATED TO CONCRETE

New custom lights, poles and sensors 5000.00

Grinding of concrete patched areas 1500.00

New storm grates located at 5203 1800.00

Plant/tree replacement after project 1160.00

TOTA 9460.00

IRRIGATION REPAIRS CONTRIBUTED TO HIGHER
MONTHLY EXPENSES:

2012.81