

Board Meeting June 24, 2024

Board Members in Attendance: Joy Tapper, Bonnie, Lisa Loly, Hailey Stefan, Camille Roberts, Tom Krystyn, and John Hester.

Other residents: Rosanne Clementi, Megan, Ann Goldman, Rita Syzmanski, Liz DeCasata and Craig Joonz, Kim; Susan wonder; Nona Quinn; Michael Latimer, Zoe, Ken F., Costas, Norman Cannella, Amy.

Joy expressed concern about the misconceptions about the issues to be discussed; she explained the order and rules of the meeting.

Treasurers Report by John Hester.

**Colony Oaks HOA  
Financial Summary Report**

Month: May, 2024

	<b>Revenue</b>		<b>Expenses</b>	
	Actual	Budget	Actual	Budget
Month	\$ 17,795.45	\$ 19,800.00	\$ 18,918.80	\$ 19,800.00
Y-T-D	\$ 80,661.98	\$ 79,200.00	\$ 73,115.16	\$ 79,200.00
		Variance	\$ 7,546.82	

**Cash Position**

Operating Fund	\$ 54,515.81
Reserve Fund	\$116,391.13
Total	\$171,287.76

Managers report nothing on the books.

Joy asked Tom about the wall and actions against Gordon Foods. We have an attorney representing us. The attorney filed a Civil Remedy Notice with the Florida Department of Financial Services against Old Republic Insurance Company (Gordon Foods Insurer). Old Republic has until July 2nd to respond.

The wall is completed, but the city is running late. There was a discussion about stuccoing the wall, but nothing was decided.

George is supposed to fix the pavers. He is behind schedule, but he is on it.

New landscapers Breit Turf will be here July 5.

Leasing Amendment: John Hester explained that we have been discussing amending the HOA bylaws specific to limit rentals and leased units since 2018. The reason amending the bylaws of the HOA came about was because a new property owner disregarded the current HOA rules currently in place (K-any entity can only own two units, and if you purchase a unit, you must live in the unit for a year before you can lease it). The new homeowner purchased the property and immediately rented the unit, and the HOA did not have any recourse or penalty in place for the violation. The rules apply to all current owners.

The proposed amendment to limit the rental of units applies to all future owners. John found a FL Senate bill FS:720; The HOA can only apply restrictions to renting to new owners. After we adopt an amendment, we adopt the restrictions. John explained how the proposed amendment got mixed up. Part of the proposal includes property owners submitting a leasing permit to the board for approval. It was discussed that the current 6 leased properties would count against the proposed 20% limit of leased units—much discussion on ways to modify the amendment. There are a few problems.

John moves to take the current amendment and apply that the current 6 leased properties would count against the allowable 20% in total and have the amendment reviewed by our attorney, seconded by Camille. Passed; Camille motioned to adjourn at 8:04.