

1. Open Meeting

- a. Proof of Notice was sent out.
- b. We have a quorum, and the meeting was called to order at 7:00 PM. The meeting is virtual with the following BOD in attendance – John Hester, Joy Tapper, Camelle Roberts, Tom Krystyn, Bonnie Sevier, Natalie Lazzara, Halie Stefan, Lisa Loly. Homeowners present: Barbara Krause, Rita Szymanski, Susan, and Mack Ogren.
- c. Minutes from previous meeting – no corrections or comments. Minutes accepted.
- d. Treasurer's Report
 - i. Jorge is cleaning gutters, replacing pavers, and will send Christine a price for new leaf guards.
 - ii. We have one violation that has been resolved.
 - iii. Nobody is in collections, and we have no legal actions.
- e. Treasurer's Report – Given by Natalie Lazzara.

Colony Oaks HOA

Financial Summary Report

Month: February 2025

	Revenue		Expenses	
	Actual	Budget	Actual	Budget
Month	\$ 21,300.33	\$ 19,800.00	\$ 15,383.89	\$ 19,800.00
Y-T-D	\$ 21,300.33	\$ 19,800.00	\$ 15,383.89	\$ 19,800.00
		Variance	\$ 5,916.44	

Cash Position

Operating Fund	\$ 42,702.61
Reserve Fund	\$ 154,063.77
Total	\$196,766.38

2. Old Business

- a. Wall Collapse – The offer from Old Republic was signed and accepted. Payment is expected to be received within 20 days.
- b. Gutter Cleaning – Being done and considering new gutter guards.
- c. Sump Pump service – Jorge is working on the sump pumps.
- d. Irrigation Finger Unit 21 – irrigation is being repaired. The problem is due to poor water pressure.
- e. Storm/ Wind Roof Damage repairs – Invoices went out to the 14 homeowners with roofs needing repairs. We've received \$1,300 in payments with \$2,865.00 outstanding. Colony Oaks spent approximately \$4,200 for repairs due to wind/ storm damage. 14 homeowners were involved. The homeowners are responsible for repairs due to wind damage. Having Colony Oaks initiate the inspection and complete the repairs sped up the inspection and lessened the cost of repairs. Pictures of the repairs are available.

3. New Business

- a. Roof Inspection Unit 24 – The roof will be inspected on Tuesday, March 18th.
- b. Tree Trimming – Christine has a quote for \$7,500 from Just Do It Tree Service to trim the oaks and palms. The BOA approved the quote for the trimming of the palm trees and oaks.
- c. Landscaping -is ongoing.
- d. Dumpster Parking – The BOD agreed to adhere to Colony Oaks Rules and Regulations specific to parking dumpsters on the property. Going forwards dumpster parking will be addressed on a case-by-case basis. The BOD will create a policy on remodeling and post the policy on the Colony Oaks web site. Christine has examples of a remodeling policy.
- e. City of Tampa Water Billing – This was an error and was related to the dumpster charge.
- f. Pool Cleaning – The cleaning service has been cleaning the pool in the dark and it looks like it. The pool service will be out to inspect the pool during the day on Tuesday, March 18th.

4. Owners Session –

- a. Mack mentioned the plant next to his wall is getting too much water and is killing the plant.
- b. Tom mentioned there is a broken sprinkler on next to the road on 5220 S. Russel St. Pictures of the broken sprinkler were sent pictures to Joy.