

1. Open Meeting

- a. Proof of Notice – We have a quorum, and the meeting was called to order at 6:31. An in-person meeting at Joy’s unit #12 was announced by the property manager. BOD in attendance – John Hester, Joy Tapper, Camelle Roberts, Tom Krystyn, Bonnie Sevier, Natalie Lazzara. Homeowners present: Ken Faliero and Janice and Mack Ogren
- b. Minutes from previous meeting – no corrections or comments. Minutes accepted.
- c. Treasurer’s Report – Given by John Hester. Natalie, the new treasurer will present future treasurer’s reports.

Colony Oaks HOA

Financial Summary Report

Month: December, 2024

Revenue		Expenses		
Actual	Budget	Actual	Budget	
Month	\$ 20,671.93	\$ 19,800.00	\$ 18,151.66	\$ 19,800.00
Y-T-D	\$208,342.53	\$217,800.00	\$221,042.64	\$217,800.00
Variance	(\$ 12,700.11)			

Cash Position

Operating Fund	\$ 34,629.70
Reserve Fund	\$145,830.84
Total	\$180,460.54

- d. Manager's Report – There is one is in collection outstanding violation that is expected to be settled by the end of February. One violation in collection that is expected to be paid of by February 21, 2025. There are no outstanding legal actions.

2. Old Business –

- a. Wall Collapse – settlement accepted for \$15,000, which will net Colony Oaks of \$10,050.00 after our attorney fees. The settlement check will be due to our attorney's office within 20 days of Colony Oaks signed acceptance release agreement. Then our attorney will process and mail our check. ETA is in March.
- b. Gutter Cleaning – Gutter cleaning done on units 1-9. The balance of the gutter cleanings are TBD.
- c. Sump Pump Cleaning Units 1 – 9, The sump pump GFI's need to be inspected. Flood water reached the GFI outlets. Christine will have an electrician inspect the GFI outlets to make sure the electricity is getting to the sump pumps.
- d. Lights over 5222 and 5220 – completed and working!
- e. Check Pavers behind units 31 and 32 – completed.
- f. Unit 35 soffit needs to be repaired – notice has been given to the owner.
- g. A/C cover at unit 14 needs to be repaired – notice given.
- h. Broken gutter at unit 40 was fixed.
- i. Palm tree behind unit 38 was removed
- j. Dumpster at unit 26 is removed.
- k. Tree trimming quote -TBG
- l. Finger irrigation for fingers 19 and 21 was completed.

3. New Business

- a. 2025 Board of Directors were announced– John Hester – President, Natalie Lazzara – Treasurer, Tom Krystyn– Secretary,
- b. Irrigation Fingers united 19-21- Completed.
- c. Common Roofs HOA and Owners.
- d. Storm Wind Damage Inspection and Repairs
 - i. Colony Oaks had the roofs inspected after the recent hurricanes. According the to By Laws of the Association, The HOA is responsible for roof repairs for normal wear and tear. The homeowners are responsible for the roof repairs if the damage was caused by fire, lightning, windstorm, accidents, willful or negligent

acts of individuals, or any other casualty, the repair of such roof shall be the responsibility of the Lot Owners..... The roof inspector deemed 14 units experienced roof damage due to the windstorm and thus, the repairs are the responsibility of the homeowner. For efficiency and savings, the HOA paid to have the 14 units repaired and the board will send out an invoice to be reimbursed for the cost of each unit by the respective homeowner. The outline of the HOA rules on who is responsible for the repairs in the event of a windstorm will accompany each invoice. The 14 homeowners with storm related roof repairs are attached.

- e. Landscaping Proposal – Joy received an estimate to improve the landscaping for entire Colony Oaks property. The estimate to landscape the property is \$12,673.35. Joy motioned to spend \$6,500 to improve the areas most visible and partially landscape the property. An amendment to the motion was made to landscape the property at the estimated cost of \$12,673.35. The motion was approved.
- 4. Homeowner Comments – Camelle mentioned she is having plumbing problems and will have a plumber out to inspect her plumbing. Natalie had a plumbing issues and the City of Tampa paid for the repairs she had in a previous plumbing issue. Christine suggested that Camille call the City of Tampa first.
- 5. Meeting Adjourned at 7:22