**COLONIAL HILLS HOMEOWNERS ASSOCIATION**

Minutes of the July 15, 2021 Board Meeting

**PRESENT:** Sheena Wooley, President; Sue Mays, Vice-President

**ABSENT:**

**ALSO PRESENT:** Brittany Stohr

**PLACE:** 12030 Colonial Estates Lane, Riverview, FL 33579

**CALL TO ORDER:** The meeting was called to order at 7:21 p.m. by Sheena Wooley, President

**APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:**

Motion to approve - Sue Mays, Seconded by Sheena Wooley. So approved.

**ADDITION**: Approval of Brittany Stohr as Secretary to serve out the remaining tenure of Donna Rowe.

Motion to approve - Sue Mays, Seconded by Sheena Wooley. So approved.

**2021 DUES PAYMENT UPDATE:** Late Fees review. The Board’s PO Box will be checked re: deadline for responses and delinquent dues will be reassessed at the next meeting.

**SWWMD 2021 INSPECTIONS**: PHASES 2 and 4: Sue Mays reported that she is communicating with CES regarding upcoming inspections. A report to SWWMD is due in September. Tropical Storm Elsa has pushed back inspections due to high water in the ponds. An extension will be requested.

**VIOLATION NOTICES:** There was a discussion about reported violations from community members. A violation letter will be sent to pertinent homeowners to correct the violation within a designated period of time and to notify the Board of same in writing. The Board’s attorney will be asked to compose and send two of the letters.

**COMMUNITY WEBSITE:** There was discussion about updating our website with additional information. Sue Mays suggested a photo/information gallery of community pets so wandering dogs and cats can be identified and owners notified. Additionally, a page highlighting businesses of community members is being considered.

**MAILING LIST UPDATES**: The community homeowners’ mailing list will be updated preliminary to sending the first notice regarding preparing the ballot for the election of Board members for 2022. The mailing will occur in late August and will include a deadline for written nominations to be returned to the HOA’s PO Box. The prepared ballot for voting will be mailed in September. A schematic map of the community, with addresses, will also be updated.

**ADJOURNMENT**: A motion was made by Sue Mays, seconded by Sheena Wooley to adjourn the

meeting at 8:02 p.m.

**NEXT MEETING**: August 14, 2021