**COLONIAL HILLS HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

Minutes of the January 19, 2023 Board Meeting

**PRESENT:** Nikkie Neustel, President; Angela Logan, Vice-President; Brittany Stohr, Secretary/Treasurer

**ALSO PRESENT:** Sheena Wooley, Jay Logan, Elaine Smith, Stanley Cleophat

**ATTORNEY PRESENT:** Greg Grossman, Esq.

**PLACE:** 12135 Colonial Estates Ln,  
 Riverview, FL 33579

**CALL TO ORDER:** The meeting was called to order at 7:08 p.m. by Brittany Stohr, seconded by Nikkie Neustel. So approved.

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

Motion to approve - Nikkie Neustel, Seconded by Angela Logan. So approved.

**By Laws:**  Review of Seats on Board – Greg Grossman interpreted documents to not expand to 5 seats from 3 without a 75% vote. Advisement noted.  
Current Board will stay as a 3-member board for the 2023 year. In future years, if more people run for certain seats, the seats will be expanded but only in annual vote, and the Board will consist of 3 or 5 depending on ballot participation.

**Book of Standards Creation:**  Current Board will draft a Book of Standards to interpret the Rules and Regulations. Advisement from Frazier and Bowels noted.

**2023 Dues Update:**  Brittany Stohr shared updated numbers on outstanding dues counts.

**Budget Preliminary Review:**  Noted 2023 Budget was reviewed for the landscaping contracts shared by Angela Logan. Based on numbers presented by Brittany Stohr, we concluded to continue with Bo’s Premier Property Maintenance.

**2022 Newsletter:**  End of year newsletter was shared online for the community to review.

**Facebook HOA Page(s):**  Current Page could not include engagement from the community. Nikkie Neustel created a new official HOA Facebook page. Neighborhood page will not be used for by the Board for any official communications. Board members may use the neighborhood page, for normal neighbor relations but all official communications will be through the new page.

**Architectural Committee:**  A 3-person committee is an option that was reviewed for the enforcement of the Rules and Regulations and Book of Standards.

**ADJOURNMENT**: A motion was made by Nikkie Neustel, seconded by Brittany Stohr to adjourn the meeting at 7:48 p.m.

**OPEN COMMENTS:** Sheena Wooley shared additional documents and processes from her time of the Board to the new Board members of 2023.