**COLONIAL HILLS HOMEOWNERS ASSOCIATION**

**BOARD MEETING**

Minutes of the March 15, 2022 Board Meeting

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

**ALSO PRESENT:** Brian Moss, Joe Forsythe, Reece Stohr, Karen Weber, Lori Boyd, Susan Shaffer, Darren Stewart, Russell Finch

**ATTORNEY PRESENT:** Brian Bowles, Esq.

**PLACE:** Gardenville Recreation Center  
 6219 Symmes Rd, Gibsonton, FL 33534

**CALL TO ORDER:** The meeting was called to order at 7:04 p.m. by Sheena Wooley, President, seconded by Sue May. So approved.

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

Motion to approve - Sue Mays, Seconded by Brittany Stohr. So approved.

**SPEEDING/TRAFFIC CONTROL UPDATE:** Sue Mays reported that she contacted the sheriff. They advised to talk to neighbors about their driving habits. Corporal advised to wait 2 weeks before contacting back about this issue.

**DUES PAYMENT UPDATE:** 9 dues still missing. Sheena sent warning to the remaining on March 1st that if they were not paid by April 15th they would be sent to the attorney.

**BUDGET REPORT & NEWLETTER/SIGN SURVERY**: Survey sent out on February 22nd. 27 responses in total received as of this meeting. After this week the survey will be closed, and the results will be reviewed by board and attorney for any additional actions needed.

**POND WORK UPDATE/QUOTE**: Sue Mays received report for the current phase. Work will only be done on the current phase, imminent before rain to be completed. Next phase will be in 2025. Additional maintenance ongoing.

**DISCUSSION WITH BRIAN BOWLES ESQ. re: SURVEY:** One survey per household. No real discussion until the survey closes.

**POND AREA/WARNING SIGNS**: Alligator Signs Project completed February 26th, 2022, by Brittany Stohr. Sue Mays mentioned the big oak tree by pond is dead. Need to ask County about removal.

**SPRING YARDSALE:** Date set to weekend before Easter: April 9th

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

meeting at 7:31 p.m.

**OPEN COMMENTS:** Brian Moss opened with his objection to the pervious meeting not being valid. Brian Bowles, Esq explained the difference between annual meetings and board meetings and their differences in time frames needed to be notified to the community beforehand. Better implementation of these timelines to share when meetings are held will be worked on.

Brian Moss also brought up the nonuniform rule application. Not all rules are being upheld. Brian Bowles, Esq explained the difference between the Rules and Regulations of the comminutes any the Book of Standards, the former, being the voted on rules of the neighborhood, and the later being the guidelines used by the HOA to determine how to enforce the Rules and Regulations. This would be the reason why it may seem rules were applied irregularly.

Joe Forsyth questioned the notice for the flags he displayed in his yard. It was explained that all violations for flags would be put on hold until after the survey was completed.   
Although no profanity would ever be allowed to be displayed by any sign or flag.

Karen Weber brought up the state of other yards in the neighborhood. The board explained that if there was an issue in the neighborhood she saw, she should write a complaint with details and send it through the community’s website.

Susan Shaffer seconded the issue with the flag violations and the state of other community member’s yard. The same explanation was given to the other community members.

Darren Stuart had issue with the current boards handling of the community. The current board advised him to run for office in the next election.

Another community member asked about the HOA Budget. Brain Bowels, Esq. explained that a yearly budget must be mailed out to the community but does not need to be an itemized list. For that a request must be made and any documented requested will be provided.