

**COLONIAL HILLS HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**

Minutes of the October 20, 2021 Board Meeting

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

**ABSENT:**

**ALSO PRESENT:** Brian Moss, Darren Steward, Reece Stohr

**ATTORNEY PRESENT:** Yes

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

**CALL TO ORDER – Election:** The meeting was called to order at 6:59 p.m. by Sheena Wooley, President, seconded by Sue May. So Approved.

**3 SEATS ON BALLOT –** Sheena Wooley, President; Sue Mays, Vice-President; Brittany Stohr, Secretary

Quorum Confirmed

No write in candidates – Confirmed by Reece Stohr

**SEATS WON -** Sheena Wooley, President; Sue Mays, Vice-President; Brittany Stohr, Secretary

**CALL TO ORDER – Board Meeting:** The meeting was called to order at 7:06 p.m. by the attorney, seconded by Sue Mays. So Approved.

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

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

**2021 DUES PAYMENT UPDATE:** All current and back due paid.

**ESCALATED VIOLATION UPDATE:** Foreclosure approved. All HOA fees will be reimbursed with the sale of the property.

**SWWMD 2021 INSPECTIONS:** PHASES 4 follow-up: Sue Mays reported that she is communicating with CES regarding completed inspections. Waiting on final report to SWWMD. A few issues were noted by engineering company, but no documentation was needed.

**LANDSCAPE CONTACT:** Current bid of \$1,150 per month; month to month agreement. New bid is \$1,500 per month, contract. Sheena will be contacting current agreement party of the final 30-day notice. New company will begin in December.

**FALL FESTIVAL:** New date of November 20<sup>th</sup>, 2021. Sue Mays and Brittany Stohr will meet with resident Danielle Crays, previous Fall Festival Organizer, over this year's event.

**GAZEBO PROJECT:** Project started October 20<sup>th</sup>, 2021. The update will take about a week to complete.

**COMMUNITY SPRINKLERS:** Sue Mays is in contact with grant personnel about funds for fixing the sprinkler system. Grant is for use with county water only. The discrepancy of using our well water vs the county water, which pull from the same aquifer is under review.

**OPEN COMMENTS:** Brian Moss opened with his objection to the violation(s) previously received, claimed prejudice. The Attorney explain in more detail about the received violation(s) and the process of proper violations and their process. Darren Steward followed with similar objection to his violation(s). The Attorney explain in more detail about the received violation(s) and the process of proper violations and their process. Mr. Steward then questioned the HOA Rules and Regulations.

Based on the community feedback, some further definition and adjustment to the current Colonial Hills Rules and Regulation will be disgusted with the attorney. Pending final verbiage, any changes will be brought forth to the community for voting before implementation of any changes can be made.

**ADJOURNMENT:** A motion was made by Sue Mays, seconded by Sheena Wooley to adjourn the meeting at 8:04 p.m.

**NEXT MEETING:** December 7<sup>th</sup>, 2021