**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

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

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

**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

**ADJOURNMENT:** Motion made by Sue Mays, seconded by Sheena Wooley to close the Annual

Meeting at 7:05 p.m. So moved.

**CALL TO ORDER – Board Meeting:** The meeting was called to order at 7:06 p.m. by Brian Bowles, 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:** Sheena Wooley reported that all current and back dues have been paid with one exception.

**ESCALATED VIOLATION UPDATE:** A foreclosure was approved on a property that is in arrears and has not complied with notices. This matter is being handled by Brian Bowles. All HOA fees will be reimbursed with the sale of the property.

**SWWMD 2021 INSPECTIONS**: PHASE 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. The issues will be addressed in the dry season.

**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 20th, 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 20th, 2021. The update will take about a week to complete.

**COMMUNITY IRRIGATION PROJECT:** Sue Mays is in contact with the Hillsborough County Neighborhood Grant personnel about funds for fixing the system. The grant is for low volume 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. Mr. Moss avowed that the chickens have been removed from his property. 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. Mr. Bowles explained that the Board has the authority to revise the By-laws if there is a demonstrable need.

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 7th, 2021