**COLONIAL HILLS HOMEOWNERS’ ASSOCIATION**

Minutes of the January 27th, 2021, Board Meeting

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

**ALSO PRESENT:**

**ATTORNEY PRESENT:**

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

**CALL TO ORDER:** The meeting was called to order at 7:02 p.m. by Sheena Wooley, seconded by Sue Mays. So approved.

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

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

**2022 DUES**: Over half of the community has paid. Remaining members will be sent an additional letter after the deadline. January 31st, 2022.

**BUDGET:** Sheena Wooley will review the 2021 budget and adjust where needed to account for contract changes. Final 2022 Budget will be included in the Newsletter.

**QUESTIONAIRE**: Final review of the questionnaire on the topic of signs and flags made by the community attorney, Brian Bowles, Esq. Final changes to be communicated back by Brittany Stohr before the Newsletter is sent out with the link to the questionnaire.

**DETENTION PONDS**: Re-evaluation of duties. Finalized Quote to be provided to Sue Mays from CES Engineering for the maintenance of the detention ponds.

**TREE TRIMMING**: Sue Mays will provide quote from contractors.

**NEWSLETTER:** Finalized Newsletter to community will be finalized by Sue Mays. Once completed it will include the 2022 Budget and Sign/Flag Questionnaire.

**ABANDONED TRUCK UPDATE**: Abandoned truck to be towed. Proceeding continue.

**SPRING CLEAN:** No spring cleaning of common areas will be scheduled. The common areas have been looking great with help of the residents. It will be noted in the Newsletter that it is the responsibility of all community members to help keep these common areas clean.

**HAZARD SIGNS:** Signs will be installed behind the walls at the entrance to the neighborhood, and by the benches at the frond pond by Brittany Stohr. These signs are to inform all community members to be safe while in the common areas.

**NEIGHBORHOOD COMPLAINT:** Review of HOA regulations being violated in the community, noted by residents.

**NEIGHBORHOOD COMPLAINTS:** Comments were made on the nonaffiliated Facebook page about speed bumps to slow down traffic in the neighborhood. Currently there are no funds in the budget to install one. The roads in the community are public roads and cannot be altered without county review and approval. If neighbors see any issue with speeding or other illicit activity, please talk to you neighbor. If the activity continues, please contact the sheriff.

**FACEBOOK PAGE:** Discussion on the comments and implications of the nonaffiliated community-based Facebook Page. No action or monitoring from this board will take place on that page. For comments, questions or issues that need to be addressed by the board please do so on the website or the affiliated Facebook page.

**ADJOURNMENT**: A motion was made by Sheena Wooley, seconded by Sue Mays to adjourn the meeting at 8:22 p.m.

**NEXT MEETING**: March 3rd, 2022