**COLONIAL HILLS HOMEOWNERS ASSOCIATION**

Minutes of the December 7, 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 7:11 p.m. by Sheena Wooley, seconded by Sue Mays. So Approved.

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

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

**LANDSCAPE CONTACT**: Sue Mays will provide quote from CES Engineering for the maintenance of the detention ponds.

**FALL FESTIVAL:** Fall Festival was held on October 20th, 2021. The event showcased an obstacle course, magician, balloon animal, treats and various games. The Board would like to thank all homes located on Lynnetree Ct for the use of the lawns and all other volunteers and vendors.

**GAZEBO PROJECT**: The painting of the gazebo has been finished thanks to the Bodner Painting LLC. An effort to remove the trashcan advance to the gazebo will take place. With its removal, we would encourage all residents to keep all common areas clean. If any trash is found near the common areas, especially the gazebo used by the neighborhood’s children, to please pick it up and dispose of it properly.

**ADDIONAL GAZEBO UPDATES:** Vermin have eaten through the wires in the electrical box, causing the front lights, that light up the entrance to the neighborhood, to not work as intended. An electrical company has been hired to restore power.

**SIGNS/FLAGS QUESTIONARE:** Based on the feedback from residents, a questionnaire is being developed to send out to all neighbors. This questionnaire will help the Board make an informed update to the By Laws with regards to what is acceptable to be displayed and visible from the street.

**2022 DUES:** Deadline of 2022 dues set to January 31st 2022. Notice has been made on HOA Facebook page and at the front of the neighborhood.

**MAILING LIST UPDATE:** 13413 Lynnetree Ln sold. Update Mailing Address to new owners.

**ARCHITECUAL SUBMISSIONS:** Review and approval of submitted architectural submissions for items including, but not limited to, roof replacement, fence installations and dwelling additions.

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

**ADJOURNMENT**: A motion was made by Sheena Wooley, seconded by Sue Mays to adjourn the meeting at 8:00 p.m.

**NEXT MEETING**: January 27th, 2022