

Colonial Park Homeowners' Association, Inc.

Reconvened Annual Meeting Minutes

June 24, 2021, 6:30pm – Zoom

- I. Roll Call / Certification of Proxies
 - a. Meeting began at 6:33pm via Zoom.
 - b. Verified all homeowners present were accounted and no duplication with submitted proxies.
 - c. Quorum confirmed by Community Association Management.

- II. Proof of Notice of Meeting
 - a. Mailing sent on June 10, 2021
 - b. Email sent on June 11, 2021
 - c. Email sent on June 22, 2021
 - d. Email sent on June 24, 2021

- III. Officer Reports
 - a. President
 - i. No report
 - b. Vice President
 - i. No report
 - c. Secretary/Treasurer
 - i. Board approved minutes from May 19, 2021, meeting.

 - ii. Brief financial update from Community Association Management

 - iii. 2020 Financial Audit – discussed financial audit for calendar 2020. Concern was with prepaid amount, and issue resolved. Board will sign the document to complete the audit process.

- IV. Committee Reports
 - a. Architectural Control Committee
 - i. No report
 - b. Landscaping Committee
 - i. No report
 - c. Community Events Committee
 - i. In follow-up to the May meeting, Rosa provided an update about having a food truck event for the community. Quarterfield Farms HOA may be interested in joining the event, too. Difficulty finding a food truck that is not already booked. General agreement with the concept. Concern expressed that the proposed dates (Jul 19 or 26) might not be a good time due to summer vacations. Concern expressed that the size of the community will not support a food truck. Decision to survey the community via an electronic poll that will be sent by email (if email address is on file with the Board).

- V. Unfinished Business
 - a. Heritage Community Church Subdivision – Letter received today by Community Association Management. Will be forwarded to the Board after review by CAM.

 - b. Revised Exterior Light Fixture Standard Filing – CAM needs to revise the document and take it back to the County to be filed in the land records.

 - c. Supplemental Guidelines, Rules & Standards – no update.

 - d. 1400 Governor Johnson Blvd Developer Proposal – Reviewed the elevation proposed by the builder. Pictures were shared (as well as having been emailed to homeowners earlier in the week).

Suggestions provided, including gas fireplace as optional and preference for a basement with a walkout.

- e. 2021 Community Inspection status – Rain keeps interrupting the schedule. Plan to be complete by mid-July.
- f. Exterior Change Request Form and Process Changes – no update.
- g. Phase I/II Open Space Drainage Issues – Discussed the proposal received from Century Engineering to begin the formal process of assessing a drainage problem in the open space located between 1239 Colonial Park and 1261 Colonial Park, and designing the solution. After discussion with present homeowners, Board approved the proposal. CAM will execute and coordinate. Additional review and discussion will be needed in the future, as the project will need to go to bid once specifications are prepared and County provides approval.
- h. Post Office Box Discontinuance – no update.

VI. New Business

- a. Airbnb Rentals – deferred to a future meeting.
- b. Open Floor to Homeowners
 - i. Phase III homeowner compliance – concern expressed with the state of some homes in Phase III. Acknowledged and agreed. Will be addressed by CAM during the community inspection. Also, concerns can be communicated to CAM at any point during the year by calling (410-602-6898) or emailing CAM/Joanne (joannef@camllc.com).

VII. Election of Board of Directors

- a. Solicitation of Additional Candidates – no new candidate self-identified.
- b. Since only three candidates for three slots, no community address, no inspectors of election and no election of directors required.
- c. Election of Directors – Tom O’Reilly, Rich Westover, Karen Bethune

Meeting adjourned at 7:25pm.

Homeowners in attendance (* via proxy):

CAM (Joanne)	1254 CP	8101 MA*
1228 CP	1256 CP*	8103 MA*
1230 CP	1262 CP*	8109 MA*
1238 CP*	1270 CP*	8113 MA
1242 CP	8408 GA	8117 MA
1244 CP*	8415 GA	
1246 CP	1402 GJ*	