

2024 - 2025 Colington Harbour Annual HOA Report

We, as the Colington Harbour Board of Directors first and foremost want to thank you for putting your trust in this current board to make decisions on behalf of the Colington Harbour Community. To say that this was an unusual year is an understatement. As President, I would like to thank the office staff of Donna Price, Wendy Kmet, Ann Bloomberg, Cory Baker; the maintenance staff of Pat Card, Mike Bowling, Jack Coldwell and the Guard Gate Team. I want to highlight what this current board of Adele Page as 1st VP, Shane Hite as 2nd VP, Richard Hess as Chairman, Mike Hutchinson as Treasurer, Jessica Loose as Secretary and Mike Weidinger as Member at Large have accomplished.

- Restore the evening meetings on the 3rd Tuesday of January, March, May, July, September and November and allowing time for homeowners' comments and concerns during all meetings.
- Updated Colington Harbour Association website where all meeting minutes and information have been posted to keep the community informed of upcoming projects and events.
- Created a Colington Harbour Community Survey to gather information from the community members and their priorities.
- Improved safety at intersections by cutting back foliage and plants blocking visibility.
- Removed the community dumpster at the maintenance shop saving the Colington Harbour Association over \$6800 per year in salary expenses, rental fee for the trash bin and dumping fees.
- Board was able to obtain the letter requested by Colington Harbour Association members regarding the status of membership in the Colington Harbour Community. This allowed us to reach a confidential settlement agreement with Randy Reale and John Collins.

- Paving for Seagull, Mallard, and Swan Courts in the Modular Section are approved for this year's budget along with sections of Lee Ct and Harbour View Drive. Preparation for paving has begun since the temperature is at least 50 degrees.
- Replacement of the shingles of the clubhouse and administrative offices and the guard house. Replacement of siding at the guard house and at the back of the clubhouse and administrative offices. Replaced the metal roof and siding at the maintenance shed.
- Reviewed Reserve Study report for appropriateness. Currently our largest asset, roads are not included. Our next study scheduled in May will include this expense and address this issue.
- Collaborative meetings with CHYRC and CHA boards to address documentation and financial responsibilities to continue the success of both the CHA and the CHYRC.
- Approved the building of the handicap ramp to the bathhouse from the pool area which is funded by the CHYRC.

Our ongoing projects for the upcoming years will be:

- Continue and maintain the clean up done by the previous boards of Colony Lake.
- Continue working with CAMA to devise the best dredging plan for the inlet.
- Develop and grow the neighborhood committees, where we have sign up sheets in the back that we would like for you to sign up for.
- Continue our road maintenance program.
- Prepare for upgrades in our beachfront bathhouse, clubhouse and administrative offices septic system.