

**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION  
ORGANIZATIONAL MEETING MINUTES**

**March 20, 2018**

---

**Approved**

**DIRECTORS IN ATTENDANCE**

Harry Short                      President  
Tahira Hira                      Vice President  
Bill Prakap                      Vice President  
George Bauernfeind      Treasurer

**BOARD MEMBERS ATTENDING VIA TELEPHONE**

Darrell Cates                      Secretary

**OTHERS PRESENT IN PERSON**

Lyn Haars, Community Association Manager  
Jamie Kennedy, Administrative Assistant  
Association Members

**I.        CALL TO ORDER**

The meeting was called to order at 10:25 a.m. in the Florencia at the Colony Social Room at 23850 Via Italia Circle Bonita Springs, Florida on the above date.

**II.       PROOF OF NOTICE OF MEETING**

Ms. Haars announced that the notice for this meeting was posted in accordance with bylaw and statutory requirements.

**III.      VERIFICATION OF A QUORUM**

Ms. Haars confirmed that a quorum was present.

**IV.      NOMINATION OF OFFICERS**

*A motion was made by Mr. Bauernfeind to nominate Harry Short as President of the Florencia Board of Directors. The motion was seconded by Mr. Cates and passed unanimously.*

*A motion was made by Mr. Short to nominate Tahira Hira as Vice-President of the Florencia Board of Directors. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

*A motion was made by Mr. Short to nominate Bill Prakap as Vice-President of the Florencia Board of Directors. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

*A motion was made by Mr. Short to nominate George Bauernfeind as Treasurer of the Florencia Board of Directors. The motion was seconded by Mr. Cates and passed unanimously.*

*A motion was made by Mr. Short to nominate Darrel Cates as Secretary of the Florencia Board of Directors. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

**V.       APPROVAL OF MINUTES**

*A motion was made by Mr. Cates to approve the February 21, 2018 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

## **VI. APPOINTMENT OF UOC/CRC: PRIMARY & SECONDARY REPRESENTATIVES**

Mrs. Hira will be the Primary Representative for the Colony Residence Council with Mr. Short as the Secondary Representative.

## **VII. NEW BUSINESS**

**A. 2018/2019 PRIORITIES:** Mr. Short and Ms. Haars discussed a number of priorities for 2018-2019.

- ❖ Board Recruiting
- ❖ Financial Goals
- ❖ Capital Projects
- ❖ Insurance
- ❖ Most Significant Building Challenge
- ❖ Board Walk Thru
- ❖ Board Communications
- ❖ Board Meeting Schedule
- ❖ Manager Priorities

**B. Board Positions-** Announcement of Position of New Directors to take office will take place in the April 18, 2018 meeting. A number of Association Groups were formed:

- ❖ Executive: Mr. Short, Ms. Haars, and Mr. Bauernfeind
- ❖ Assistant Treasurer: Mr. Prakap
- ❖ Fitness Center Remodel: Mr. Short, Mrs. Hira, and Ms. Haars
- ❖ Insurance: Mr. Fisher, Mr. Altman, and Ms. Haars
- ❖ Screen, Railing, and Painting: Mr. Marinaro, Mr. Prakap, Mr. Cates, and Ms. Haars

**C. Board Meeting Schedule-** The annual Board meeting schedule was discussed.

*A motion was made by Mr. Short to cancel the June and August 2018 Board meetings. The July Board meeting is tentatively scheduled to be held. During the months that meetings are not held, Ms. Haars will provide monthly manager reports of significant matters. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

**D.** The Board discussed a need to retain a certain amount of the Reserves, approximately \$50,000 which accumulated from prior years.

*A motion was made by Mr. Shorts to transfer \$80,000 from the Operating Fund to the Replacement fund during March 2018. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

**E.** The Board discussed a need to refurbish the management office and bring it current with the recently updated common areas.

*A motion was made by Mr. Shorts to approve \$1,500 from the Reserve Fund to hire an architect to draw up a plan. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

**NEXT BOARD MEETING DATE – Wednesday, April 18, 2018 at 9:00AM**

## **VIII. ADJOURNMENT**

*Mr. Short made a motion to adjourn the Organizational Meeting at 12:00 p.m. The motion was seconded by Mr. Baurenfeind and passed unanimously.*

Respectfully submitted,

Darrell Cates, Secretary