

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

November 17, 2016

Approved

BOARD MEMBERS IN ATTENDANCE

Harry Boghigian	President
James Lamb	Vice President
Harry Short	Treasurer
George Bauernfeind	Secretary
Wayne Fisher	Director

OTHERS PRESENT IN PERSON

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

I. CALL TO ORDER

Mr. Boghigian called the meeting to order at 9:00 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

Mr. Boghigian announced that the notice for this meeting was posted in accordance with bylaws and statutory requirements.

III. VERIFICATION OF A QUORUM

Mr. Boghigian confirmed that a quorum was present.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Lamb to approve the October 20, 2016 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.

V. TREASURER'S REPORT

- A. **Financials** – Mr. Short reported the financials look excellent for the year. Year-end revenues expect to be at \$10,000 above plan. The two main drivers come from the guest income and interest. Assessments are current. Expenses are below plan for the year. There are three (3) major categories driving the lower expenses are insurance and utilities. We have a favorable year to date net income of \$40,000.

A motion was made by Mr. Bauernfeind to approve the October 2016 financial reports. The motion was seconded by Mr. Lamb and passed unanimously.

We are currently working and focusing on the 2017 Florencia Budget. As we move into 2017 we will continue to move forward reviewing projects. On December 2nd a mailing will be sent out to all Unit Owner's with the proposed 2017 budget. Budget will be approved in next month's Board Meeting to be held December 15, 2016.

VI. UOC/CRC UPDATE

- ❖ A report was presented by Dr. Bisker and Mr. Prakap. For additional information and a copy of the UOC/CRC minutes, please visit www.pelicanlanding.org.

VII. HOTWIRE PRESENTATION

- ❖ Daniel O'Connell, V.P. of Sales, presented the upcoming Hotwire Communications for installation of a new fiber optic network in Pelican Landing and The Colony during 2017 to deliver Fision Service for all home entertainment & communications needs. Town Hall events are scheduled for Florencia. Residents are encouraged to attend to learn more about the services, process and timeline. Also, you will be able to schedule your Home Survey Appointment!

VIII. MANAGER'S REPORT

A. UPDATES

- a) Mann Inc. will be power washing the building and cleaning screens and windows the week of December 5 – 9.
- b) A recommended landscape architect, Jack Lieber, was hired at \$150 per hour as a landscape consultant for Florencia. The first phase was presented to address portions of the front of the building (which will be implemented) of an ongoing plan. Per the recommendation of the landscaper and agreed by the architect, a Royal Poinciana will be planted on the south side of the garage in place of the crepe myrtles.
- c) The spa work has been completed and the Lee County Health Department inspector is scheduled to inspect the spa today.
- d) Following the refinishing of the pool, an inspection was completed. It was discovered that a ladder required readjustment. Also depth tiles needed to be inserted along the pool edge in order to pass.
- e) The driveway paver project has been completed.
- f) Tri-City Pools advised that a modification will be made to the existing pump to resolve the ongoing issue rather than replacing the pool pump entirely.
- g) Ms. Haars presented the Operating Fund Projects updated sheet for review by the Board.

B. OLD BUSINESS

- a) In early stages, Altaira indicated the possibility of a 20' cut being made in the hedge between Florencia and Altaira. Now we were informed that two (2) 2 10' cuts will be made in the hedge so that the Fire Department can attach to the Florencia hookup on the north side of Altaira. No driveway was constructed on Altaira's side to accommodate a firetruck. Communication has gone out to both Altaira and the Estero Fire Department questioning these cuts and no response has been received at this time.
- b) Ms. Haars presented an updated Board of Director's Walk Summary sheet for review.

IX. BOARD MEETING DATE – Thursday, December 15, 2016 at 9:00AM

X. EXECUTIVE SESSION- The Board convened into executive session at 10:15am to discuss the Manager's contract.

XI. ADJOURNMENT

Mr. Boghigian made a motion to adjourn at 11:00a.m. The motion was seconded by Mr. Short and passed unanimously.

Respectfully submitted,
George Bauernfeind, Secretary