

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

January 19, 2021

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

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|--------------------|--------------------------|
| George Bauernfeind | President |
| Bill Prapak | Vice President/Treasurer |
| Art Lehrer | Director |
| Dennis Weller | Secretary |

BOARD MEMBER NOT IN ATTENDANCE

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|-------------|----------------|
| Tahira Hira | Vice President |
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OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Jamie Kennedy, Administrative Assistant

I. CALL TO ORDER

Mr. Bauernfeind called the meeting to order at 9:00 a.m. on the above date in a Go to Webinar virtual setting.

II. PROOF OF NOTICE OF MEETING

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

III. VERIFICATION OF A QUORUM

Ms. Haars confirmed that a quorum was present virtually.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Weller to approve the December 8, 2021, Board Meeting Minutes. The motion was seconded by Mr. Prapak and passed unanimously.

- V. TREASURER REPORT-** Mr. Prapak reported on the November 2021 financials. Two (2) categories reflected in the income and expense accounts are the result of the water damage claim in the guest suite and theater room as well as the replacement of the garage door. This will be offset by the insurance reimbursements once received. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences. Income is exceeding our plan primarily due to the guest suite income. Mr. Prapak reported that the December 2021 financial reports will be tabled until the next BOD Meeting since close-out financials have not yet been received.

A motion was made by Mr. Weller to approve the November 2021 financial reports. The motion was seconded by Mr. Lehrer and passed unanimously.

VI. MANAGER'S REPORT - Updates (See the attached Manager's Report)

- A. Social Room Survey-** A lengthy discussion was held regarding the reserving of the Social Room and Pool Pavilion. The question was raised as to what defines a "larger gathering" and how to determine the minimum number required for a reservation. A survey was sent out asking owners/residents about Social Room usage. Those survey results were compiled, shared with the Board, and a couple of common themes emerged. Given the survey respondent information, and the related concerns voiced due to the ongoing Covid pandemic, the Board made some recommendations. This will be conducted on a three-month trial basis and evaluated for review.

A motion was made by Mr. Prakap to implement the amended policy presented by the Board for a three-month trial basis. The motion was seconded by Mr. Lehrer and passed unanimously.

- B. Trickle Charging Outlets-** Ms. Haars presented to the Board a write-up of proposed protocols and guidelines for the installation of vehicle trickle charging outlets in the garage. These outlets would be for the sole use of trickle chargers and not for the use of electric vehicles. There was a lengthy discussion surrounding different types of electrical outlets for trickle charging vehicles versus EV charging. Based on the current electrical setup in the garage additional information will be gathered to determine the total capacity that the panels will sustain.

A motion was made by Mr. Bauernfeind move forward with the proposed plans for the installation of vehicle trickle chargers subject to requests for additional information. The motion was seconded by Mr. Prakap and passed unanimously.

- C. EV Chargers-** Ms. Haars presented a proposal from Brickell Energy for the installation of EV chargers in the service parking lot. Altaira and Sorrento are using this company for the EV charging stations. The Colony ARC has approved these exterior installs for two (2) of The Colony high-rise buildings. Currently there is a couple of Florencia residents who are in the process of purchasing or already have electric vehicles. A lengthy discussion was held pertaining to the type of charging stations and level of ports recommended. It was recommended that the Association attorney review the proposal to answer some of the questions and concerns prior to moving forward.

- D. Theater Update-** The Theatre is the last room in the common area of the building where furnishings have not been updated. This update is included in the Reserve Study. A proposal from Pam Durkin Design with the fees to oversee this remodel was presented for review by the Board.

A motion was made by Mr. Weller to approve the Proposal from Pam Durkin Design in the amount \$3K for the design work for the theater. The motion was seconded by Mr. Prakap and passed unanimously.

VII. NEW BUSINESS

- A. Private Elevator Usage-** When Florencia was first established a rule was put into place that no luggage on wheels including the grocery carts and Bell carts was allowed in the private elevators. It was determined after a brief discussion that the rules be amended to allow luggage inside the private elevators.

VIII. PRESIDENTS COMMENTS

- **Mask Requirements-** The question was raised if any modification would be made to the mask mandates within the common areas of the Florencia. When Covid first emerged, the law was changed by the Governor declaring a State of Emergency. This gave each condo Board the authority and responsibility to take necessary actions to limit owners use of access to the buildings and the amenities. In the absence of a state of Emergency declaration the Board cannot place the restrictions on owners' access to the building, or access and use of the amenities. The Board continues to encourage owners' cooperation and respect for one another. All vendors, workers, and delivery people are still required to wear masks when in the common areas of the building.

IX. UNIT OWNERS QUESTIONS/COMMENTS

Mr. Bauernfeind, Ms. Haars, and the Board of Directors responded to questions from Association Members.

X. NEXT BOARD MEETING DATE – Board Meeting, Wednesday, February 16, 2022, at 9:00AM, virtually for Board members and call in for residents.

XI. EXECUTIVE SESSION –The Board reconvened into Executive Sessions at 10:34a.m. to discuss personnel matters. The Board adjourned the Executive Session at 11:30a.m.

XIV. ADJOURNMENT

Mr. Bauernfeind made a motion to adjourn at 11:30a.m. The motion was seconded by Mr. Prakap and passed unanimously.

Respectfully submitted,

Dennis Weller, Secretary