

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

February 17, 2021

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakup	Treasurer
Art Lehrer	Secretary
Dennis Weller	Director

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-Meeting 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 Mrs. Hira to approve the January 20, 2021 Board Meeting Minutes. The motion was seconded by Mr. Prakup and passed unanimously.

TREASURER REPORT- Mr. Prakup reported on the January 2021 financials, and is a good start to the new year. All assessments are current. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences. Income for January is below plan with contributing factors being guest suite income and some lower expenses.

An annual audit is being conducted by Stroemer & Co.

A motion was made by Mrs. Hira to approve the January 2021 financial reports. The motion was seconded by Mr. Lehrer and passed unanimously.

V. MANAGER'S REPORT

A. Updates

- The Annual Meeting will be held virtually on March 17, 2021. There was interest from three (3) people for the three (3) expiring terms. Therefore, there will be no election.

B. In-Process:

- Exterior Lighting: Currently, temporary samples lights are set up out by the grill area to determine a choice for the update of the lighting in the pool and pavilion area. A meeting was scheduled next week with the lighting contractor.
- Garage Electrical: It was determined that approximately 20 additional outlets are needed to what we currently have. The engineer and the electrician continue to communicate in developing the ideal setup for our needs.

- RTUs: Presented is the proposal to hire RGD Consulting Engineers to compile specs, suggest any alternatives to what we currently have in place, review contractors' proposals, and have an onsite inspection upon completion of the work.

A motion was made by Mr. Weller to approve \$12,500 funding from the Replacement Reserves to hire RGD Consulting Engineers for assistance with the HVAC Study and contract bidding. The motion was seconded by Mr. Prakash and passed unanimously.

- The garage door grate and motor are not working. With the wear and tear as well as age of the door Action Automatic Doors has proposed that the Garage door and motor needs to be replaced.

A motion was made by Mrs. Hira to approve \$10,972 funding from the Replacement Reserve to hire Action Automatic Doors to replace the garage door and motor. The motion was seconded by Mr. Lehrer and passed unanimously.

C. New Business:

- Insurance: A pre-renewal insurance meeting was held virtually this past week with Wayne Fisher, Andy Altman, Ms. Haars, and Danielle Pultrone from Brown & Brown. It is anticipated upon renewal (May 1) there will be some significant increases in insurance premiums. This was previously anticipated and budgeted accordingly. The current "property" carrier is no longer insuring in Florida so new quotes will be requested by Brown & Brown. Pricing should be available in April.
- The front fountain requires a new pump and is currently inoperable. Tri-City Pools proposed installing a new pump system at a total cost of \$8,467.

A motion was made by Mrs. Hira to approve the Tri-city proposal to replace the front fountain pump at the cost of \$8,467. The motion was seconded by Mr. Lehrer and passed unanimously.

VI. PRESIDENTS COMMENTS

Mr. Bauernfeind announced that the Florencia Annual Meeting will be held virtually on Wednesday, March 17, 2021.

CRC REPORT- Mrs. Hira gave a brief report focused The Bay Club renovations, turnover, the PLCA, and The Colony Foundation elections. For additional information and a copy of the CRC minutes, please visit www.thecolonyatplfoundation.com.

VII. UNIT OWNERS QUESTIONS/COMMENTS

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

VIII. NEXT BOARD MEETING DATE – Annual Board Meeting, Wednesday, March 17, 2021 at 9:00AM virtually for Board members and residents.

XIV. ADJOURNMENT

Mr. Weller made a motion to adjourn at 9:45 a.m. The motion was seconded by Mr. Lehrer and passed unanimously.

Respectfully submitted,

Art Lehrer, Secretary