

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

January 20, 2021

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakap	Treasurer
Art Lehrer	Secretary
Dennis Weller	Director
Lyn Haars	Community Association Manager

I. CALL TO ORDER

Mr. Bauernfeind called the meeting to order at 9:00 a.m. on the above date in a Zoom 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 Mr. Lehrer to approve the December 9, 2020 Board Meeting Minutes. The motion was seconded by Mr. Weller and passed unanimously.

V. TREASURER REPORT- Mr. Prakap reported that both the November and December 2020 financial packets were delivered to the Board. All financial matters were favorable for both November and December.

Guest suite income exceeded plan for both months. In addition, the electrical account was below plan for the entire year. Several avenues were investigated but no significant reason as to why this electrical result below plan took place. The \$16,000 favorable variance helped to offset the \$13,000 of expenses related to COVID.

The check for \$98,200.26 from FP & L for damages resulting from the August 2020 transformer incident has been received.

There were a few other small variances for the 2020 budget which led to an overall surplus of \$8,654 for the 2020 year.

A motion was made by Mrs. Hira to approve both the November and December 2020 financial reports. The motion was seconded by Mr. Lehrer and passed unanimously.

VI. MANAGER'S REPORT

- An overview of the current COVID situation in the building including the fogging of the Fitness Center and Guest Suites was presented.
- Status of the projects such as pool exterior lighting, garage electrical, and the rooftop unit replacement were presented.

- A resident has offered to teach a Yoga class to Florencia residents only. Ms. Haars was instructed to obtain additional information from the instructor and to also contact the Association's insurance representative.
- A discussion was held concerning independent health care aides who work in the building and their access into the building. Attached is the suggested procedure for these aides to follow.

A motion was made by Mrs. Hira to approve the proposed procedure. The motion was seconded by Mr. Lehrer and passed unanimously.

VII. PRESIDENTS COMMENTS

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

VIII. UNIT OWNERS QUESTIONS/COMMENTS

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

IX. NEXT BOARD MEETING DATE – Board Meeting, Wednesday, February 17, 2021 at 9:00AM virtually for Board members and call in for residents.

XIV. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 10:00 a.m. The motion was seconded by Mr. Weller and passed unanimously.

Respectfully submitted,

Art Lehrer, Secretary