

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

April 20, 2022

Approved

BOARD MEMBERS IN ATTENDANCE

Art Lehrer	Vice-President/Treasurer
Dennis Weller	Vice-President
Lee Wyatt	Secretary
Fred Hess	Director

BOARD MEMBERS IN ATTENDANCE VIA VIDEO CONFERENCE

George Bauernfeind President

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 & Zoom 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. Wyatt to approve the March 16, 2022, Board Meeting Minutes. The motion was seconded by Mr. Weller and passed unanimously.

V. TEASURER REPORT- Mr. Lehrer reported on the February 2022 financials. The Aaon unit project will begin April 25, 2022 and will be affecting the Reserves by \$415K. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences.

Mr. Lehrer reported that the March and April 2022 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. Hess to approve the February 2022 financial reports. The motion was seconded by Mr. Weller and passed unanimously.

AUDIT-The 2021 annual audit was conducted by Stroemer & Co. and presented with a “clean opinion” to the Board for acceptance. The only adjustment necessary was a tax adjustment.

A motion was made by Mr. Lehrer to accept the 2021 Annual Audit reports effective December 31, 2021. The motion was seconded by Mr. Weller and passed unanimously.

VI. MANAGER’S REPORT – Updates and Old Business (See the attached Manager’s Report)

A. EV Charging- Mr. Weller discussed the 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. A lengthy discussion was held pertaining to the type of charging station, level of ports recommended, and the infrastructure for the Florencia owners. Brickell and Charge Point will be managing the install, maintenance, and

monitoring. It was recommended that the Association look into questions and concerns regarding A group setup for Florencia owners use only verses guests and who will be assigned as points of contacts for the management.

A motion was made by Mr. Weller to move forward with the proposal of installation of two (2) level 2 charging stations. The motion was seconded by Mr. Hess and passed unanimously.

B. CAM Replacement- There was a lengthy discussion as to how the Board would like to move proceed in search of a General Manager when Ms. Haars retires at the end of this year. It was proposed that a plan of action be put into place to consider options for Self-Management as well as a Management Company.

A motion was made by Mr. Wyatt that the Board select an advisory group to provide a plan outlining the benefits of a management company hire and a direct hire. This group will reconvene in the next board meeting. The motion was seconded by Mr. Hess and passed unanimously.

VII. NEW BUSINESS

A. Insurance Renewal- Mr. Altman and Mr. Fisher, Florencia two (2) owners, and Ms. Haars reviewed and discussed the proposed insurance program with Brown & Brown to ensure that the proper coverages are in place. A 25-27% increase was projected for budgeting; however, the possible increase overall could be 37%. Contributing factors for this increase are fewer insurance companies writing policies in this market as well as the number of tropical storms throughout Florida.

A motion was made by Mr. Weller to approve 2022-2023 proposed insurance coverage upon confirmation of price and 3% deductible for Florencia at the Colony Condominium Association, not to exceed \$243K. The motion was seconded by Mr. Lehrer and passed unanimously.

B. Lanai Storm Shutters-The Storm Smart shutters have been installed in the pool pavilion. Several owners have inquired if these types of shutters can be installed on the unit lanais. This will be reviewed by the Board and discussed at the next board meeting.

C. Landscape Company Tropical Storm Letter- The landscaping company sends a letter each year giving them authorization to start clean up on a T & M basis following any type of tropical storm. This has been signed off and returned.

D. Attorney- Ms. Haars suggested to the Board that within the next year that various Association attorneys be interviewed. The current Florencia attorney has been the same for several years.

E. Building Inspections- It was suggested that Florencia have the building inspected by an engineer prior to the construction of the Infinity Towers. A full building inspection was conducted by Forge Engineering in 2015. It was determined that we would continue to have a structural inspection performed every 7 years. Structural inspection was also conducted at the time the building was repainted in 2012 & 2019.

F. Condee Pumps- Ms. Haars presented a proposal from Condee Cooling regarding repair work to the A/C circulating pumps.

A motion was made by Mr. Lehrer to approve the proposal from Condee Cooling in the amount of \$10,100. The motion was seconded by Mr. Weller and passed unanimously.

G. Pool- A small amount of water was discovered on the garage wall that was thought to be coming in from behind the pool tiles. Will North of Walker Contracting inspected the areas of concern and referred back to the engineering report from last year. This is something that the Board will need to address in the future. The Board will continue this discussion in the upcoming May Board Meeting.

VIII. PRESIDENTS COMMENTS

- Mr. Bauernfeind discussed briefly about the Colony Foundation Meeting held detailing the amenities scheduled to be included to the upcoming Infinity Towers. It was also brought to the attention that Mrs. Hira is the current Florencia PLCA Voting representative and it is time to designate a replacement. Mr. Bauernfeind suggested that moving forward that the Florencia Board president be the PLCA voting representative by default.
- Covid Restrictions – Discussion was held concerning COVID restrictions. The Board made the decision to lift all Covid restrictions for the building common areas. This includes the wearing of masks. The latest information from the CDC indicates that numbers are going down therefore the policies will continue as previously direct by the board and will continue to be monitored every month.

IX. UNIT OWNERS QUESTIONS/COMMENTS

There were no unit owner questions or comments at this time.

X. NEXT BOARD MEETING DATE – Board Meeting, May 18, 2022, at 9:00AM, virtually in a Go to Webinar setting.

XI. EXECUTIVE SESSION –The Board reconvened into Executive Sessions at 11:25 a.m. to discuss personnel matters.

XIV. ADJOURNMENT

Mr. Lehrer made a motion to adjourn at 12:00 p.m. The motion was seconded by Mr. Hess and passed unanimously.

Respectfully submitted,

Lee Wyatt, Secretary