

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

September 25, 2019

Approved

BOARD MEMBERS IN ATTENDANCE

George Bauernfeind President
Tahira Hira Vice President

BOARD MEMBERS ATTENDING VIA TELEPHONE

Bill Prakap Treasurer
Candice Mill Secretary

BOARD MEMBERS NOT IN ATTENDANCE

Darrell Cates Director

OTHERS PRESENT IN PERSON

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

I. CALL TO ORDER

Mr. Bauernfeind 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

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.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Prakap to approve the June 19, 2019 Board Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.

V. TREASURER'S REPORT

Mr. Prakap reported that revenues for the first (8) months of the year January through August are on plan. No major surprises at this time. YTD income reflects a favorable variance of \$3K due to guest suite usage. All assessments are current. YTD expenses reflects a favorable variance of \$18K. As of August, the reserve fund has \$2.1 Mil comprised primarily of CD's. We anticipated around \$700K of expenses against the reserves for various projects from now until December. We are closely watching the availability of cash. In July a money market account was opened with Raymond James for available cash and maturing CD's to roll into verses renewal.

A motion was made by Mrs. Hira to approve the June, July & August 2019 financial reports. The motion was seconded by Mrs. Mill and passed unanimously.

- VI. CRC REPORT-** Mrs. Hira gave a brief report focusing on the Colony turnover, Board elections, and upcoming budgets. The final CRC meeting will be held November 4th. For additional information and a copy of the CRC minutes, please visit www.thecolonyatplfoundation.com.

VII. MANAGER'S REPORT

New Business:

- Our current copier/printer/fax machine is six (6) years old. A brand-new unit has been acquired for the same price as previously being paid.
- Thoughts and planning will begin within the next few months for the Board to determine a time schedule for major projects to be done in the upcoming years. The Reserve Study breaks out projects and timeframes. Some timeframes, however, have been changed.
- Terry Suggs has been hired as a new part-time front desk Privacy Officer. He will be filling in periodically. After the first of the year, he will have assigned hours.

Window Film Installation:

- A unit owner has requested that the Board consider including an additional vendor to the list of window film installers. Currently there are four (4) approved installers and products. The Board discussion was, rather than basing an approval on an additional installer, that the Board base its approval for additional certified installers of previous approved materials.

A motion was made by Mrs. Hira to allow any manufacturer-certified installer of the previously approved window film products. The motion was seconded by Mrs. Mill and passed unanimously.

Management Office:

- It has slowly progressed. It should be done soon!

Planter Bed:

- The front planter bed repair work is being completed. Blue Landscaping will start installing dirt the week of 9/23 and then the plantings will be installed.

Screens/Railings:

- Prestige Moving completed the '01 stack moving of lanai furniture on Wednesday, September 18, in a very professional and efficient manner. Fan blades are to be removed on Monday, September 23.
- The painting/screens/railings project continues to move forward. A meeting with the Project contractors was held in August to ensure that all parties are in understanding of the groundwork for the initial preparation as well as the commencement of the Project work.
- Rigging and staging will begin September 30. The number of contractors scheduled for the roof drops is limited due to only having five (5) connections for the swing stages.

Generator: Some of the charges to the generator radiator replacement are being disputed. Therefore, the balance of approximately \$21,000 has not been paid yet. The entire claim has been turned over to our insurance company. There is an insurance policy on machinery breakdown. It is being addressed by an adjustor.

Spa: Michael Douglass of Trenchless Technologies was not able to reline the pipes due to the configuration of the turns in the pipes. Currently bids are being acquired to remove the pavers; jackhammer the pool deck; and repair the leak from on top.

A motion was made by Mrs. Hira for the ratification of the amended contract by Michael Douglas Trenchless Technologies for the repairs to the Spa in the amount of \$7,425. The motion was seconded by Mrs. Mill and passed unanimously.

VIII. PRESIDENTS COMMENTS – Mr. Bauernfeind expressed the concern of protection to the building in the case of a surge from loss of power into individual units. It was discovered that FPL offers individual surge protection to consumers as a minimal cost. Mr. Bauernfeind announced that Board, Director Darrell Cates has sold his Florencia unit and the sale closes in December. Mr. Cates term ends in 2021.

IX. UNIT OWNER QUESTIONS/COMMENTS – There were none.

X. NEXT BOARD MEETING DATE – Wednesday, October 16, 2019 at 9:00AM

XI. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 10:15 a.m. The motion was seconded by Mrs. Mill and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary