

**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION  
HURRICANE IRMA SPECIAL ASSESSMENT  
BOARD MEETING MINUTES**

**November 8, 2017**

**Approved**

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**BOARD MEMBERS IN ATTENDANCE**

Jim Lamb	President
George Bauernfeind	Treasurer
Darrell Cates	Secretary
Harry Short	Vice President
Wayne Fisher	Director

**OTHERS PRESENT IN PERSON**

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

**I. CALL TO ORDER**

Mr. Lamb called the meeting to order at 9:00 a.m. in the Florencia at the Colony Grand Salon at 23850 Via Italia Circle, Bonita Springs, Florida on the above date.

**II. PROOF OF NOTICE OF MEETING**

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

**III. VERIFICATION OF A QUORUM**

Mr. Lamb confirmed that a quorum was present.

**IV. APPROVAL OF MINUTES**

*A motion was made by Mr. Cates to approve the October 25, 2017 Board Meeting Minutes. The motion was seconded by Mr. Fisher and passed unanimously.*

**V. IRMA**

- a) Mr. Lamb spoke gave an overview on the Special Assessment which is related to the cost of hurricane Irma's impact to Florencia and the continued efforts made by Florencia staff and owners in residence.
- b) Treasurer's report – Mr. Bauernfeind gave an overview on actual and estimated costs of the damages incurred from Hurricane Irma. The summary of potential cost currently is \$230,000. The two major categories' include building and grounds clean up. Electrical damage to cooling tower fans was a large component in the cost of repairs to the building. The repair costs associated to hurricane Irma are estimated cost due to the unavailability of vendors. Mr. Bauernfeind clarified how a condominium association classifies disbursement of Operating vs. Reserve account expenses. The special assessment will be set up as a separate account and if there are surplus funds remaining, those amounts will then be credited back to the owners as part of the regular scheduled assessment.
- c) Mr. Bauernfeind requested that a Special Assessment in the amount of \$230,000 be approved by the Board of Directors for damages and remediation costs consequent to hurricane Irma will be allocated between 116 unit owners. The assessment is levied among Unit Owners based on percentage of unit square footage in accordance with the regular assessments. Florencia unit owners are encouraged to review their condominium owners' insurance policy with regard to coverage for potential loss assessments.

*A motion was made by Mr. Bauernfeind to approve the Hurricane IRMA Special Assessment in the amount of \$230,000 to be allocated among the Unit Owners in accordance with the regular allocation schedule which is based on the percentage of square*

*footage. The entire assessed amount of \$230,000 will be payable in one lump sum and assessments will be due by December 15, 2017. The motion was seconded by Mr. Fisher and passed unanimously.*

- d) The Special Assessments will be invoiced November 9, 2017. In addition, a Special Assessment letter will be distributed to all unit Owners provides additional information which can be presented to your insurance carrier if needed.

## **VI. TREASURER'S REPORT**

**Financials** – Mr. Bauernfeind reported that the October financials will be reviewed in the next board meeting. All Q4 2017 assessments are current and paid. No major surprises at this time.

- a) **Reserve Study Update** - Mr. Bauernfeind indicated that the quality of the company conducting the 2016 Reserve Study didn't meet our expectations. Therefore we pursued other companies to do the future Reserve Studies. Relative to the upcoming Reserve Study three (3) companies were interviewed and Forge Engineering has been selected. The Reserve Study draft was distributed to the Board for review. Adequate funding will be categorized under deferred maintenance under the new reserve study for future cleaning of the sovent system.
- b) **Reserve Fund** – Pool furniture & Cabanas replacement.

*A motion was made by Mr. Bauernfeind to approve to spend up to \$52,000 funded from the Reserve account for replacement of the pool furniture and cabanas. The motion was seconded by Mr. Fisher and passed unanimously.*

- c) **UBS** - Brett Oley, Florencia's investment representative with UBS has moved firms and is now with Raymond James.

*A motion was made by Mr. Bauernfeind to move Florencia investment portfolio and CDs and continued work in the future with Brett Oley of Raymond James. The motion was seconded by Mr. Fisher and passed unanimously.*

## **VII. MANAGER'S REPORT**

### **A. UPDATES**

- a) The gas line for the boiler which runs from the garage level to the roof is leaking. This line supplies heat to the building. It may be necessary to run a new line on the exterior of the building due to the difficulties accessing the area. All options are currently being researched.
- b) The pool stains next to the drains have reappeared after the resurfacing was completed over a year ago. Pure Water Pools is scheduled next week to resolve the issue and replace the current pool grates with a different type at a cost of \$1500. The pool will be closed for 4-5 days and will not need to be drained.
- c) Screens- As we await the arrival of screening from the contracted screen company, we continue to seek alternative solutions.

## **VIII. NEXT BOARD MEETING DATE – Wednesday, December 13, 2017 at 9:00AM**

## **IX. ADJOURNMENT**

*Mr. Lamb made a motion to adjourn at 10:11a.m. The motion was seconded by Mr. Cates and passed unanimously.*

Respectfully submitted,

Darrell Cates, Secretary