

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

April 18, 2018

Revised-Approved

BOARD MEMBERS IN ATTENDANCE

Harry Short President
George Bauernfeind Treasurer
Bill Prakup Vice President

BOARD MEMBERS NOT IN ATTENDANCE

Darrell Cates Secretary
Tahira Hira Vice President

OTHERS PRESENT IN PERSON

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

I. CALL TO ORDER

Mr. Short called the meeting to order at 8:30 a.m. in the Florencia at the Colony Social Room at 23850 Via Italia Circle, Bonita Springs, Florida on the above date. THE Board immediately went into Executive Session for personnel discussion.

II. PROOF OF NOTICE OF MEETING

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

III. VERIFICATION OF A QUORUM

Mr. Short confirmed that a quorum was present.

IV. EXECUTIVE SESSION – The sole matter discussed and approved were the Managers goals for 2018. The open meeting was then resumed at 9:00 a.m.

V. APPROVAL OF MINUTES

A motion was made by Mr. Prakup to approve the March 20, 2018 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.

VI. TREASURER’S REPORT

A. **Financials** – Mr. Bauernfeind reported that revenues for the first (3) months of the year January through March are on plan. All assessments are current. No major surprises at this time. The YTD reflects a surplus of approximately \$19K which is primarily due to expenses less than plan.

A motion was made by Mr. Prakup to approve the March 2018 financial reports. The motion was seconded by Mr. Short and passed unanimously.

B. **December 31, 2017 Annual Audit Results** – Mr. Bauernfeind reported that Stroemer & Company, a local CPA firm completed the Audit and a “clean opinion” was received.

A motion was made by Mr. Prakup to accept the 2017 Annual Audit reports. The motion was seconded by Mr. Short and passed unanimously.

Mr. Bauernfeind reported different CPA Firms are being considered to replace the current bookkeeper.

VII. CRC- Mr. Short gave a brief CRC update in lieu of Mrs. Hira's absence. Mr. Short reported the new overall leadership was making excellent progress; setting priorities; and improving governance. For additional information and a copy of the CRC minutes, please visit www.thecolonyatplfoundation.com.

VIII. ANNUAL INSURANCE REVIEW- Mr. Fisher reported on the 2018-2019 Brown & Brown Insurance Program for Florencia. A number of Association Groups formed at last month's Organizational meeting included Insurance. Mr. Altman, a Florencia owner, was asked to collaborate along with Mr. Fisher on our insurance program. Mr. Altman works as a broker and is knowledgeable in condominium associations. The insurance program was reviewed by Mr. Fisher, Mr. Altman, and Ms. Haars and discussed with Brown & Brown to insure that the proper coverages are in place. It was determined after review that it would be beneficial to increase the contents for the flood policy. The recommendation was made to purchase additional flood insurance limits on contents only at a cost of approximately \$1,000.

The insurance discussion continued around renewal terms and the windstorm deductible. In addition, Florencia extended the Property Carrier policy through April, 2019 at the same rate. Currently, we have a 2% annual deductible. Florencia is in a good position and coverage compared to other Colony high rises. NO changes were recommended.

A motion was made by Mr. Short to approve 2018-2019 proposed insurance coverage of Florencia at the Colony Condominium Association. The motion was seconded by Mr. Prakap and passed unanimously.

IX. MANAGER'S REPORT

A. IRMA

- First Class Plumbing began the work to install the new gas line Monday, April 16th.
- Trees: Ms. Haars presented a quote for the removal and installation of two (2) coconut trees. We are still awaiting the quote for the crane work for these trees. There are three (3) other coconut trees that need to be removed but will not be replaced with coconut palms.
- RL James completed the stucco work on the North side of the building.

B. Flowers

- The CDD/Bayside managers were contacted concerning the possibility of taking over the installation and maintenance of our front flower beds. There is an uncertainty however on the irrigation system and where the lines lie. We will continue to investigate this.

C. Sewer Line Cleaning

- A proposal has been presented by Blueworks to clean six (6) Six Laundry drain lines in the building. This is continued preventative maintenance for the sewer/drain lines recommended. Two residents have experienced major problems in the last two (2) years

A motion was made by Mr. Bauernfeind to approve up to \$30,000 funding from the Replacement Reserves Fund to clean six (6) Six Laundry Drain Lines in the building with the proposal from Blueworks. The motion was seconded by Mr. Prakap.

- **Sale of Pool Furniture and Art-** the Board discussed in length the options of selling the used pool furniture and remaining art pieces from the Florencia hallways, Social Room, and Grand Salon that will not be rehung. There have been inquiries from residents regarding the purchase of these pieces. The new pool furniture is scheduled to arrive at the end of April. Any purchase situations involving the pool furniture and artwork would include set prices, no returns, cash sales, and a limited sale period. Guidelines will be finalized by the Management Office.

A motion was made by Mr. Bauernfeind to proceed and develop plans for the sale of pool furniture and art. The motion was seconded by Mr. Prakash and passed unanimously.

X. BOARD PRIORITIES - 2018

A. 2018/2019 PRIORITIES: Mr. Short discussed some major priorities for 2018-2019.

- ❖ Financial
 - 1) No increase in Assessments
 - 2) Management of Replacement Reserve Spending
 - 3) IRMA Wrap up by September 30, 2018.
- ❖ Prioritize Capital Projects – a slide was presented reflecting specific projects with cost.
- ❖ Insurance
- ❖ Most Significant Building Challenge- Screens, Railings, and Painting
- ❖ Board Operations –Recruiting for BOD Positions

B. The Board discussed a need to refurbish the management office and bring it current with the recently updated common areas.

A motion was made by Mr. Prakash to approve \$3,500 funding from the Replacement Reserve Fund to precede with the final design plans for the management office with PK Studios. The motion was seconded by Mr. Bauernfeind and passed unanimously.

XI. PRESIDENTS COMMENTS:

- a) Board Communications- emails will be distributed from the Board President periodically to report on significant matters. Ms. Haars will continue communication through her regular email updates.
- b) Implement slides into the Board meetings.
- c) Buildings walk throughs.
- d) Florencia website updates- summer project.
- e) An updated Hurricane Disaster Plan will be developed.
- f) Distribution of the Florencia Rules, Regulations, and Procedures.

XII. UNIT OWNERS QUESTIONS/COMMENTS – There were some comments and questions from some of the owners.

XIII. NEXT BOARD MEETING DATE – Wednesday, May 16, 2018 at 9:00AM

XIV. FITNESS CENTER UPDATING- Ms. Haars presented an overall approach for the updating of the fitness center to include estimated costs, ideas, and replacements. Timing will be of the utmost importance moving forward on this project. Communications will be sent to unit owners to seek their input on the equipment and operation of that facility and develop a final plan. The meeting was moved into the fitness center to continue the discussion

A motion was made by Mr. Short to approve \$65,000 from the Replacement Reserve to fund the fitness center plan. The motion was seconded by Mr. Prakash and passed unanimously.

XV. ADJOURNMENT

Mr. Short made a motion to adjourn at 10:50 a.m. The motion was seconded by Mr. Bauernfeind and passed unanimously.

Respectfully submitted,

Darrell Cates, Secretary