

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

August 18, 2016

Approved

BOARD MEMBERS IN ATTENDANCE

Harry Boghigian President

BOARD MEMBERS ATTENDING VIA TELEPHONE

Harry Short Treasurer

George Bauernfeind Secretary

Wayne Fisher Director

BOARD MEMBERS NOT IN ATTENDANCE

James Lamb Vice President

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager

Jamie Kennedy, Administrative Assistant

Association Members

I. CALL TO ORDER

Mr. Boghigian 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

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

III. VERIFICATION OF A QUORUM

Mr. Boghigian confirmed that a quorum was present.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Bauernfeind to approve the May 19, 2016 Board Meeting Minutes with an amended change to the Treasurer's Report. The motion was seconded by Mr. Short and passed unanimously.

V. TREASURER'S REPORT

- A. **Financials** – Mr. Short reported the financials look excellent. Revenues for the first seven (7) months of the year January through July are on plan and expenses are below plan. Net Income is \$57,000. Assessments are current. The investment program is currently at \$1,760,000 and is up \$250,000 which allows us to take excess replacement funds and place them into our ladder CD program. Revenues are \$911,300 vs. a plan of \$905,800 favorable with a variance of \$5,500. Driving this positive variance is the Guest Suite rentals and sum of the interest on our replacement funds. Operating Expenses are \$44,400 favorable variance to plan resulting from underspending and timing issues. The major categories driving the financials under planned are utilities, insurance, payroll and administration cost. Beginning September we are headed in a good direction!

A motion was made by Mr. Fisher to approve the August 2016 financial reports. The motion was seconded by Mr. Bauernfeind and passed unanimously.

VI. UOC/CRC UPDATE

- ❖ A report was presented by Dr. Bisker. For additional information and a copy of the minutes, please visit www.pelicanlanding.org.

VII. MANAGER'S REPORT

- a) A new HP minicomputer, all in one printer/fax, and a shredder have been added in the Business Center. Due to software on both Apple computers being obsolete, they were deemed

unsalvageable. Currently there is one computer and no plans at this time for an additional. There was a lengthy discussion on the addition of one Apple computer as a result of the recent survey.

A motion was made by Mr. Fisher to give Ms. Haars the authority to research and purchase a second computer for the Business Center which would be an Apple up to a limit of \$750. The Board took it to a vote and there were three (3) in favor, one (1) abstention, and one (1) not in favor. The motion was passed.

- b) The effice work, the expansion joint work, and the pool refinishing are all complete.
- c) Driveway Pavers –with the extent of damage done to the driveway pavers is currently being reviewed by the contractor’s insurance company. We are in constant communication with the insurance adjustor and anticipating an additional inspection. Currently we have two (2) proposals and a verbal quote for the repair/replacement of the pavers. Cost has ranged from \$25K - \$37K. The insurance company will possibly issue a check to Florencia to cover the cost of the repair/replacement.

A motion was made by Mr. Boghigian that if the insurance company provides a check that is sufficient to meet the vendors estimate to do the paving work then Ms. Haars has the authority to accept the check and move forward with the vendor to replace the pavers. The motion was seconded by Mr. Short and passed unanimously.

- d) Florencia was approached by a company representing Verizon in May regarding installing antennas on our roof. No additional contact has been made and No actions were taken at this time.
- e) Due to some recent issues with the pool pump, we are researching some alternative pool pumps for replacement.
- f) Ms. Haars informed the Board of a few continuing maintenance contracts to include: Crowther (roof check and unit AC checks), Southeast Spreading Co. (installation of pine straw), Sludge Suckers (cleaning/maintenance of the diesel fuel tanks), and Fl. Detroit Diesel (Replacement parts for the fire pump and generator).
- g) The Board previously discussed earthquake insurance and determined not to purchase it. A resident brought this to the attention of the Board again.

VIII. OLD BUSINESS

- a) Fitness Center & Business Center Surveys – Ms. Haars presented a summary of the Fitness and Business Center surveys in addition to some of the comments included in the surveys.

A motion was made by Mr. Fisher to authorize Ms. Haars to purchase an additional treadmill for the Fitness Center for installation in October 2016. The motion was seconded by Mr. Short and passed unanimously.

- b) Spa - The spa leak work has started. Pavers have been removed and work will continue. Once the soil has been tested, the Board will have to decide whether to continue as we have or if possible, install the helical piles.

A motion was made by Mr. Short to approve the proposal to repair the spa area and that the final decision for funding is made by Board members Mr. Boghigian and Mr. Lamb along with Ms. Haars to come to a resolution of how to proceed with repairs which will not exceed \$20,000. The motion was seconded by Mr. Bauernfeind and passed unanimously.

IX. NEW BUSINESS

- a) North Aeon Unit Work - The North Aeon unit has a stuck TXV. This is affecting the temperature of the service hallways. Fuses continue to blow on this unit. Ms. Haars presented a proposal to repair this unit at a cost of \$3,096.

A motion was made by Mr. Boghigian to approve the proposal from Condee Cooling to spend \$3,096 to replace the stuck TXV on the North rooftop Aaon unit and to fund from the Reserves. The motion was seconded by Mr. Short and passed unanimously.

X. RESIDENT REQUESTS

- a) Bicycle Policy – Ms. Haars presented a write-up from a resident concerning the bicycle policy and the assignment and allocation of these spaces for residents and tenants currently on the wait list. There was a lengthy discussion. The Board made a decision to memorialize that when an inside bicycle space becomes available that an Owner be offered the requested number of spaces not to exceed two (2) and be assigned these spaces based on the order in which they were placed on the list. Tenants with a one (1) year lease have the opportunity to be placed on the waitlist for an outside bicycle space. These outside spaces are allocated based on the order in which the residents were placed on the list.
- b) Vehicle Slow Trickle Charger - A resident has requested permission to run an electric line to his car for a slow trickle for the starter battery. There was a lengthy discussion on the demand, installation and cost. The Board gave the directive to Ms. Haars to determine and facilitate the immediate needs of the Owners by means of an alternative option, such as swapping of parking spaces. The Board decided to table this discussion and defer it to the next Board meeting.
- c) Clear Window Film - A resident is requesting the approval of a window film to be installed on some of his unit's windows. The film he would like to use is not one of the approved Florencia ones. Ms. Haars presented some information on the film which is being proposed from Naples Film. The Board discussed placing a sample on the Social Room window and deferring to next month's Board meeting.

BOARD MEETING DATE – Thursday, September 15, 2016 at 9:00AM

ADJOURNMENT

Mr. Boghigian made a motion to adjourn at 10:41 a.m. The motion was seconded by Mr. Short and passed unanimously.

Respectfully submitted,
George Bauernfeind, Secretary