

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

**May 19, 2016**

**Approved**

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**BOARD MEMBERS IN ATTENDANCE**

James Lamb                      Vice President

**BOARD MEMBERS ATTENDING VIA TELEPHONE**

Harry Short                      Treasurer

George Bauernfeind      Secretary

Wayne Fisher                  Director

**BOARD MEMBERS NOT IN ATTENDANCE**

Harry Boghigian              President

**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 Social Room at 23850 Via Italia Circle, Bonita Springs, Florida on the above date.

Mr. Boghigian had requested Mr. Lamb to preside over the meeting.

**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. Bauernfeind to approve the April 21, 2016 Board Meeting Minutes with one 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 that revenues for the first (4) months of the year January through April look very good and revenues are on track as planned. Net Income is \$39,400. No major surprises at this time with some approved limited discretionary spending. Insurance cost for the first (4) months of the year are on plan. Insurance expenses however for the remainder of 2016 will result in a \$20K favorable. Budget item. Actual expenses are \$375,400. The major items driving the financials are insurance, utilities, and timing factors. Unusual items to report; the service doors at a cost of \$2,400, and the expansion joint project at a cost of \$150,000. This project will be funded through Replacement Reserves.

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

- B. **2015 Operating Fund Net Income** – Mr. Short reported on the remaining \$32,800 surplus from 2015. An annual audit was conducted by Stroemer & Co. and completed March 31, 2016. The Balance sheet reflected a cash build up in the Replacement Reserve account (\$253,698) which was transferred from one Equity account to the Replacement Reserves to partially fund the cost associated with the replacement of the screens & railings. The current Reserve balance as of today sits at zero (0). Mr. Short recommends that the range of a reserve needed on the operating side be approximately 5-10 percent of the annual operating funds. The Board has a couple of options to consider with regards to the remaining \$33K; return back

to the Unit Owners by reducing the quarterly assessments, hold it as a form of contingency reserve, or move them into replacement reserves. Mr. Short made a recommendation that the \$32,800 remain on the books as a form of contingency reserve.

***A motion was made by Mr. Bauernfeind to accept and approve the report and treasurer's recommendation to allow the 2015 surplus of \$32,800 to remain on the books as a form of contingency operating. The motion was seconded by Mr. Fisher and passed unanimously.***

## **VI. UOC/CRC UPDATE**

### **UOC/ CRC- Ms. Haars reported:**

- a) A recent discussion was held in the May meeting regarding the WCI proposal allowing the annexing of property into Pelican Landing although the covenants prohibit it. Both the CRC and UOC have rejected the proposal.

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

- a) Currently there are approximately (30) thirty units in residence.
- b) Expansion joint work is progressing.
- c) Ms. Haars reported that a policy was put into place defining the maximum number of FOBs allowed per unit. However, it was never determined the maximum amount of Garage transmitters allowed per unit. The Board agreed to modify the policy so that the maximum number of both Garage Transmitters and FOBS per unit is (6) six.

## **VIII. OLD BUSINESS**

- a) Screen Repair & Replacement Guidelines - Since the Declaration change in the spring of 2015 redirecting all screen repairs to the Association, we have received requests for screen repairs for units with hurricane shutters. Ms. Haars presented the question to the Board to determine if the cost of the removal of the hurricane shutters (if necessary) is the responsibility of the Association or the homeowner. A report was provided followed by a lengthy discussion.

***A motion was made by Mr. Fisher to reject the moving or adjusting of the hurricane shutter as an Association expense and would be the responsibility of the homeowner for payment. The motion was seconded by Mr. Bauernfeind and passed unanimously.***

- b) Crawford Landscaping is currently revising the architect's proposals as well as putting together a timeline and pricing.
- c) Attached are photos of the roof area by the Porte Cochere where repair work needed to be done due to water. Cost was \$1475.

## **IX. NEW BUSINESS**

- a) Effice Repair- On the front of the building at approximately the 6th floor, the effice is leaking and causing water to get behind the feature. Ms. Haars provided two (2) proposals for review. The discussion was based on whether to select a Band-Aid approach or permanent fix.

***A motion was made by Mr. Fisher to approve the proposal for a long-term fix by Florida Structural in the amount of \$10,225 to make the repairs to the East Elevation Band waterproofing. The motion was seconded by Mr. Bauernfeind and passed unanimously.***

- b) A proposal was made to refinish the pool and spa this year verses 2017 while Florida Structural completes work in the pool area this summer. Ms. Haars presented two (2) proposals from Finishing by Baker and Infinite Pool Finishes. The Board gave the directive to Ms. Haars to negotiate with Infinite Pool Finishes.

*A motion was made by Mr. Fisher to give Ms. Haars the authority to negotiate with Infinite Pool Finishes and to spend up to \$32,000 for refinishing of the pool and spa. The motion was passed unanimously.*

**BOARD MEETING DATE – Thursday, June 16, 2016 at 9:00AM**

**ADJOURNMENT**

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

Respectfully submitted,  
George Bauernfeind, Secretary