

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

May 16, 2018

Revised-Approved

BOARD MEMBERS IN ATTENDANCE

Harry Short	President
Bill Prapak	Vice President
Tahira Hira	Vice President
Darrell Cates	Secretary

BOARD MEMBERS ATTENDING VIA TELEPHONE

George Bauernfeind Treasurer

ASSOCIATION MEMBER ATTENDING VIA TELEPHONE

Dave Marinaro

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 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. Cates to approve the April 18, 2018 Board Meeting Minutes. The motion was seconded by Mr. Prapak and passed unanimously.

V. TREASURER'S REPORT

A. **Financials** – Mr. Bauernfeind reported that revenues for the first (4) months of the year January through April are on plan. No major surprises at this time. Net income came in at approximately \$37,200. The Balance sheet reflects cash accumulated in the Replacement Reserve account. As a result, \$300,000 will be transferred and invested into two (2) laddered CD Programs with Raymond James Investments.

A motion was made by Mrs. Hira to approve the April 2018 financial reports. The motion was seconded by Mr. Cates and passed unanimously.

VI. CRC- Mrs. Hira gave a brief CRC update. Mrs. Hira reported on the recent elections and new leadership established. She also expressed the excellent progress of the leadership. For additional information and a copy of the CRC minutes, please visit

www.thecolonyatplfoundation.com.

VII. MANAGER'S REPORT

A. **Furniture/Art Sales**

- The sale of the pool furniture and art is completed. Remaining items were donated to St. Matthew's and Naples Abused Women's Shelter. The total amount received from the sale was approximately \$3400 and has been deposited in Replacement Reserves.

B. Landscaping

- Ms. Haars met with a new prospective landscape architect who worked previously with Jack Lieber (our former architect) for a period of time.
- Four (4) dead coconut palm trees were removed and new ones will be installed Friday.
- A landscape walk was held on Friday, May 11, with our new landscape representative and the prospective landscape architect.
- The Bayside CDD will not take over our flower beds due to irrigation setups.

C. Other

- Designs have been drawn up for the remodel of the management office. We are currently waiting for the final to-scale drawings so that we can send out for bidding.
- New phone system and provider contract has been signed. Work is in progress in switching lines from the current provider to Hotwire.

VIII. RULES, REGULATIONS & PROCEDURES- Ms. Haars presented a revision of the Rules, Regulations, and Procedures for the Board's review. The Board had determined a need for enhancements to these rules following Florencia's experiences with Hurricane IRMA.

A motion was made by Mrs. Hira to approve the amended Rules, Regulations, and Procedures. The motion was seconded by Mr. Baurenfeind and passed unanimously.

IX. FINAL PLAN- FITNESS CENTER- Mr. Short presented final plans and enhancements for the updating of the fitness center. Presentations were held for residents to attend and discuss ideas on paint, colors, and carpet samples. Communications were sent to unit owners for their input on equipment use and operations of the facility. Timing will be of the utmost importance moving forward on this project. The enhancements that have been implemented include:

- a. Replacement of the existing lighting to LED's.
- b. Removal of the wallpaper in preparation to paint.
- c. New equipment ordered to include: Mats, medicine balls, two (2) additional sets of smaller weights, and stretch bands.
- d. Two (2) Bikes ordered: one (1) recumbent, and one (1) stationary and two (2) treadmills.
- e. Carpet has been ordered.

We estimate the fitness center will be closed for approximately two weeks. Work will begin in late June.

X. SCREENS, RAILINGS, PAINTING GROUP UPDATE – A group was established to oversee this project to include: Mr. Marinaro, Mr. Prakash, Mr. Cates, and Ms. Haars. Two (2) consulting engineers, LW Construction and Pat McCoy, surveyed the existing conditions of the screens and railings to outline the project scope and structure the project accordingly. Upon inspection it was determined that the railings will need to be replaced entirely. Steps to outline phases were recommended. Next step, a Project Management Plan outlining the scope of services will be created to assist in the project bidding and implementing process in the fall 2018.

A motion was made by Mr. Short to approve \$20,000 from the Replacement Reserve for hiring engineering consultants, Larry West of LW Construction and Pat McCoy, to develop a plan for screens, railings, and painting. The motion was seconded by Mrs. Hira and passed unanimously.

XI. PRESIDENTS COMMENTS- Mr. Short discussed the theater room and explained the problems with the audio reception. It was determined to make some minor enhancements to improve the audio reception.

XII. NEXT BOARD MEETING DATE – Wednesday, July 18, 2018 at 9:00AM

XIII. LANDSCAPE WALK- the Board meeting was continued with an exterior landscape walk with our new landscape representative and the prospective landscape architect. This portion of the meeting was for all Board members and unit owners to attend. It was observed that due to hurricane IRMA, several of the landscape beds are in need of replacements such as ground coverings, palms, and bushes that were damaged. Action will be taken during the summer to replace trees in the service parking area; removal and replacement of several palms in the front areas of the building and address damaged plants in other beds.

The Bayside CDD will not take over our flower beds due to irrigation setups.

XIV. 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