

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

June 21, 2017

Approved

BOARD MEMBERS IN ATTENDANCE

Jim Lamb President

BOARD MEMBERS NOT IN ATTENDANCE

Wayne Fisher Director

BOARD MEMBERS ATTENDING VIA TELEPHONE

George Bauernfeind Treasurer
Darrell Cates Secretary
Harry Short Vice President

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Lea Denanno, Privacy Officer
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.

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 May 17, 2017 Board Meeting Minutes. The motion was seconded by Mr. Fisher and passed unanimously.

V. TREASURER'S REPORT

- a) **Financials** – Mr. Bauernfeind reported that revenues for the first (5) months of the year January through May look very good and revenues are on track as planned. No major surprises at this time. Operating Expenses are below plan. An unusual item to report on the May expenses is an excess expense of \$12,000 which is a deposit for the Blueworks project which will be funded through the Operating Fund.

A motion was made by Mr. Bauernfeind to approve the May2017 financial reports. The motion was seconded by Mr. Short and passed unanimously.

VI. MANAGER'S REPORT

A. UPDATES

- a) We recently have had some issues pop up on the original treadmills and we continue to monitor them for any issues.
- b) Hotwire will be scheduled next week for conversion of the office and common areas internet service. The email addresses for the Florencia front desk, administrative assistant, and manager will be changing at some point.

- c) Blueworks is tentatively scheduled July 10 to begin work on the sewer pipe cleaning. It will take approximately three (3) weeks.

B. OLD BUSINESS

- a) Ms. Haars presented to the Board for review the comparison of costs between TriNet and Paylocity for payroll services. She is recommending that we cancel Florencia's contract with TriNet and have Brown and Brown and Paylocity handle our HR, benefits, and payroll services.

A motion was made by Mr. Bauernfeind to approve canceling the Trinet contract and approve Brown & Brown and Paylocity manage the HR, benefits, and payroll services. The motion was seconded by Mr. Fisher and passed unanimously.

- b) Ms. Haars presented some summaries on the progress of the landscape work – trees, removal, and plantings along with a summary from a walk taken by the landscape architect and me last week.
- c) As previously discovered the annual flowers continue to die due to the irrigation water being used through Bayside Development District. We are currently researching the idea of possibly running these irrigation lines through our Bonita Springs water. In order to change the entire irrigation system to Bonita Springs water would be approximately \$20K.

C. NEW BUSINESS

- a) The compressor on the #4 Aeon unit needs to be replaced because it is inoperable. It was replaced in 2015 and has a partial warranty on it. The cost for a new compressor and an extended manufacturer's warranty is \$5573.

A motion was made by Mr. Bauernfeind to approve \$5573 to replace Compressor #4 Aeon unit to be funded by the Replacement Reserve account. The motion was seconded by Mr. Short and passed unanimously.

- b) Social Room & Common Area Renovations – Mr. Lamb and Ms. Haars gave an extensive review and outline on the proposed expenses for renovation of the Florencia Social Rooms, common and Grand Salon areas. There was a lengthy discussion detailing the project scope and cost, available funding, and the process.

A motion was made by Mr. Bauernfeind to approve up to \$205K funded from the Replacement Reserve account to refurbish the Florencia Social Room. The motion was seconded by Mr. Short and passed unanimously.

A motion was made by Mr. Bauernfeind to approve up to \$93K funded from the Replacement Reserve account to refurbish the Florencia first floor hallway areas and the Grand Salon. The motion was seconded by Mr. Short and passed unanimously.

- c) Pool Pavilion Furniture: In continuing with the interior theme of renovation and due to some fading of the fabrics, a discussion was held on replacing or refurbishing the existing pool furniture and the pool cabanas. It was decided to table the discussion until the next board meeting in August.
- d) Mullet's Aluminum is scheduled to perform a visual inspection of our lanai screens and railings in order to give an approximate timeframe for replacement. Travis Mullet is scheduled next week.
- e) The Florida Governor has signed some legislation into effect July 1 relating to Estoppel letters. There are some other pending items as well that could affect Associations. The Board will be updated on any changes.

VII. BOARD MEETING DATE – Wednesday, August 16, 2017 at 9:00AM

A motion was made by Mr. Short to cancel the July Board meeting and reconvene in August. The motion was seconded by Mr. Cates and passed unanimously.

VIII. ADJOURNMENT

Mr. Lamb made a motion to adjourn at 10:42a.m. The motion was seconded by Mr. Short and passed unanimously.

Respectfully submitted,

Darrell Cates, Secretary