

FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

January 15, 2020

Approved

BOARD MEMBERS IN ATTENDANCE

George Bauernfeind	President
Bill Prakap	Treasurer
Art Lehrer	Director
Tahira Hira	Vice President
Candice Mill	Secretary

OTHERS PRESENT IN PERSON

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

I. CALL TO ORDER

Mr. Bauernfeind 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 Mrs. Mill to approve the revised December 11, 2019 Board Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.

- V. TREASURER'S REPORT-** Mr. Prakap reported the financials through November 2019. Income reflects a favorable \$4K variance due to the guest suite income. All assessments for the first quarter 2020 have been paid. YTD expenses continue to track very close to plan. The biggest item on the balance sheet are the Reserve CD's which we continue to monitor for cash availability for project expenses. We currently have more cash than anticipated due to the project billing being behind the estimated schedule.

A motion was made by Mrs. Hira to approve the November 2019 financial reports. The motion was seconded by Mrs. Mill and passed unanimously.

VI. MANAGER'S REPORT

A. Updates

Screens & Railings:

- A question arose regarding selection and replacement of the west facing lanai light. The Florencia declaration has been reviewed and the Association Attorney has been contacted. The Board can authorize that owners/residents can install any type of exterior light they would like to mount on the west lanai. The Board agrees that a set of guidelines will be established for residents; examples such as no spotlights, no more additional features than what is currently there, lights should be installed flush to the wall.

- The 03/04 lanai cages are in the process of being torn out. The 05-lanai cage work is beginning this week.
- Painting of the east side of the building will begin. The front driveway will be blocked in areas when the porta cochere is being painted. The mail carrier, Fed Ex, UPS, and Amazon delivery teams have been notified.

Holiday Lights:

- There were several evenings when the front exterior holiday lights were off over the holiday season. Many of these times it was due to the setup getting wet from rain or the sprinkler. Attempts to adjust them were made as well as several emails were sent to the company. Holiday lights were then unplugged by the company earlier than desired with no prior consent or directives. An email was sent to them outlining issues to be addressed prior to the 2020 holiday installation.

Generator/Fire Pump Maintenance:

- A meeting is scheduled with a representative from Florida Detroit Diesel concerning the unpaid invoices relating back to the generator and radiator. In addition, a new contract has been signed with TAW to do the maintenance and inspections on the generator and fire pump moving forward.

Elevators:

- A meeting is scheduled with a Thyssen Krupp representative to discuss our concerns about the response time for the PE2 elevator as well as other elevator issues.

B. New Business

- Audit preparation has begun with Stroemer and Company.
- The March Annual Meeting notice will be sent January 17th per the time guidelines set by the state.
- New grills will be purchased. An Advisory Group will be assembled to do research and gather information. A couple of recommendations for new grills have been received from the company who currently maintains our grills. Volunteers Mrs. Hira, Mr. Lehrer and Mr. Sherman will report to the Board with their findings and recommendations.
- After further inspection, the source of the leak in the manager's unit has been located. The exterior repairs are being addressed. In addition, interior unit work will need to be done including the replacement of the existing blinds which have been damaged by the water.

VII. PRESIDENTS COMMENTS

- The new Colony Foundation turnover took place in November. The focus is currently on the restructuring of committees, policies and procedures manual, and updating the current PLCA structure specific to high-rise voting representatives. Mr. Bauernfeind will serve as Florencia's voting PLCA representative and Mrs. Hira will serve as the alternate voting representative. Updates will continue to be distributed for those signed up through their email.
- Future Building Projects following the completion of the current Building project in process:
 - Electricity in the garage- Survey will go out to the unit owners regarding the needs. An Advisory Group will be set up.
 - Exploration of the irrigation to the front flower beds.
 - Exterior lighting upgrades to the pool area.
 - Landscaping Improvements.

VIII. UNIT OWNERS QUESTIONS/COMMENTS

Mr. Bauernfeind, Ms. Haars, and the Board of Directors responded to questions from Association Members.

IX. NEXT BOARD MEETING DATE – Wednesday, February 19, 2020 at 9:00AM

XIV. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 9:50 a.m. The motion was seconded by Mrs. Mill and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary