

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

December 9, 2020

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakap	Treasurer
Art Lehrer	Secretary
Dennis Weller	Director

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Jamie Kennedy, Administrative Assistant

I. CALL TO ORDER

Mr. Bauernfeind called the meeting to order at 9:00 a.m. on the above date in a Go to Meeting virtual setting.

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 virtually.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Lehrer to approve the November 18, 2020 Board Meeting Minutes. The motion was seconded by Mr. Prakap and passed unanimously.

V. TREASURER REPORT- Mr. Prakap reported that the November 2020 financial reports will be tabled for the next BOD Meeting.

A. 2021 PROPOSED OPERATING BUDGET, RESERVE ASSESSMENT, AND QUARTERLY ASSESSMENTS

Mr. Prakap reported that there will be an increase in the 2021 Operating budget. Nearly half of the planned increase is driven by increase in insurance premiums as well as anticipation of some continued pandemic related impact to operations. The projected operating budget for 2021 would call for an increase in the operating assessment of \$44K in addition to the approved Reserve funding increase of \$34K.

The unallocated funds surplus carried forward from prior years will offset the operating increase to owners. Therefore, the operating expense component of the 2021 assessment will be unchanged from 2020.

A motion was made by Mr. Weller to approve the proposed Operating and Reserve Budgets for the year 2021 as presented. Mrs. Hira seconded the motion and it passed unanimously.

A motion was made by Mr. Lehrer to approve the proposed Quarterly Assessment Schedule for the year 2021 as presented. Mrs. Hira seconded the motion and it passed unanimously.

VI. MANAGER'S REPORT

A. Updates

- It was determined that a leak in one of the units was being caused by an issue on the open balcony on a unit above. Upon investigation, it was determined that the failure of the waterproofing on the higher balcony was causing the leak. The waterproofing is the Association's responsibility. It is being repaired.
- The vehicle bumper stops in the garage will be painted in order to make them visible to people when walking.
- A fogger which sanitizes surfaces using an ionized charged is now being utilized after the usage of the guest suites and the fitness center.

B. New Business:

- The proposed 2021 Board of Director's meeting schedule was presented to the Board for review.

A motion was made by Mrs. Hira to approve the 2021 Board Schedule. The motion was seconded by Mr. Prakap and passed unanimously.

- A question was presented whether to allow guest and family members of owners use of the fitness center. It was determined previously by the Board that the Fitness Center be open to residents only. After a lengthy discussion it was decided that guests and family members of owners would be allowed the hours of 12:30pm-2:30pm to use the Fitness Center. It will then be cleaned and fogged. It was also determined that the maximum number of people in the fitness center will be limited to 5-6 during this time.
- A plexiglass partition was ordered for the front desk countertop to maintain social distancing.

VII. PRESIDENTS COMMENTS

- A concern was brought to the Board and a lengthy discussion was held concerning the wearing of masks by everyone within the interior common areas of the building including owners and guests. At this time because of the rise in Coronavirus cases, the Board decided that masks must be worn by anyone within the common areas of the building. The signage will be changed to indicate that masks are mandatory within these areas.

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 – Board Meeting, Wednesday, January 20, 2021 at 9:00AM, virtually for Board members and call in for residents.

XIV. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 10:24 a.m. The motion was seconded by Mr. Weller and passed unanimously.

Respectfully submitted,

Art Lehrer, Secretary