

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

July 16, 2015

Approved

BOARD MEMBERS IN ATTENDANCE

James Lamb Vice President

BOARD MEMBERS ATTENDING VIA TELEPHONE

Harry Boghigian President

Harry Short Treasurer

George Bauernfeind Secretary

Wayne Fisher Director

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.

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. Fisher to approve the June 25, 2015 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.

V. TREASURER'S REPORT

Financials – Mr. Short reported that for the first six (6) months of the year January through June the results are identical to the past two (2) months. Revenues and expenses look very good and are on track as planned and under budget with no major surprises. Mr. Short reported that the Operating Net Income was \$40,000; \$46,000 favorable to plan. Revenues for January-June were \$777,400; \$1,900 unfavorable to plan. Guest suite income was the main driver for the unfavorable revenue variance with the summer usage at a minimum. No changes on the expenses from the prior report. Nothing to report on the Balance sheet.

A motion was made by Mr. Lamb to approve the June 2015 financial reports. The motion was seconded by Mr. Fisher and passed unanimously.

VI. UOC/CRC UPDATE

- ❖ No meeting in June. For additional information and a copy of the minutes, please visit www.pelicanlanding.org.

VII. MANAGER'S REPORT

- a) Ms. Haars reported that all grills are currently repaired and functioning properly.
- b) Updated information concerning new Florida Legislation was presented to the Board for review.
- c) Discussion continues regarding the recovering of the lobby benches; we are awaiting quotes for material and labor costs.

- d) We are currently obtaining prices for the Florencia Reserve Study 2016-2017 Recommendations.
- e) RFP's have been requested for replacement of the social room and service hallway carpeting.
- f) Ms. Haars presented a recommendation from an owner for the addition of an outdoor gas fire-pit with comfortable chairs for the residents to enjoy somewhere on the property. Ms. Haars was directed to proceed in gathering additional information to present at the August meeting.
- g) A request has also been made from an owner concerning a rooftop deck for residents to use. Ms. Haars was directed to proceed and will consult with an engineer and an architect.
- h) Ms. Haars reported on an extensive audit performed on the existing and available bicycle spaces. Bicycle guidelines will be drafted and presented to the Bicycle Committee for review.

VIII. OLD BUSINESS

- a) Washingtonia Palms – The Board discussed the proposals for removal and replacement options of the four (4) Washingtonia Palms in the N. planter located adjacent to the mechanical building to avoid damage if they were to collapse. One (1) Royal Palm and two (2) Foxtails are being suggested as they do not drop fronds as the Royals do.

A motion was made by Mr. Fisher to approve the \$3,705 Crawford Landscaping funding request for the remove of four (4) Washingtonia palms and installation of one (1) Royal Palm and two (2) Foxtail Palms. The motion was seconded by Mr. Short and passed unanimously.

- b) Chair Recovering – Due to inappropriate cleaning of the fabric on two (2) front Lobby Chairs proposals for recovering them have been reviewed.

A motion was made by Mr. Boghigian to authorize Ms. Haars spending up to \$3,200 for the recommended recovering of the front lobby chairs. The motion was seconded by Mr. Short and passed unanimously.

- c) Pavilion TV's – Proposals for the replacement and use of the outdoor pavilion televisions were reviewed and discussed.

A motion was made by Mr. Boghigian to approve the proposal by Design Theater Vision to replace one (1) of the existing TV's inside the pool pavilion with an outdoor TV. The motion was seconded by Mr. Short and passed unanimously.

IX. NEW BUSINESS

- a) Condee Proposal – A proposal in the amount of \$3,825 for replacement of a heat exchanger was discussed. This will be to replace the pressure gauges and steel nipples for pressure readings.

A motion was made by Mr. Boghigian to approve \$3,825 funded from the Reserve Account for the replacement of a heat exchanger by Condee Cooling. The motion was seconded by Mr. Bauernfeind and passed unanimously.

NEXT BOARD MEETING DATE – Thursday, August 20, 2015 at 9:00AM

ADJOURNMENT

Mr. Lamb made a motion to adjourn at 10:00 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

George Bauernfeind, Secretary