

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

August 16, 2017

Approved

BOARD MEMBERS IN ATTENDANCE

Jim Lamb President
Darrell Cates Secretary

BOARD MEMBERS ATTENDING VIA TELEPHONE

Wayne Fisher Director
George Bauernfeind Treasurer
Harry Short Vice President

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. Cates to approve the June 21, 2017 Board Meeting Minutes with an amended change to the Treasurer's Report. The motion was seconded by Mr. Bauernfeind and passed unanimously.

V. TREASURER'S REPORT

- a) **Financials** – Mr. Bauernfeind reported that revenues for the first (8) months of the year January through August look very good and revenues are on track as planned. No major surprises at this time. Operating Expenses are below plan.

A motion was made by Mr. Bauernfeind to approve the June and July 2017 financial reports. The motion was seconded by Mr. Short and passed unanimously.

VI. MANAGER'S REPORT

A. UPDATES

- a) The Hotwire conversion of the office and common areas is complete. We are currently in the process of switching over the office staff's new email addresses.
- b) The sewer line maintenance project will begin Monday, August 28. A preliminary walk-thru with the BlueWorks representative is scheduled this week.
- c) Mullet's Aluminum performed a visual inspection of our lanai screens and railings. We are waiting a timeline recommendation for replacement.
- d) The Reserve Study on-site inspection has been completed. A preliminary draft is expected to be ready by mid-September.

B. OLD BUSINESS

- a) The pool leak will be repaired mid-September at a cost of \$2700. The pool will be closed for 3-4 days.
- b) Ms. Haars presented a Board Resolution prepared by Florencia Attorney, Steve Falk, for fees pertaining to estoppel requests and the new State legislation. The Board discussed the cost for estoppel certificate issuance and Florencia's fee. It was determined that the current fee remain the same.
- c) A cancellation letter was sent to TriNet for payroll and employee services. The effective cancellation date is September 30, 2017. Brown & Brown and Paylocity will be effective October 1, 2017. The healthcare costs have increased and the exact amount is contingent on the carrier selected. The probability is that we will shift from Florida Blue to United Healthcare.
- d) Ms. Haars presented a summary of itemized work with the progress on the landscaping project.
- e) Pool Pavilion Furniture: a discussion was held on replacing or refurbishing the existing pool furniture and the pool cabanas. The cost to replacing the existing furniture with new is \$50,667. Ms. Haars will continue to keep the Board informed and address later this year when we have a better idea of 2017-year spending.
- f) Social Room & Common Area Renovations – Ms. Haars presented a tentative schedule as the updating continues. Furniture, material, lighting, and such have been ordered. Painting is complete except for the dome ceiling areas. We are currently adhering to the established budget.

C. NEW BUSINESS

- a) Pool Pavilion Ice Maker- Due to the age and continual repairs, a new ice maker was ordered at a cost of \$2366.44. This cost will be paid from the Reserve Account.

A motion was made by Mr. Short to approve \$2366.44 funding from the Replacement Reserve to replace the existing pool pavilion ice maker. The motion was seconded by Mr. Fisher and passed unanimously.

- b) The irrigation backflow was rebuilt due to a leak, however it continues to leak. There is a possibility that we may need an entire new backflow system. We are in communication with Bonita Springs Utilities and Wayne Fire Sprinkler.

VII. BOARD MEETING DATE – Wednesday, September 20, 2017 at 9:00AM

VIII. ADJOURNMENT

Mr. Lamb made a motion to adjourn at 9:30a.m. The motion was seconded by Mr. Cates and passed unanimously.

Respectfully submitted,

Darrell Cates, Secretary