

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

September 16, 2020

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

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

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 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 virtually.

IV. APPROVAL OF MINUTES

A motion was made by Mrs. Mill to approve the June 11, 2020 Board Meeting Minutes. The motion was seconded by Mr. Prakap and passed unanimously.

V. TEASURER REPORT

A. Financials

Mr. Prakap reported on the August 2020 financials. Income for the first (8) months of the year is below plan. Contributing factors are lesser interest income with Raymond James Investments and lesser guest suite income. Expenses are higher than plan due to some unplanned expenses as a result of the Coronavirus pandemic. A few offsetting categories are due to timing and billing differences. The Balance sheet reflects a cash accumulation in the Raymond James Investment accounts due to some matured CDs in our programs. As a result, the leftover cash will be reinvested. Replacement Reserves are being evaluated and CD's are being managed carefully to ensure cash availability. Oley Kinser (associated with Raymond James) is our current financial advisor. Oley Kinser no longer is interested in managing our investments. They have suggested that we do business with another Raymond James firm. They have suggested McCaw & Associates Investment Group to better suite our specific needs. Mr. Prakap will talk with that firm and bring to the board at the next meeting. A firm must be selected by the end of 2020.

Mrs. Hira gave her appreciation to the Paint/Screen/Rail project team for all their work.

B. Project Update

The final dollar amounts for the Project have been submitted and the screens/railings/paint project came in under budget.

VI. MANAGER'S REPORT

A. Updates

- FPL - A claim has been filed with FPL. Once all invoices and estimates are received, they will be submitted to FPL for review. The Florencia property insurance company was contacted, and an adjuster was sent out. A determination can be made on whether to file a claim with our insurance company or not once we are notified of how FPL will address the issue. Some residents have experienced some problems with the light and appliances in their laundry room. If the residents choose to file a claim with FPL, they must do this on their own.
- Guest Suites have been painted.
- A new hose reel will be installed for residents to wash their vehicles and the current area will be cleaned up.
- The recoating of the roof will be performed by Crowther Roofing using a two-coat process. The first coat is scheduled at the end of October and the second coat at the end of November.

B. Coronavirus Actions

- Ms. Haars provided a summary of Coronavirus actions taken previously with current comments on how to continue with "season" forthcoming.

C. Realtor Open Houses

- The question was presented whether to allow Realtor Open Houses to resume as part of the reopening of Florencia. It was decided that at this time it is "too early" to reinstate open houses. We will continue to evaluate the situation.

D. Engineering Plan for Garage Electrical Outlets:

- Ms. Haars presented a proposal from Forge Engineering to prepare a plan for the installation of the electrical outlets in the garage, which is the first phase of a two-phase project.

A motion was made by Mr. Bauernfeind to approve the proposal from Forge Engineering for engineering consultant services associated with the installation of Phase 1 charging outlets in the garage not to exceed \$2,200. The motion was seconded by Mrs. Mill and passed unanimously.

E. In Process:

- The ruts made by the trucks when working at Altaira will be repaired by our landscape company and paid by Altaira.
- We have spoken with one lighting architect and contacted an additional about updating the lighting in the pool area.
- Four (4) camera companies have been contacted and interviewed.
- In preparation for the 2021 budget planning, contractors and vendors have been contacted for pricing. There are a few significant increases, and some companies are having no increase.
- Our contract for unit AC checks expires this year. The current company came back with a 20% increase for 2021. RFP's have been sent out to other HVAC companies for proposals.
- Projects which are in process – repair of the diesel fuel; new service elevator pads; doing camera work to inspect some water heater drain lines; Aeon units; and rewiring of the front desk cameras.

VII. PRESIDENTS COMMENTS

- Mr. Bauernfeind announced that Board Secretary, Candice Mill, has placed her unit in Florencia for sale and has given her resignation notice. Mrs. Mill's term ends in 2021. She will stay in her position until her unit sells, or a replacement Board Member is selected.

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, October 21, 2020 at 9:00AM, virtually for Board members and call in for residents.

XIV. ADJOURNMENT

Mr. Lehrer made a motion to adjourn at 10:25 a.m. The motion was seconded by Mrs. Hira and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary