

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

**June 19, 2019**

**Approved**

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**BOARD MEMBERS IN ATTENDANCE**

Bill Prakap                      Vice President/Treasurer

**BOARD MEMBERS ATTENDING VIA TELEPHONE**

George Bauernfeind    President  
Tahira Hira                Vice President  
Darrell Cates             Director

**BOARD MEMBERS NOT IN ATTENDANCE**

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 Mr. Cates to approve the May 15, 2019 Board Meeting as well as the Special Members Meeting Minutes. The motion was seconded by Mr. Prakap and passed unanimously.*

**V. TREASURER'S REPORT**

Mr. Prakap reported that revenues for the first (5) months of the year January through May are on plan. No major surprises at this time. The guest suite income favorable variance of \$2K. YTD expenses reflects a favorable variance of \$6K. In addition, there is an unfavorable balance of \$7K on expenses due to insurance and fountain repairs. The maturity on the CD Programs has been reviewed to ensure cash availability for upcoming projects and expenses. A schedule of payments for 2019 projects has been outlined.

*A motion was made by Mrs. Hira to approve the April & May 2019 financial reports. The motion was seconded by Mr. Cates and passed unanimously.*

**VI. MANAGER'S REPORT**

**New Business:**

- The front entry door lock has been working intermittently. It was determined that the mag lock was the issue and would need to be replaced. The cost would be

approximately \$1500. It was later determined that this was not the root cause. We will be refunded the cost of the part and charged for the service call only.

- The generator radiator came in and will be replaced during the week of June 17. It is necessary to rent a portable generator for the time that our main generator is out of service. The cost of the portable generator rental is approximately \$5100 per week.

#### **Management Office:**

- Pricing has been received for the flooring as well as the material has been selected for the office. July 8<sup>th</sup> is the anticipated start date pending the readiness of permits.

**Planter Bed:** Ms. Haars presented a general breakdown of costs associated with each bidder to include both the general contractor and the Landscaping company for the front planter bed repairs.

- Main Contractor: The analysis was between Marzucco's and Walker on the planter bed repairs. Ms. Haars recommended Walker Construction as the main contractor over Marzucco's due to the overall confidence level and experience. Walker does perform a hot apply for the waterproofing as well as a terminator bar on the beds.
- Landscaper: The analysis was between Greenscapes and Blue Landscaping for landscaping of the bed. Although the price is comparable, Ms. Haars recommended Blue for this project. They have worked on similar projects with Walker several times. Greenscapes is suitable for our monthly maintenance, however it is thought that they do not have the experience as Blue does on this type of project.

*A motion was made by Mr. Prakap to approve the proposals for Walker Contracting and Blue Landscaping for the repairs to the front planter bed project as well as the landscaping work, not to exceed \$275,000. The motion was seconded by Mrs. Hira and passed unanimously.*

#### **Screens/Railings:**

- We have received two proposals from moving companies who have worked in Florencia. Prestige Moving has been selected for the Project lanai moves. An early estimate of total costs for the unit lanai moving aspect will be approximately \$12,000.
- The contract for Service Contracting has been reviewed by our Association attorney and is now being reviewed by Larry West. Service Contracting will review once more before the final signing of the contract.

**VII. PRESIDENTS COMMENTS** – Mr. Bauernfeind expressed his appreciation of Mrs. Hira's time and efforts for the CRC and providing the Florencia with updates.

**VIII. UNIT OWNER QUESTIONS/COMMENTS** – There were none.

**IX. NEXT BOARD MEETING DATE** – Wednesday, September 18, 2019 at 9:00AM

**XI. ADJOURNMENT**

*Mr. Cates made a motion to adjourn at 9:38 a.m. The motion was seconded by Mrs. Hira and passed unanimously.*

**XII. SPECIAL MEMBER'S MEETING (Building Color)**

Respectfully submitted,

Candice Mill, Secretary