

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

January 21, 2016

Approved

BOARD MEMBERS IN ATTENDANCE

Harry Boghigian	President
James Lamb	Vice 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. Boghigian 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. Boghigian announced that the notice for this meeting was posted in accordance with bylaws and statutory requirements.

III. VERIFICATION OF A QUORUM

Mr. Boghigian confirmed that a quorum was present.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Bauernfeind to approve the December 17, 2015 Board Meeting Minutes. The motion was seconded by Mr. Fisher and passed unanimously.

V. TREASURER'S REPORT

Financials – Mr. Short reported on the December 2015 financial statements. Detailed financial reports for 2015 will be distributed at the February 18, 2016 meeting. Revenues were at plan and expenses are well managed and currently slightly below budget closing the full year in excellent condition. The negative revenue variance is \$1000 versus the plan of \$1,553,000. Preliminary net income came in at approximately \$40,000; however, this amount will be lower when all 2015 bills are received. All assessments for 116 Unit Holders have been paid for the first quarter. Mr. Short addressed a question regarding the \$40K surplus from 2015. The Board has a couple of options to consider; return back to the Unit Owners by reducing the quarterly assessments, hold it as a form of contingency reserve, or move them into replacement reserves. Recommendations will be made when the net income is finalized. To close up the Financials for this year, an annual audit will be conducted by Stroemer & Co. This will be scheduled at the end of this month and the final report will be issued in March.

VI. UOC/CRC UPDATE

UOC- Mr. Boghigian reported:

- a) Turnover Communications – Mr. Boghigian gave a brief discussion regarding the concern on the latest communication from the Turnover Committee. The Bonita Springs City Council had a meeting this past week considering a request to rezone 20+ acres at Raptor Bay to build additional high-rise buildings. The second reading on this topic will be on the February 3 meeting agenda at 5:30 pm. All residents are welcome to attend. For additional information and a copy of the UOC/CRC minutes, please visit www.pelicanlanding.org.

CRC- Mr. Prakash reported:

- a) Next Thursday evening, January 28, The Bay Club will be holding a cocktail hour for residents of Florencia, Messina, and Castella. This will take place from 5 – 6 pm. Call 992-2100 to make your reservation.
- b) The Privacy Committee is looking for new members to volunteer. If you are interested, please send a resume or short paragraph describing your qualifications to Ryan Morris, Privacy Manager, at Ryan@pelicanlanding.com by January 22.
- b) The Landscaping Committee – The Board consensus is to move forward on recommendation to define the responsibilities between PLCA & CDD in order to come up with a new service agreement between the two entities.
- c) Coconut Point Marina Task Force- Board approved putting the new marina building on hold, going forward with the floating docks, and revisiting the issue in 6 months.
- d) PLCA's current bulk television contract with Comcast expires on December 31, 2017, and the PLCA Board established a Broadband Task Force review and discusses all alternatives. To date CSI, has been selected as the consultant hired to assist Pelican Landing to selecting a provider. The next major milestone is in early February, when initial responses to the RFP are due from the five providers of broadband services in this area to whom it was sent.

VII. MANAGER'S REPORT

- a) Ms. Haars presented to the Board a list of updated Reserve Study items for review.
- b) Crawford Landscaping will be scheduling pruning to the coconut trees due to the excess weight on the trees. This tree work is included in the 2016 budget.
- c) Due to the age and remaining lifespan of Unit Owner's water heater's it was recommended to explore options offering a water heater program for the unit owners. Dalo Plumbing has provided an outline program that would be optional to the Florencia residents. Ms. Haars is waiting for additional proposals.
- d) Front Entrance Water Pooling – To take care of the front entrance water intrusion, it was proposed to open up the drains and install a trough drain by the front door. Mr. Lamb presented a detailed summary spreadsheet for review. Ms. Haars is waiting for additional proposals.
- e) Additional Lights have been installed by the grills as well as a light by the northwest garage door. The total cost for both is \$1469.
- f) The annual Board Meeting is scheduled for March 17, 2016. Two (2) Board members' terms expire. These Board Members are James Lamb and Wayne Fisher.
- g) Innovative Access and Service came out to inspect the service doors. Ms. Haars is waiting for an evaluation report and recommendations.
- h) CenturyLink is tentatively scheduled for internet switchover for mid-February. No specific date has been determined.

VIII. OLD BUSINESS

- a) Screen Repair & Replacement Guidelines - Since the Declaration change in the spring of 2015 redirecting the responsibility to the Association for maintaining and replacement of lanai screens and railings, we have received requests for screen repairs. After being directed by the Board, Ms. Haars presented an "initial" screen repair process guideline for the Board to review. These Guidelines were accepted and will take effect immediately.

IX. NEW BUSINESS

- a) Elliptical Replacement Funding Approval - It was previously discussed to replace the two (2) ellipticals in the fitness center. Ms. Haars presented the proposal from FitRev for the Precor units being recommended. It was agreed that the current two (2) ellipticals be donated to a charity.

A motion was made by Mr. Lamb to approve \$16,987.60 funding from the Replacement Reserve to replace the two (2) existing ellipticals with the proposal from FitRev. The motion was seconded by Mr. Fisher and passed unanimously.

- b) Unit Owner Major Works Projects Timing – Ms. Haars addressed some concerns regarding major work taking place in residences during peak and holiday seasons. It was requested that the Board consider restricting major resident projects from occurring during these times. It was directed by the Board for Ms. Haars to determine the timeframe in which major resident work can be performed.

NEXT BOARD MEETING DATE – Thursday, February 18, 2016 at 9:00AM

ADJOURNMENT

Mr. Boghigian made a motion to adjourn at 10:45 a.m. The motion was seconded by Mr. Bauernfeind and passed unanimously.

Respectfully submitted,

George Bauernfeind, Secretary