

FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
September 15, 2021
Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakap	Vice President/Treasurer
Dennis Weller	Secretary
Art Lehrer	Director

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-Webinar virtual setting.

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 Mr. Weller to approve the May 19, 2021, Board Meeting Minutes. The motion was seconded by Mr. Lehrer and passed unanimously.

V. TREASURER'S REPORT- Mr. Prakap reported the change in banking institutions for Florencia from Wells Fargo and BB&T to Wintrust Financial has taken place. The Raymond James reserve account balances have also been transferred to Wintrust.

Mr. Prakap reported on the August 2021 financials. Income for the first (8) months of the year is on plan. All assessments have been paid in full. Income YTD is exceeding our plan due to the guest suite income. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences.

A motion was made by Mr. Weller to approve the August 2021 financial reports. The motion was seconded by Mr. Lehrer and passed unanimously.

VI. MANAGER'S REPORT

A. Updates:

- A proposal for adding an electrical panel for the building so that outlets could be added in the garage for trickle charging is under review. Additional research is being done for EV charging stations.
- Proposals have been received from two (2) companies for the replacement of the Aeon units (RTUs) on the roof. They are being analyzed by the engineer who will submit his summary analysis of them. This will be addressed at a later meeting when more information has been received.

B. In-Process:

- On Thursday, August 19, there was a storm with lightning in the area. Florencia had roof drains send down large amounts of water resulting in 2 non-supported pipes bursting in the theatre and Medici guest suite. This is an ongoing process of working with the insurance company for repairs of these areas. In addition, we are investigating how many roof drainpipes with elbow pipes located throughout the property that are not supported by any type of brace. There is possibly 12+. Research concerning these pipes will continue.
- Proposals from three (3) companies have been received for replacement of the pool pavilion shutters. Research is still needed to determine the best type of material to use.
- Michael from Forge Engineering completed an on-site inspection to prepare the full Reserve Study this year. An update is completed annually for three (3) years, then a full Reserve Study is done. This keeps us informed to building status, projects, and projected dollar costs. The completed Reserve Study is expected by the October Board meeting.
- The work on the spa to repair the leaks continues. One repair has been made; however, one leak remains.
- The elevator upgrades to the CPU boards along with the work needed to meet FL statutes will start next week.

VII. NEW BUSINESS:

A. Affirmation: The following actions need affirmation from the Board. They were activities that were completed or in process and the Board agreed to them but approval in a meeting is needed.

- Replaced south elevator room HVAC unit.
- Approval of common area surge protector to be installed by FPL; not completed yet
- Sealcoating of service parking lot; cost to be divided between Florencia and Treviso.
- Required upgrade of elevator computers from 16 Bit to 32 Bit CPU; not completed yet
- Pool & Spa
 1. Hired TRC Worldwide Engineering to investigate pool/spa solution.
 2. Walker Construction hired to level pool deck pavers.
 3. Michael Douglass Touchless Technologies hired to repair spa pipe leak.

A motion was made by Mr. Prakash to approve the above actions. The motion was seconded by Mrs. Hira and passed unanimously.

B. Handicap Parking Signs: A lengthy discussion was held on the two handicap spaces in the garage. It was noted that these two spaces are assigned to owners. The two “handicap parking” signs for these spaces will be removed. Four (4) handicap parking signs will be moved and signed in the parking areas in front of the building.

A motion was made by Mr. Bauernfeind to approve the removal of the two (2) handicap signs in the garage and move four (4) handicap spaces to be assigned in parking area in front of the building. The motion was seconded by Mr. Weller and passed unanimously.

C. Smoke Detectors: There was a discussion regarding the responsibility of replacing unit smoke detectors. It was noted that the Board created a policy several years ago for Florencia in-residence smoke detector and back-up battery replacements being the responsibility of the unit owners.

D. Covid Protocols: There was a lengthy discussion regarding the covid protocols currently in place at Florencia. The Board agreed to continue with the COVID guidelines adopted in May 2021. Guidelines attached.

A motion was made by Mr. Weller to continue with the COVID guidelines set forth in May 2021. The motion was seconded by Mrs. Hira and passed unanimously

A discussion was held as to what actions Florencia is taking to protect the structural integrity of the building. This arising after the occurrence at Surfside Condominiums. Below are steps taken by Florencia.

- Professional building inspections. Florencia was inspected prior to Altaira construction and has had several engineers here through the years.
- Paint the building every 5-7 years. This was completed in 2011/2012 and in 2019/2020.
- Ongoing Reserve Study updates and contributions to the Reserve account. The Reserve account is monitored, and adjustments are made accordingly.

A motion was made by Mr. Weller to approve the scheduling of a full building inspection through an engineering firm every 5-7 years. The motion was seconded by Mrs. Hira and passed unanimously.

VIII. PRESIDENTS COMMENTS

There were no additional comments.

IX. UNIT OWNERS QUESTIONS/COMMENTS

There were no additional unit owner questions/comments.

X. NEXT SCHEDULED BOARD MEETING DATE - October 20, 2021, at 9:00 a.m.

XIV. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 10:20 a.m. The motion was seconded by Mr. Lehrer and passed unanimously.

Respectfully submitted,

Dennis Weller,

Secretary

Florenxia Lifting of COVID restrictions-

Effective today, May 19, 2021, the Florenxia Board of Directors made the decision to lift COVID restrictions for the building with the following exceptions.

- Residents and guests who are not fully vaccinated are to wear a mask when in the interior common areas of the building.
- All vendors, cleaning crews, other contractors, realtors, and guests with realtors must continue to wear masks when in the interior common areas of the building.

Residents and their guests who are fully vaccinated and have completed the prescribed postvaccination waiting period will no longer be required to wear masks in the interior common areas of the building.

Florenxia staff will continue to wear masks until they are fully vaccinated, and they have completed the postvaccination waiting period. This will also apply to any new hires or temporary workers.

The Florenxia Board of Directors will continue to monitor the COVID situation and reserve the right to change any of the above.