

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

October 16, 2019

Approved

BOARD MEMBERS IN ATTENDANCE

George Bauernfeind	President
Tahira Hira	Vice President
Candice Mill	Secretary

BOARD MEMBERS ATTENDING VIA TELEPHONE

Bill Prakup	Treasurer
Darrell Cates	Director

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 Mrs. Mill to approve the September 25, 2019 Board Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.

V. TREASURER'S REPORT

Mr. Prakup reported that revenues for the first (9) months of the year is on plan. No major surprises. YTD income reflects a favorable variance due to guest suite usage. YTD expenses reflects a favorable variance of less than 1%. In September there were two (2) maturing CD's in the reserve funds totaling \$258K which have now been placed into the money market fund verses renewal. There is enough cash available for reserve expenses for the remainder of 2019. Mr. Prakup, Mr. Bauernfeind, and Ms. Haars met with Forge Engineering to review the reserve study and make updates for 2020 including number for current projects. The first draft is under review. Final reserve study updates will be drafted once changes have been made.

A motion was made by Mr. Prakup to approve the September 2019 financial reports. The motion was seconded by Mrs. Hira and passed unanimously.

VI. CRC REPORT- Mrs. Hira gave a brief report focusing on the Colony turnover, Board elections, and upcoming budgets. The final CRC meeting will be held November 4th. For additional information and a copy of the CRC minutes, please visit www.thecolonyatplfoundation.com.

VII. MANAGER'S REPORT

New Business:

- None.

Management Office:

- Work is slowly progressing.

Planter Bed:

- The front planter bed repair work has been completed.

Screens/Railings:

- Prestige Moving is scheduled to do the '02 stack moving of lanai furniture. Fan blade removal in the '02 stack is scheduled. Work on the removal of the '02 lanai screens/railings is scheduled to begin.
- Work is progressing as planned.

Generator: A claim was filed with the insurance under a policy for equipment breakdown. It was determined that this work is covered. A check was received for the reimbursing on the generator radiator replacement in the amount of \$65K. There is a remaining balance from Florida Detroit Diesel of \$26,195.10 still under review for disputed charges. Some of the quarterly inspections by Florida Detroit Diesel are in question. A request has been sent for an addition quote from another vendor for these service inspections.

Spa: A Leak was repaired, and spa reopened on Saturday, October 5. Walker Contracting will be backfilling, concrete pour, and do paver reinstallation, at a cost of \$1300.

VIII. PRESIDENTS COMMENTS – Mr. Bauernfeind expressed his appreciation for the efforts made by the Board of Directors, Associate members, and staff during the summer projects. Mr. Bauernfeind congratulated Mr. Cates on the sale of his unit and thanked him for his time and dedication serving on the Board. Mr. Cates term ends in 2021.

IX. UNIT OWNER QUESTIONS/COMMENTS – None.

X. NEXT BOARD MEETING DATE – Wednesday, November 20, 2019 at 9:00AM

XI. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 9:45 a.m. The motion was seconded by Mrs. Mill and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary