

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

**February 18, 2016**

**Approved**

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**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. Boghigian to approve the January 20, 2016 Board Meeting Minutes. The motion was seconded by Mr. Fisher and passed unanimously.*

**V. TREASURER'S REPORT**

**Financials** – Mr. Short reported that the detailed financial reports for 2015 are being reviewed and will be distributed at a later meeting. Preliminary net income for 2015 was reported to be approximately \$40,000; however, this amount has been reduced to \$32,800 due to vendor invoices received in 2016 which apply to 2015. No unusual items to report for the first six (6) weeks of 2016. The annual audit for 2015 is being conducted by Stroemer & Co. and the final report will be issued in March.

**VI. UOC/CRC UPDATE**

**UOC- Nothing to report/ CRC- Mr. Prakash reported:**

- a) There will be a "Meet the Candidates' Night" which introduces the members of the Pelican Landing Community that have submitted their names for consideration for the two open PLCA Board seats. That forum will be held on Wednesday evening, **February 24th**, at the Community Center from **5:30 to 7pm**.
- b) PLCA sent out an important inquiry concerning the Pelican Landing Turnover that was originally sent in Turnover Communication #18 on January 29, 2016, to include a Survey link. The survey includes only one question with an additional space to comment. The Pelican Landing Board is encouraging participation from residents.

**VII. MANAGER'S REPORT**

- a) Front Entrance Water Pooling – After much review and inspection by engineering consultants concerning the front entrance water intrusion, it was proposed to open up the two (2) drains (that were in the original plans but never set up) and get pricing on installation of a trough drain by the front door. It is encompassing more than initially thought in cost. Estimates, Plumbers, concrete work, and paver work are all necessary. Florida Structural is providing a price to handle the entire job- trough drain. In addition, three (3) companies have been contacted regarding three (3) different jobs involving pavers, but no responses.

- b) Water issues - Delta Engineering provided a proposal for inspection of only water issue ranging from \$3200 - \$5000. No inspection was scheduled at this time given the cost was much more than anticipated. In addition, a few cracks and seepage have become visible on the south garage wall. Vic Dudash of RL James inspected these areas and believes the lining of the planter along the garage wall has collapsed causing the water leaks. Additional areas of water leakage were examined in the front of the building on a ledge. Some areas require warranty work to be completed. Repainting of the building was also discussed and we're waiting contact from Sherwin Williams. Casey Ward of Forge Engineering and Karin's Engineering will be inspecting these areas in greater detail. Ms. Haars is waiting on proposals.
- c) Wayne Automatic is in the process of transferring the building alarm system over from Simplex Grinnell. A thirty day cancellation notice was sent to Simplex Grinnell. No disruption is anticipated at this time.
- d) Continued efforts in developing a water heater replacement program for residents is in process.
- e) Three (3) different screen companies have been contacted for pricing on residential screen repairs. We are waiting on proposals.
- f) Sudbury Automation is currently in the process of switching over internet services to Century Links fiber optic cable. This should be completed shortly.
- g) It was discovered that CPS, Florencia's current pool Service Company, was sold recently to Tri City Pools. It is uncertain if the extended warranty on the geo-thermal pool heater system will be honored. We were advised by Tri City Pools that a cancellation of the contract would be accepted with a 30-day letter.
- h) Following the last Board meeting, the Board walked the Florencia grounds. Ms. Haars provide a summary of that walk with updates and some priority listing.

#### **VIII. OLD BUSINESS**

- a) Service Doors- Ms. Haars presented a proposal from Innovative Access & Service for replacement of the service entrance doors.

***A motion was made by Mr. Lamb to approve \$2,207 funded from the Reserve Account for the replacement of the Service Entrance Doors by Innovative Access & Service. The motion was seconded by Mr. Bauernfeind and passed unanimously.***

- b) As discussed in last month's Board meeting, the desire for larger shopping carts was expressed. Lyn led a brief discussion on pricing and the demand for additional carts. Several options were considered. The option for purchasing "S" Hooks was agreed upon for the purpose of enhancing the functionality of the carts when carrying up groceries. No new carts were approved for purchase.

#### **IX. NEW BUSINESS**

- a) It was reported in December that Florencia attorney Steve Falk was resigning as a partner of Roetzel & Andress to establish his own firm which specializes in condo law. Ms. Haars presented a summary comparison of attorney services. After discussion and consideration the recommendation is to use the services of Steve Falk and to evaluate his new company's performance in a year.

***A motion was made by Mr. Short to approve Steve Falk as Florencia's external council. The motion was seconded by Mr. Fisher and passed unanimously.***

**ANNUAL BOARD MEETING DATE – Thursday, March 17, 2016 at 9:00AM**

#### **ADJOURNMENT**

***Mr. Boghigian made a motion to adjourn at 10:25 a.m. The motion was seconded by Mr. Lamb and passed unanimously.***

Respectfully submitted,  
George Bauernfeind, Secretary