

FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
April 17, 2019
Approved

BOARD MEMBERS IN ATTENDANCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakup	Vice President/Treasurer
Candice Mill	Secretary
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 March 20, 2019 Organizational Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.

A motion was made by Mrs. Mill to approve the April 10, 2019 Special Meeting of the Board of Directors and Unit Owners Lanai Cage, Screen Replacement, and Building Paint Project. The motion was seconded by Mr. Cates and passed unanimously.

V. INSURANCE REPORT

Mr. Fisher reported on the 2019-2020 Brown & Brown Insurance Program for Florencia. Mr. Altman, a Florencia owner, was asked to collaborate along with Mr. Fisher on our insurance program. Mr. Altman works as a broker and is knowledgeable in condominium associations. The insurance program was reviewed by Mr. Fisher, Mr. Altman, and Ms. Haars and discussed with Brown & Brown to ensure that the proper coverages are in place. The recommendation provided by Everest National Insurance Company was outlined and presented to the Board for review and discussion.

Lengthy insurance discussion continued around renewal terms and the windstorm deductible. Currently, we have a 2% annual deductible. NO changes were recommended. Florencia is in a good position and coverage compared to other Colony high rises. There were also questions pertaining to the coverage relating to professional Fee's. Ms. Haars will speak with the Brown & Brown representative and reply to the Board.

A motion was made by Mr. Cates to approve 2020-2021 proposed insurance coverage of Florencia at the Colony Condominium Association. The motion was seconded by Mrs. Mill and passed unanimously.

VI. TREASURER'S REPORT

Mr. Prakap reported on the March 31, 2019 financials. The revenues for the first (3) months of the year January through March are on plan. All assessments are current. Contributing factors include guest suite income, lower expenses. Replacement Reserves are being evaluated and CD's are being managed carefully as we move through the Lanai Cage, Screen Replacement, and Building Paint Project.

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

Mr. Prakap reported that Stroemer & Company, a local CPA firm completed the Audit and a "clean opinion" was received.

A motion was made by Mr. Prakap to accept the 2018 Annual Audit reports. The motion was seconded by Mrs. Mill and passed unanimously.

VII. CRC REPORT- Mrs. Mill gave a brief report focused on The Colony turnover and the composition of The Colony Foundation Board and the presentation by Dave Humphry, The Colony Foundation architect. A communication was sent out summarizing the details and events of this meeting. For additional information and a copy of the CRC minutes, please visit www.thecolonyatplfoundation.com.

VIII. MANAGER'S REPORT

- Mrs. Lorrie Christopoulos is a new employee. She will be a fill-in for the Privacy Officers. At this time, she will not have regular assigned hours. All Privacy Officers are part-time employees.
- A new water heater was installed in the Fitness Center. The old one was original and had a significant amount of corrosion internally.
- The Florencia "Disaster Plan" will be updated as well as the website over the next few months.
- An update summary from the Special Meeting for the Building Painting and Screens/Railing Project will be sent to all unit owners.
- Florencia 2019 Board of Director's meetings have been scheduled for the remainder of the year. The Board discussed the option in not scheduling summer meetings for the months of June, July, and August as previously decided in the past.

A motion was made by Mrs. Hira to reschedule the November 20, 2019 to November 13, 2019. It was also decided that the June, July, and August meetings not be scheduled unless a necessary issue develops. The motion was seconded by Mr. Cates and passed unanimously.

Garage Electrical Outlets:

There has been discussion in the past concerning electrical outlets in the garage. With more cars requiring electrical charges, this has resulted in inquiries by residents for the demand of electrical outlets in the garage. Treviso has run electrical down the middle of the garage and allows residents to have an electrician run a connection. Per direction of the Board, Ms. Haars is to gather additional information concerning this project.

Planter Bed Repair:

- As mentioned previously, the exterior planter beds have waterproofing material that is pulling away from the sides. Eventually, all planter bed waterproof lining will have to be replaced. Unfortunately, one of the beds is currently leaking and is affecting the southeast corner of the garage. The stucco was repaired in 2011 when the building was painted but the leak was not addressed. The Board discussed a couple of options which included removing the landscaping; repair the leak; repair the stucco; waterproof the bed; install new landscaping. This is one of our larger beds. Estimated cost is between \$175K - \$200K.

A motion was made by Mrs. Hira to proceed with gathering additional information concerning the project of repairing the leak and stucco in the large planter bed in the front of the building. The motion was seconded by Mr. Cates and passed unanimously.

IX. RESULTS FROM FEB. 20, 2019 WALK-INTERIOR/GARAGE – Ms. Haars presented a summary of the Interior/Garage Walk that was conducted following the February meeting. Many of these items will go into a plan to be addressed during the summer months by staff.

X. BUILDING PAINT PROJECT

Building Paint Color:

- With the approval of the contractor for the Building Painting and Screens/Railing Project, we must now start the process to move forward with the vote for the exterior building color. The paint color information will be sent to the DRC Chairman of the Colony for approval. In addition, our attorney is preparing documentation (proxy ballots, letter, etc.) concerning paint color which will be sent to all unit owners. More information will be sent as this Project progresses. The Board will be determining when the Special Meeting will be held concerning the color change and information will be sent to Unit Owners.
- Steve Falk, Association Attorney, has also been contacted about the preparation of the Project contract.

Screens/Railings:

- The next step in the Screens/Railings Project process is the mailing of the letter and paperwork to unit owners. There is a Declaration Form pertaining to moving furniture, screen choice, and miscellaneous items which will need to be completed by each Unit Owner and returned to the Management Office by July 1, 2019.

XI. PRESIDENT’S COMMENTS – There were none.

XII. UNIT OWNER QUESTIONS/COMMENTS – Mr. Bauernfeind and Ms. Haars responded to questions from Association Members.

XIII. NEXT BOARD MEETING DATE – **Wednesday, May 15, 2019 at 9:00AM**

XIV. ADJOURNMENT

Mr. Bauernfeind a motion to adjourn at 10:40 a.m. The motion was seconded and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary