

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

October 25, 2017

Approved

BOARD MEMBERS IN ATTENDANCE

Jim Lamb President
George Bauernfeind Treasurer

BOARD MEMBERS ATTENDING VIA TELEPHONE

Darrell Cates Secretary
Harry Short Vice President
Wayne Fisher Director

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Jamie Kennedy, Administrative Assistant
Association Members

I. CALL TO ORDER

Mr. Lamb called the meeting to order at 9:00 a.m. in the Florencia at the Colony Grand Salon at 23850 Via Italia Circle, Bonita Springs, Florida on the above date.

II. PROOF OF NOTICE OF MEETING

Mr. Lamb announced that the notice for this meeting was posted in accordance with bylaws and statutory requirements.

III. VERIFICATION OF A QUORUM

Mr. Lamb confirmed that a quorum was present.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Short to approve the August 16, 2017 Board Meeting Minutes. The motion was seconded by Mr. Cates and passed unanimously.

V. IRMA

- a) Mr. Lamb spoke briefly giving a recap on hurricane Irma's impact to Florencia and the continued efforts made by Florencia staff and owners in residence. Clean up and recovery continues. He expressed his sincere appreciation for the hard work and diligence made by all!
- b) Treasurer's report – Mr. Bauernfeind gave a brief overview on actual and estimated costs of the damages incurred from Hurricane Irma. The summary of potential cost currently is \$228,000. The two major categories' include building and grounds clean up. Electrical damage to cooling tower fans was a large component in the cost of repairs to the building. The repair costs associated to hurricane Irma are estimated cost due to the unavailability of vendors. Mr. Bauernfeind clarified how a condominium association classifies disbursement of Operating vs. Reserve account expenses.
- c) Mr. Bauernfeind reported that the Rooftop Aeon units (RTU's) which works with the service hallway A/C's as well as the individual units are in need of replacement. This is an item which is reserved for and has an expected life of 10-12 years. The N. tower Aeon unit did incur some damage to the #1 compressor. It is recommended that both units be replaced simultaneously.

A motion was made by Mr. Bauernfeind to approve up to \$279,560 funded from the Reserve Account to replace the two (2) Rooftop Aeon Units. The motion was seconded by Mr. Fisher and passed unanimously.

- d) A Special Assessment meeting notice will be distributed to all unit Owners today, October 25th, notifying Owners of the Special Assessment as well as the scheduled Board meeting set for November 8th.

VI. TREASURER'S REPORT

- a) **Financials** – Mr. Bauernfeind reported that revenues for the first (9) months of the year January through September look very good and revenues are on track as planned. No major surprises at this time. Operating Expenses are below plan.

A motion was made by Mr. Fisher to approve the September 2017 financial reports. The motion was seconded by Mr. Short and passed unanimously.

VII. MANAGER'S REPORT

A. UPDATES

- a) New email addresses for the Florencia office are now in effect.
- b) Sewer line cleaning has been completed. There are a few post-cleaning things that need to be completed.
- c) The current schedule at this time is to have the major bulk of the remodeling project completed by November 11.
- d) We have had several “surprises” regarding building mechanical operations. Many have been emergency situations and are a result of a combination of building age and IRMA.
- e) Doug Meeks has been hired as a new Privacy Officer.
- f) The Reserve Study draft is expected to be ready by the end of the current week.

VIII. NEXT BOARD MEETING DATE – Wednesday, November 8, 2017 at 9:00AM

IX. ADJOURNMENT

Mr. Lamb made a motion to adjourn at 10:36a.m. The motion was seconded by Mr. Cates and passed unanimously.

Respectfully submitted,

Darrell Cates, Secretary