

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

November 20, 2019

Approved

BOARD MEMBERS IN ATTENDANCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakup	Treasurer
Candice Mill	Secretary
Art Lehrer	Director

ASSOCIATION MEMBER IN ATTENDANCE

Dave Marinaro

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 October 16, 2019 Board Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.

V. APPROVAL OF APPOINTMENT OF NEW BOARD MEMBER

Board Director Darrell Cates has recently sold his unit and resigned from the Board. The remaining directors selected a successor to fill the vacancy. Art Lehrer of unit #1805 has agreed to serve and complete the remainder of Mr. Cates term, which ends in 2021.

A motion was made by Mr. Bauernfeind to appoint Art Lehrer unit owner of #1805 to fill the vacancy of Darrell Cates for the remainder of his term ending in March of 2021. The motion was seconded by Mrs. Hira and passed unanimously.

VI. TREASURER'S REPORT

Mr. Prakup presented a revised financial report for the month of October to the Board due to some corrections made by the accountant. The financials continue to track very close to plan. The balance sheet continues to stay slightly favorable to variance by \$2500 due to the guest suite income. The Profit & Loss remains close to plan. The overall YTD financials reflects a favorable variance of \$3500 and should round out the year on target.

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

RESERVE STUDY

Mr. Prakash reported on the 2020 Reserve Study and gave a brief overview and recap of the update process. The Reserve Study draft for the 2020 update was received from Forge Engineering and distributed to the Board. The large components of the Reserve Study being evaluated were three (3) major projects for 2019- (1) replacement of the exterior rails, screens, and painting of the building, (2) front planter bed repair, and; (3) refurbishing of the management office.

A motion was made by Mr. Bauernfeind to accept the proposed 2020 Reserve Study Update by Forge Engineering. The motion was seconded by Mrs. Hira and passed unanimously.

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

VIII. SCREENS AND RAILINGS UPDATE

Dave Marinaro gave a slide presentation of updates to the Lanai Cage, Screen/Rail Replacement, and Building Paint Project. It was verified that there is no issue with the safety of the screens and lanais with one (1) upper screen not being currently attached. The screen will be attached as the final step of the lanai work in each stack.

IX. MANAGER'S REPORT

New Business:

- There was a brief discussion regarding the possibility of spraying/fogging the pavilion/pool area on an ongoing basis. The service would be done on a bi-weekly basis and is said to be helpful in the control of mosquitoes but there is no guarantee. The estimated cost would be approximately \$5000 per year. Ms. Haars was directed to do additional research on the spray.

Updates:

- A cancellation letter has been sent to our landscape services provider – Greenscapes. A new contract has been signed with Blue Landscaping.
- Building projects which will be explored beginning in January are as follows: Applying roof coating, switching the front flower bed watering from the CDD back to BSU, purchasing new grills, and installing electrical outlets in the garage.
- The exterior lighting on the East and West facing lanais are deteriorating and in poor condition. After extensive research comparable fixtures were found which unit owners may purchase from Florencia and have installed at the unit owners' expense.

Screens/Railings:

- The completion of the 01 stack was summarized and the work is progressing as planned.
- The 02 stack lanais are in the process of being painted.
- The 03/04 stack work will begin after the holidays in January.
- All work will be inspected by our consultants and any issues that arise will be addressed.

- X. PRESIDENTS COMMENTS** – Mr. Bauernfeind reported that Ms. Haars and Mr. Prakash are continuing to work on the 2020 Budget and assessments. A mailing will be sent out Wednesday, November 27 to all Unit Owners with the proposed 2020 budget and assessments. The 2020 Budget will be approved in next month's Board Meeting to be held December 11, 2019. At the current time, the primary focus for the office is on the screens, railings, and paint projects. Art Lehrer was welcomed to the Board of Directors.

XI. UNIT OWNER QUESTIONS/COMMENTS – Mr. Prakap, Ms. Haars, and the Board of Directors responded to questions from Association Members.

XII. NEXT BOARD MEETING DATE – Wednesday, December 11, 2019 at 9:00AM

XIII. EXECUTIVE SESSION –The Board reconvened into Executive Sessions at 10:25 a.m. to discuss personnel matters. The Executive Session was held to discuss Ms. Haars employment terms, annual contract, benefits, and manager’s responsibilities. The Board closed the Executive Session at 11:25.

A motion was made by Mrs. Mill to set Ms. Haars 2020 salary, bonus, and to execute a contract addendum between the Florencia Association and Ms. Haars. The motion was seconded by Mrs. Hira and passed unanimously.

XIV. ADJOURNMENT

A motion was made to adjourn at 11:25 a.m. The motion was seconded and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary