

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

October 20, 2021

Approved revision

BOARD MEMBERS IN ATTENDANCE VIA VIDEO CONFERENCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakup	Treasurer
Art Lehrer	Director
Dennis Weller	Secretary

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Jamie Kennedy, Administrative Assistant

I. CALL TO ORDER

Mr. Bauernfeind called the meeting to order at 9:10 a.m. for on the above date in a Go to Meeting virtual setting.

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 virtually.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Weller to approve the September 15, 2021, Board Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.

V. TREASURER REPORT

A. Financials

Mr. Prakup reported on the September 2021 financials. All assessments have been paid in full. Income YTD is exceeding our plan primarily due to the guest suite income. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences. One (1) major category driving some unplanned expenses is the result of the water damage in the guest suite and theater room. This will be offset by the insurance reimbursements received. Associations insurance premiums are expected to substantially increase into the next year.

A motion was made by Mrs. Hira to approve the September 2021 financial reports. The motion was seconded by Mr. Lehrer and passed unanimously.

B. Reserve Study

Mr. Prakup reported that the Reserve Study draft for the 2022 was received from Forge Engineering and is under review. Discussions have been held and continue to do so because of the dollar amounts for some activities. The completed Reserve Study is expected by the November Board meeting.

VI. MANAGER'S REPORT

In Process:

- A representative from Brickell Energy met with four (4) of The Colony high-rise managers concerning the installation of EV chargers. A proposal is being prepared for Florencia.

- The garage door was damaged by a vehicle and must be replaced. A new garage door is on order. The unit owner's insurance company has been informed. The Colony Patrol will be monitoring the garage entrance during daily patrols until the garage door is replaced.

VII. NEW BUSINESS

- A. HVAC Unit:** Due to age, the South elevator lobby HVAC unit will be replaced by Haines A/C at a cost of \$5,325.

A motion was made by Mrs. Hira to approve \$5,325 funded from the Reserve Account to replace the S. Elevator HVAC by Haines. The motion was seconded by Mr. Lehrer and passed unanimously.

- B. Garage Electrical:** Ms. Haars presented the proposal from You're Next L.L.C. to install base electrical lines and junction boxes in the garage to allow residents to install outlets for trickle charging purposes only at a cost of \$11,500. Residents are responsible for all charges related to installing individual outlets. Approximately 25 residents expressed an interest. If approved, rules and guidelines will be established regarding the outlet installations.

A motion was made by Mr. Weller to approve \$11,500 funded from the Reserve Account to install base electrical lines and junction boxes in the garage for outlet use for trickle charging by You're Next L.L.C. The motion was seconded by Mr. Lehrer and passed unanimously.

- C. RTU Replacement:** Ms. Haars presented the proposal for the replacement of the RTUs on the roof. An RFP was sent to three (3) companies. A verbal estimate quote was received from one (1) company but no written quote was submitted. Two (2) other companies submitted proposals. From these two (2) proposals it is recommended that the proposal from United Mechanical be approved. Dennis Weller presented additional information on the details of the proposal.

A motion was made by Mr. Weller to approve the proposal from United Mechanical in the amount of \$410,000 funded from the Reserve Account to replace the two (2) Aeon Rooftop units. The Board approved an additional 5% (\$20,500) for contingencies and 1% (\$4,100) recommended Performance Bond. The motion was seconded by Mrs. Hira and passed unanimously.

- D. Pavilion Shutters:** The pool pavilion shutters are original, and replacement is necessary. Ms. Haars submitted a breakdown of the proposals received. It is being recommended that the Storm Smart shutter proposal be approved for \$36,444.

A motion was made by Mr. Lehrer to approve the proposal from Storm Smart Hurricane in the amount of \$36,500 funded from the Reserve Account to replace the pool pavilion hurricane shutters. The motion was seconded by Mrs. Hira and passed unanimously.

VIII. PRESIDENTS COMMENTS

- Mr. Bauernfeind expressed thanks to all the Florencia owners for the number votes received regarding The Colony Foundation lawsuit.
- Mooneen Mourad, Florencia owner, recently accepted the position as Florencia Social Advisory Committee representative (SAC) to the Bay Club. She serves as a liaison for communication from the Florencia residents to the SAC committee which will compile data from all Colony Associations and communicate directly to The Bay Club Board for their review and consideration.
- There was a discussion regarding the covid protocols currently in place at Florencia. The Board agreed to continue with the COVID guidelines adopted in May 2021.

IX. UNIT OWNERS QUESTIONS/COMMENTS

Mr. Bauernfeind, Ms. Haars, and the Board of Directors responded to questions from Association Members.

X. NEXT BOARD MEETING DATE – Wednesday, November 17, 2021, at 9:00AM, virtually for Board members and call in for residents.

XIV. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 10:13 a.m. The motion was seconded by Mr. Prakash and passed unanimously.

Respectfully submitted,

Dennis Weller, Secretary