

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

March 17, 2016

Approved

DIRECTORS IN ATTENDANCE

Harry Boghigian	President
Harry Short	Treasurer
George Bauernfeind	Secretary

BOARD MEMBERS NOT IN ATTENDANCE

James Lamb	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. Boghigian called the meeting to order at 10:30 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 bylaw 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. Short to approve the February 18, 2016 Board Meeting Minutes. The motion was seconded by Mr. Boghigian and passed unanimously.

V. MANAGER'S REPORT

- a) Ms. Haars presented a brief overview of water issues discovered on the property to include; water penetration in the water barrier previously repaired in the pool area, expansion joints located in the pool deck collapsing, areas by the spa and pool previously repaired that continue to sink, front outdoor planters, and front entrance water pooling.

Karin Engineering evaluated the areas of concern and determined that in the future the entire pool deck will need repairs. Florida Structural presented a proposal for \$35,575 to repair the expansion joint that affects the west garage wall. I am waiting on a proposal to include the expansion joint by the front south walkway. We are in continual efforts in perusing solutions to these issues. No Board actions were taken at this time.

- b) A Florida Power & Light representative is scheduled March 18th for an electricity study here at the building.

VI. NEW BUSINESS

- A. Board Positions- Announcement of Position of New Directors to take office will take place in the April 21, 2016 meeting.

NEXT BOARD MEETING DATE – Thursday, April 21, 2016 at 9:00AM

VII. ADJOURNMENT

*Mr. Boghigian made a motion to adjourn the Organizational Meeting at 10:58 a.m.
The motion was seconded by Mr. Short and passed unanimously.*

Respectfully submitted,

George Bauernfeind, Secretary