

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

November 18, 2020

**Approved**

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**BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE**

George Bauernfeind	President
Bill Prakap	Treasurer
Art Lehrer	Secretary
Dennis Weller	Director

**BOARD MEMBERS NOT IN ATTENDANCE**

Tahira Hira	Vice President
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**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 9:00 a.m. 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 October 21, 2020 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

**V. TREASURER REPORT**

**A. Financials**

Mr. Prakap reported that the transfer of the management of the Reserve Funds from Oley Kinser to McCaw & Associates Investment Group is complete. There are some maturing CDs in our programs which expire in June and will be reinvested. Mr. Prakap reported on the October 2020 financials. Income for the first (10) months of the year is below plan. Contributing factor is guest suite income. Expenses are higher than plan due to some unplanned expenses as a result of the Coronavirus pandemic and the FPL outage. It is forecasted that 2020 will end with a deficit of \$9K which is made up of the Coronavirus related expenses.

Mr. Prakap reported that within the next week the proposed 2021 Florencia budget will be sent or distributed to each owner. The Florencia Budget meeting will be held on Wednesday, December 9, at 9:00 a.m. It is projected that there will be an increase in the 2021 Operating budget. Nearly half of the planned increase is driven by increase in insurance premiums as well as anticipation of some continued pandemic related impact to operations. The projected operating budget for 2021 would call for an increase in the operating assessment of \$44K in addition to the approved Reserve funding increase of \$34K.

The unallocated funds surplus carried forward from prior years will offset the operating increase to owners. Therefore, the operating expense component of the 2021 assessment will be unchanged from 2020.

***A motion was made by Mr. Prakap to approve the use of unrestricted assets of an amount not to exceed \$44K to offset the projected increase of the 2021 operating plan. The motion was seconded by Mr. Lehrer and passed unanimously.***

## **VI. MANAGER'S REPORT**

### **A. Updates**

- FPL - A claim has been filed with FPL and a check has been issued for the full amount submitted per our claim. Once received, the insurance adjuster will be notified to advise there is no need to file a claim.
- Crowther Roofing has power washed the roof in preparations for the first stage of the coating to be applied.
- It was discovered that water was leaking from a balcony into another unit. The Association is responsible for the repair of the water proofing which has failed on this front balcony.

***A motion was made by Mr. Prakap to approve the removal of tile and to waterproof the front balcony in unit #2006 by Service Contracting Solutions in the amount of \$6359. The motion was seconded by Mr. Weller and passed unanimously.***

### **B. In Process:**

- Repair of the diesel fuel container has started but was delayed due to the weather; new service elevator pads will be ordered after roof work is complete; holiday lights are installed and holiday trees and decorations installed; palm trimming has taken place.
- A proposed plan for exterior lighting has been submitted. Additional information is needed as well as pricing.
- Forge Engineering has submitted a drawing for electrical outlets in the garage. A meeting was held to discuss the drawing and a proposal will be submitted once additional information is gathered by Forge.

## **VII. PRESIDENTS COMMENTS**

- The question was presented whether to allow Realtor Open Houses to resume as part of the reopening of Florencia. At this time because of the rise in Coronavirus cases, the Board decided not to reinstate open houses. The situation will continue to be monitored.
- A concern was brought to the Board and a lengthy discussion was held concerning general access into the building. An Advisory Group of two (2) Board members reported back with some recommendations for further discussion. In order to balance the interest of each individual owner and that of the entire building, a set of Guidelines will be established for Independent Health Care Aides. Some of the reasonable accommodations to be considered would be: masks to be worn, no parking in the garage, sign in and out at the Front Desk, and have an individual background check completed and presented to Florencia management for review or be licensed and bonded.

## **VIII. UNIT OWNERS QUESTIONS/COMMENTS**

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

**IX. NEXT BOARD MEETING DATE – Annual Budget Meeting, Wednesday, December 9, 2020 at 9:00AM, virtually for Board members and call in for residents.**

**XIV. ADJOURNMENT**

*Mr. Weller made a motion to adjourn at 10:00 a.m. The motion was seconded by Mr. Lehrer and passed unanimously.*

Respectfully submitted,

Art Lehrer, Secretary