

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

**February 21, 2018**

**Revised and Approved**

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**BOARD MEMBERS IN ATTENDANCE**

George Bauernfeind	Treasurer
Darrell Cates	Secretary
Harry Short	Vice President
Wayne Fisher	Director

**BOARD MEMBERS NOT IN ATTENDANCE**

Jim Lamb	President
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**OTHERS PRESENT IN PERSON**

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

**I. CALL TO ORDER**

Mr. Short 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**

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

**III. VERIFICATION OF A QUORUM**

Mr. Short confirmed that a quorum was present.

**IV. APPROVAL OF MINUTES**

*A motion was made by Mr. Cates to approve the January 17, 2018 Board Meeting Minutes. The motion was seconded by Mr. Fisher and passed unanimously.*

**V. TREASURER'S REPORT**

**Financials** – Mr. Bauernfeind reported that the annual audit was conducted by Stroemer & Co. The preliminary 2017 financial reports are under review by the accountants and auditors. Mr. Bauernfeind stated that there are no new unusual matters to report. The 2017 operating net income is a surplus close to \$50K-\$60K. The final reports will be issued in March.

**VI. CRC-** Mr. Short gave a brief CRC update. For additional information and a copy of the CRC minutes, please visit [www.pelicanlanding.org](http://www.pelicanlanding.org).

**VI. RULES, REGULATIONS, AND PROCEDURES**

a) Mr. Short reported on the Florencia Rules, Regulations, and Procedures policies of Florencia. In 2014 the Amenities Policies was reviewed and revised. The Amenities Rules and Regulations and the General Rules and Regulations have now been merged into one document.

*A motion was made by Mr. Short to accept amended Rules, Regulations, and Procedures Policy of Florencia at the Colony Condominium Association. The motion was seconded by Mr. Fisher and passed unanimously.*

**VIII. MANAGER'S REPORT**

**A. IRMA**

- First Class Plumbing will be installing a new gas line. It is currently in the “permit” phase.
- RL James continues with the work on the North side of the building which began February 19<sup>th</sup>.
- Pool cabana work has not initiated due to vendors being inundated from repairs cause by hurricane Irma. We will inform you as this develops.
- The landscape remediation behind 105 is scheduled to be completed before the end of January.
- Due to the storm and the cold weather in January we have lost some coconut palms and bushes. These will be replaced and we will continue to monitor the remaining landscaping.

#### **B. Remodeling Updates**

- Currently (2) two additional chairs have been added into the Grand Salon. This area is a work in progress.

*A motion was made by Mr. Bauernfeind to approve an additional \$20,000 funded from the Reserve Account to complete the Grand Salon remodeling. The motion was seconded by Mr. Fisher and passed unanimously.*

#### **C. Other/Miscellaneous**

- While exploring options for a new Polycom system for the Board meetings we learned that the current phone system is on an analog line. Hotwire offers a phone system that runs off of fiber optic lines allowing a more advanced Polycom system. We will also be replacing the existing, outdated phones.
- Pool furniture has been ordered. It is scheduled to be delivered by the end of March.
- The Board previously approved the replacement of one of the RTU (Aaon) units on the roof. After in-depth investigation, it has been determined that it will be a better approach to repair the compressor (\$8520) and wait until a newer version of the RTU is available which could possibly be within a year. The newer version would have advanced technology including a Variable Frequency Control which affects the noise aspect of the unit. Much of the replacement work involves the coordination of a crane or helicopter.

*A motion was made by Mr. Bauernfeind to approve \$8520 funded from Irma fund or the Replacement Reserve fund to repair the #4 compressor in rooftop RTU unit. The motion was seconded by Mr. Fisher and passed unanimously.*

### **IX. VICE-PRESIDENT’S COMMENTS**

- Board Positions – Mr. Short reported that the Annual meeting is set for March 20th. At the annual meeting, two (2) of the directors’ terms is expiring and will be filled. The First notice of the annual meeting was sent out January 18th. Any interested candidates must return their form by Wednesday, February 7th and all candidates’ resumes. The second notice and election dates will be sent out March 6th.

### **VIII. NEXT BOARD MEETING DATE – Tuesday, March 20, 2018 at 9:00AM**

### **IX. ADJOURNMENT**

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

Respectfully submitted,

Darrell Cates, Secretary