

FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
February 19, 2020
Approved

BOARD MEMBERS IN ATTENDANCE

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

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 January 15, 2020 Board Meeting Minutes. The motion was seconded by Mr. Lehrer and passed unanimously.

- V. TREASURER'S REPORT-** Mr. Prakap reported the YTD and December 2019 financials. Income continues to be slightly favorable to plan \$6K largely due to the guest suite use. December expenses reflect a couple adjustment to depreciation. It was discovered during the 2020 budgeting process that two (2) categories of capital assets had earlier become fully depreciated and continued to be expensed. Therefore, there is a favorable adjustment of \$9K made to reduce depreciation expense for 2019. Total YTD expenses following the adjustment are \$13K favorable to plan. The entire 2019 plan came in with a net income of \$19K. YTD reserve balances were higher than anticipated at \$1.7M verse the projected \$1.4M due to delayed project invoicing.

A motion was made by Mrs. Hira to approve the December 2019 financial reports. The motion was seconded by Mrs. Mill and passed unanimously.

The annual audit will be conducted by Stroemer & Co. and the initial visit is scheduled for Friday, February 21, 2020. Final report should be issued in March. The Financial Accounting Standard Board (FASB) issued a new standard format mandating that adjustments are made to the condominium financials for recognition of revenues effective in 2019. Stroemer & Co. will apply the new format to Florencia 2019 and 2020 financials.

VI. MANAGER'S REPORT

A. Updates

Screens & Railings:

- 03/04 lanai cages are in the process of being installed. 05 lanais are being painted.
- The east 03/04 lanais will be power washed and painted beginning next week. At that time, the roof of the porta cochere will be covered. Notices have been sent out to the 03/04 stack residents informing them of the need to move their furniture off the east lanais.

Generator Repair:

- The revised generator radiator invoice has yet to be received and was said to be in earlier this week.

Landscape:

- The English Tea Garden has been taken out and transformed with a totally new design. New flowers have been installed in the front pots. Soil testing results should be received any day. The landscaper added some additional flowers (at no cost) to the front beds.

Lanai Lights:

- Research continues with the other managers within the Colony concerning guidelines for lanai lights. Currently there is nothing specific and therefore a new set of guidelines will be comprised.

B. Work in Process:**Pavilion Shutters:**

- During the recent annual inspection on the pavilion shutters, it was recommended that they needed to be replaced. Repeat repairs are no longer a viable option to sustain the integrity of the shutters. We have currently gathered three (3) quotes on new shutters that are under review.

Grills:

- RFP (Request for Proposal) for new grills have been sent to a couple of vendors for quotes.

Guest Suite Painting:

- An RFP for painting of the guest suites to take place this summer will be sent. In addition, some work is being done on the carpet in the Minerva suite.

Roof Work:

- Preceding an inspection of the roof by Crowther Roofing, an estimate was given on recoating the existing roof which will extend the life. A proposal is being preparing with exact costs for work to start in October (they recommend the timeframe of October through April). In addition, Don Condee has found a different manufacturer of our Aeon units. He thinks they have a product that will work for us. He hopes to have more information next week. We are scheduled to replace one of the units in 2020 and the other in 2021.

Lighting:

- The possibility of replacing various aspects of lighting throughout the property is being considered and explored.

Updates:

- Condee Cooling has replaced some risers (defined as a pipe that goes from the roof through the entire building) piping and valves in the cooling tower area. Some of the pipes have rusted a great deal. The total cost of the work is approximately \$7100.
- Dalo Plumbing is replacing the water heater in the manager's unit.
- Two (2) applications for open Board Member positions have been received. There are two (2) vacant positions. Therefore, there will be no need for an election at the Annual Meeting.

VII. PRESIDENTS COMMENTS

- The annual meeting is set for March 18, 2020 in the Social Room and all Unit Holders are urged to attend.
- The discussion arose and several questions were asked concerning the Pelican Landing Strategic Plan and voting. An email will be sent when the agenda for the meeting is scheduled. Ms. Haars will reach out to Steven Backman, General Manager for PLCA for some clarification.
- The Social Committee suggested that the Board of Directors provide a small subsidy to cover some of the expenses. A meeting will be scheduled to discuss this request.

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 – Wednesday, March 18, 2020 at 9:00AM

XIV. ADJOURNMENT

Mrs. Hira made a motion to adjourn at 9:45 a.m. The motion was seconded by Mrs. Mill and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary