

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

**March 18, 2020**

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**DIRECTORS IN ATTENDANCE**

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

**OTHERS PRESENT IN PERSON**

Lyn Haars, Community Association Manager  
Jamie Kennedy, Administrative Assistant

**I. CALL TO ORDER**

The meeting was called to order at 9:35 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 bylaw and statutory requirements.

**III. VERIFICATION OF A QUORUM**

Ms. Haars confirmed that a quorum was present.

**IV. NOMINATION OF OFFICERS**

*A motion was made by Mr. Prakap to nominate George Bauernfeind as President of the Florencia Board of Directors. The motion was seconded by Mrs. Hira and passed unanimously.*

*A motion was made by Mr. Bauernfeind to nominate Tahira Hira as Vice-President of the Florencia Board of Directors. The motion was seconded by Mr. Prakap and passed unanimously.*

*A motion was made by Mr. Bauernfeind to nominate Bill Prakap as Vice-President/Treasurer of the Florencia Board of Directors. The motion was seconded by Mrs. Hira and passed unanimously.*

*A motion was made by Mr. Bauernfeind to nominate Candice Mill as Secretary of the Florencia Board of Directors. The motion was seconded by Mr. Prakap and passed unanimously.*

*A motion was made by Mr. Bauernfeind to nominate Art Lehrer as Director of the Florencia Board of Directors to continue filling in for the remaining term of Darrell Cates. The motion was seconded by Mr. Prakap and passed unanimously.*

**V. APPROVAL OF MINUTES**

*A motion was made by Mrs. Mill to approve the February 19, 2020 Board Meeting Minutes. The motion was seconded by Mr. Lehrer and passed unanimously.*

**VI. NEW BUSINESS**

A. Social Committee Funds- Mr. Bauernfeind and Ms. Haars met with a representative of the Florencia Social committee to discuss the request for

reimbursement for the cost of extra supplies used for Thirsty Thursdays and welcome gifts for new residents. Parties hosted by the Social Committee will be fully funded by those attending the events.

***A motion was made by Mr. Bauernfeind to approve reimbursing the Social Committee up to \$300 annually for supplies. The motion was seconded by Mrs. Hira and passed unanimously.***

- B. Net Income- Mr. Bauernfeind explained historically the Association's policy in distributing any excess Operating net income at year end. When the Operating income balance reaches a certain sum, a portion has in the past been transferred to the Reserve fund. Currently, there is over \$100K in Unrestricted Net Assets which have accumulated over the past several years. The Board discussed the option of transferring \$50K of the Unrestricted Net Assets to the Reserve account. The question arose if the Reserves are fully funded yearly through the updated Reserve Study why transfer excess income into the reserves? The Board has tabled any decision for further discussion.

***A motion was made by Mr. Bauernfeind to table the motion made to transfer \$50k of the Operating Fund to the Reserve fund. The motion was seconded by Mrs. Mill and passed unanimously.***

- C. Appointment of PLCA Voting Rep and Alternative- Mr. Bauernfeind will be the Primary Representative for the PLCA Voting representative with Mrs. Hira as the Alternative Representative.

***A motion was made by Mr. Bauernfeind to confirm that Mr. Bauernfeind is the primary PLCA Voting Representative and that Mrs. Hira is the Alternative PLCA Representative. The motion was seconded by Mrs. Mill and passed unanimously.***

## **VII. UPDATES**

- Grills- Currently there are a couple of grills which are inoperable. RFP (Request for Proposal) for new grills have been sent to a couple of vendors for quotes. Only one company has responded. This is from the company that previously installed our current grills. The Board gave Ms. Haars the directive to move forward with purchasing the new grills.
- West lanai cages inspections were completed, and it was discovered that there were flaws (not necessarily on the entire cage) on some of the rails of the cages. This pertained to the majority of 01 stack lanais. It will be necessary to replace the specific flaw areas discovered. These repairs will be addressed as soon as we know that the necessary product is available to do so. We are anticipating that this work could possibly start the week of March 23, 2020. Each unit's lanai will be shut down for approximately a day and anticipated to take 2-3 weeks for the entire 01 stack repairs.
- Fitness Center- There was a lengthy discussion on how things continue to evolve with the Coronavirus and precautionary steps Florencia is taking onsite to eliminate the possible spreading of germs. It was determined after much consideration the closing of the Florencia Fitness Center until further notice. The guest suites will remain open at this time. The Florencia Board of Directors will continue to monitor all situations and make decisions and determinations based on most recent information.

## **VIII. ADJOURNMENT**

***Mr. Bauernfeind made a motion to adjourn the Organizational Meeting at 10:15 a.m. The motion was seconded by Mr. Lehrer and passed unanimously.***

Respectfully submitted,  
Candice Mill, Secretary