

FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

September 17, 2015

Approved

BOARD MEMBERS IN ATTENDANCE

James Lamb Vice President

BOARD MEMBERS ATTENDING VIA TELEPHONE

Harry Boghigian President

Harry Short Treasurer

George Bauernfeind Secretary

Wayne Fisher Director

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager

Jamie Kennedy, Administrative Assistant

Association Members

In lieu of Mr. Boghigian being absent, Mr. Lamb led the meeting.

I. CALL TO ORDER

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

III. VERIFICATION OF A QUORUM

Mr. Lamb confirmed that a quorum was present.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Fisher to approve the August 20, 2015 Board Meeting Minutes. The motion was seconded by Mr. Short and passed unanimously.

V. TREASURER'S REPORT

Financials – Mr. Short reported that for the first eight (8) months of the year January through August the results are that revenues and expenses look very good and are on track as planned and under budget with no major surprises. Mr. Short reported that the Operating Net Income was \$48,000. Revenues for January-August were \$1,035,200; \$585 unfavorable to plan. Overall on the expenses there are some very favorable line items to report; HVAC at \$7K, Insurance Coverage at \$15K and Electric at \$15K. There are no unfavorable line items to report. Guest suite income was the main driver for the unfavorable revenue variance with usage at a minimum. Nothing to report on the Balance sheet. We will continue to be moving forward reviewing the Reserve Study. A complete review of the Reserve Study will be presented to the Board by October.

A motion was made by Mr. Boghigian to approve the August 2015 financial reports. The motion was seconded by Mr. Bauernfeind and passed unanimously.

VI. UOC/CRC UPDATE

UOC

Ms. Haars gave a very brief summary of the notes prepared by Mr. Bisker who was unable to be present.

CRC

Ms. Haars spoke briefly on some CRC notes reporting that Mr. Sherman and Mr. St. Jean of the Florencia were present representing the Social Committee and the Kayak Committee. In addition, it was reported that Mr. Abraham of WCI and Mr. Thomas of Suffolk Construction gave a presentation about Altaira. Adam Lopatin of Wells Fargo Insurance gave a presentation as well.

For additional information and a copy of the minutes, please visit www.pelicanlanding.org.

VII. MANAGER'S REPORT

- a) The Common area carpets and Service Hallways are being cleaned by Gold Coast Carpet Cleaning.
- b) Due to an unusually high reading on the water usage, Mr. McLaughlin did some further inspections on the meters. After some investigating it was determined that there is a possible leak in the front fountain running underneath the front driveway. Mr. McLaughlin is in the process of determining a solution for repair.
- c) Two (2) companies have been interviewed for the landscape contract. Both companies presented a good interview. Ms. Haars presented a background summary on the considered candidate to the Board for review.
- d) In an effort to reduce energy expenses in the Social Room, an alternative lighting solution was proposed. A proposal was presented for review to convert all existing bulbs from incandescent to LED at a cost of \$1,248. Two (2) additional proposals are expected. Proposed changes and costs were approved. This will be scheduled to take place within thirty (30) days.
- e) Garage Electrical Outlet – With more cars requiring electrical charges, this has resulted in inquiries by residents for the demand of electrical outlets in the garage. It was discovered after exploring Treviso's current layout of electrical lines that residents are allowed to have an electrician run a connection from a junction box to an electrical outlet in their parking space. Ms. Haars is to gather additional information concerning this project.
- f) A meeting was held between Dwight Thomas, VP W.C.I. Tower Division; Tom Abraham, VP Suffolk Construction, and eight (8) representatives from Florencia concerning the construction of Altaira. Jim Lamb and CAM Lyn Haars are the point people at Florencia for WCI. Construction has started and it is anticipated that the entire process will take 20 – 22 months. At this time the Board gave Ms. Haars direction to have the Florencia building documented by an engineer.

VIII. OLD BUSINESS

- a) Bike Committee Recommended Guidelines – Following a brief discussion at the August 20th Board meeting concerning the Recommended Bike Guidelines, the subject was tabled to the September 17th Board Meeting in order to have input from Board members Mr. Lamb and Mr. Fisher who are on the Committee recommending the guidelines. Mr. Fisher presented his views on the Rental/Loaner proposal stating several reasons for his decision to oppose the idea, to include; incremental affect to the Florencia insurance, insufficient resources for maintaining these bicycles, and the lack of demand by the Owners. There was a consensus by the Board not to pursue a Loaner Program and gave Ms. Haars consent to donate these bicycles. A set of guidelines remains under review by the Florencia Bicycle Committee.
- b) Engineer- Front Entrance Water Pooling – Casey Ward, Forge engineering consultant, provided a service inspection report concerning the front entrance water intrusion. Ms. Haars presented a proposal by Forge to perform a complete evaluation reading, and to

provide possible plans options to remediate the ponding water at the front entryway at a cost of \$2,500.

A motion was made by Mr. Boghigian to accept the Forge Engineering proposal at the cost of \$2,500. The motion was seconded by Mr. Short and passed unanimously.

IX. NEW BUSINESS

- a) Comcast Interruptions – The BOD discussed the Sudbury Automation proposal to install Fiber Optic Cable to support all common areas and guest suites, due to several internet interruptions from the Comcast service. Navona is using CenturyLink Fiber which is proving to be more reliable. John Poldoian from Sudbury Automation recommends that we consider this as an alternative for improving internet reliability. Ms. Haars is scheduled to meet with the CenturyLink regional director at the end of the month. The board directed Ms. Haars to determine if there was any Capital Expense involved. If it is determined that there is no Capital Expense on Florencia's behalf it was agreed upon by all that the switch to Century Link take place.
- b) Generator Heavy Load Test – FL Detroit Diesel performed a load test on the generator to determine the capacity of the generator when running in an emergency. It was determined that the generator runs at about 6% and it has been recommended to do a heavy load test at a cost of approximately \$3,200. This heavy load test is done by bringing in additional equipment to run the generator at a higher rate. This test blows out the generator of any carbon buildup and or oily residue. As a result, this would be beneficial to the life span of the engine.

A motion was made by Mr. Boghigian to give Ms. Haars authorization to enter into the proposed agreement with FL Detroit Diesel to perform a Heavy Load Test on the Generator at the cost of \$3,200. The Board requests that it be scheduled in the month of December 2015 with the ability to cancel. The motion was seconded by Mr. Bauernfeind and passed unanimously.

NEXT BOARD MEETING DATE – Thursday, October 15, 2015 at 9:00AM

ADJOURNMENT

Mr. Boghigian made a motion to adjourn at 10:20 a.m. The motion was seconded by Mr. Short and passed unanimously.

Respectfully submitted,

George Bauernfeind, Secretary