

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

January 17, 2018

Approved

BOARD MEMBERS IN ATTENDANCE

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

OTHERS PRESENT IN PERSON

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

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. Short to approve the December 13, 2017 Board Meeting Minutes. The motion was seconded by Mr. Fisher and passed unanimously.

V. TREASURER'S REPORT

Financials – Mr. Bauernfeind reported that the December 31, 2017 financial reports will be tabled for the next BOD Meeting. Staff is working with the accountant to review year end cutoffs. Mr. Bauernfeind did state that there were no new unusual matters to report. All assessments for 116 Unit Holders have been paid for the first quarter. To close up the Financials for this year, an annual audit will be conducted by Stroemer & Co. This will be scheduled at the end of this month and the final report will be issued in March.

VI. MANAGER'S REPORT

A. IRMA

- First Class Plumbing will be installing a new gas line. We are awaiting a proposal. Estero Fire Inspector will be scheduled to visit the property to discuss the situation.
- RL James is tentatively scheduled to start the work on the North side of the building in the next couple of weeks. The type of "drop" necessary to do the work had to be changed thus causing a delay in the start time.
- The landscape remediation behind 105 is scheduled to be completed before the end of January.
- Due to the storm there are possibly 3 – 6 trees that we may lose. Some will be replaced; some may not be replaced due to the location of the tree and proximity to other large trees.

B. Common Area Updates

- New planters and plants are tentatively scheduled to be delivered for the Grand Salon and Social Room during the week of January 22.
- There are still chairs on order for the Grand Salon.
- Artwork has been placed in storage until determination can be made as to what will be rehung.

C. Other/Miscellaneous

- We continue to explore options for a new Polycom system for use during the Board Meetings.
- We have had several “Questionnaires” recently for unit purchases and refinancing. We will continue to monitor and will check with other Associations to find out if they charge to complete.

VII. BOARD OF DIRECTORS ELECTIONS

- A. Board Positions – Mr. Short reported that the Annual meeting is set for March 20th. At the annual meeting, the Association membership will be electing two (2) directors to fill vacancies created by the expiration of directors’ terms. 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. PRESIDENT’S COMMENTS

- A. Mr. Lamb gave a brief update on the status of the remodeling, focusing specifically on the Artwork within the Florencia. As a means to recognize and establish a thematic definition an Art Advisory Group was formed. These are individuals within the Florencia who provide advice on decisions on the artwork.

VIII. NEXT BOARD MEETING DATE – Wednesday, February 21, 2018 at 9:00AM

IX. ADJOURNMENT

Mr. Lamb made a motion to adjourn at 9:38 a.m. The motion was seconded by Mr. Cates and passed unanimously.

Respectfully submitted,

Darrell Cates, Secretary