

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

**December 15, 2016**

**Approved**

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**BOARD MEMBERS IN ATTENDANCE**

Harry Boghigian	President
James Lamb	Vice President
Harry Short	Treasurer
George Bauernfeind	Secretary

**BOARD MEMBERS ATTENDING VIA TELEPHONE**

Wayne Fisher	Director
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**OTHERS PRESENT IN PERSON**

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

**I. CALL TO ORDER**

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

**III. VERIFICATION OF A QUORUM**

Mr. Boghigian confirmed that a quorum was present.

**IV. APPROVAL OF MINUTES**

*A motion was made by Mr. Boghigian to approve the November 17, 2016 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

**V. TREASURER'S REPORT**

- A. **Financials** – Mr. Short reported the financials look excellent for the year and no large items to report. We have projected a favorable year to date net income of \$38,300.

*A motion was made by Mr. Short to approve the November 2016 financial reports. The motion was seconded by Mr. Bauernfeind and passed unanimously.*

On December 2<sup>nd</sup> a mailing was sent out to all Unit Owner's with the proposed 2017 budget.

**B. 2017 PROPOSED OPERATING BUDGET, RESERVE ASSESSMENT, AND  
QUARTERLY ASSESSMENTS FOR THE YEAR 2017**

Mr. Short reported on the proposed 2017 Budget and Assessments:

- All unit owners received the 2017 Proposed Budget and related Documents via mail on December 2<sup>nd</sup>, 2016.
- Similar guidelines as in prior years, except emphasis this year to challenge budgeting assumptions.
- Expense based Budget. Revenues are solely functioned to operate building and fund Replacement Reserves.
- Net income is zero (0) in 2017 budget.

- 2017 Proposed Assessment – the calculations represents the annual cost to run the building as well as funds needed to replace certain assets.
- We are pleased to report that the Unit's 2017 total assessments will be the same as in 2016. There will be no increase!!
- Bottoms up approach- line by line.
- Mr. Short indicated that the 2017 Budget was well prepared, the numbers are fully supported, and the results are attainable.

***A motion was made by Mr. Short to approve the proposed Operating Budget, Reserve Budget, as well as the Quarterly Assessment Schedule for the year 2017 as presented. Mr. Bauernfeind seconded the motion and it passed unanimously.***

## **VI. UOC/CRC UPDATE**

- ❖ A report was presented by Dr. Bisker and Mr. Prapak. For additional information and a copy of the UOC/CRC minutes, please visit [www.pelicanlanding.org](http://www.pelicanlanding.org).

## **VII. MANAGER'S REPORT**

### **A. UPDATES**

- a) The Porta cochere landscape bed work has been completed.
- b) FOB reader has been installed on the recycle room door.
- c) Building, lanais, terraces and windows have been power washed and cleaned.
- d) The initial line-pulling into the unit smart panels for the entire building has been completed by Hotwire. The next phase will take place in the March/April time period.
- e) The spa has passed inspection by the Lee County Health Inspector.
- f) The modification for the pool/spa pump did not work. We are currently in the process of replacing the pump.

### **B. OLD BUSINESS**

- a) Each of the individual projects approved by the Board at the October 2016 meeting are complete or will be completed by the end of the year.

## **VII. NEW BUSINESS**

- a) Ms. Haars presented the 2017 Board Meeting schedule. The Board of Directors agreed on the dates for the upcoming 2017 Board Meetings.

## **IX. BOARD MEETING DATE – Thursday, January 19, 2017 at 9:00AM**

## **X. EXECUTIVE SESSION-** The Board convened into executive session at 10:15am to discuss personnel matters.

## **XI. ADJOURNMENT**

***Mr. Boghigian made a motion to adjourn at 9:40a.m. The motion was seconded by Mr. Short and passed unanimously.***

Respectfully submitted,  
George Bauernfeind, Secretary