

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

**February 23, 2022**

**Approved**

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**BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE**

George Bauernfeind	President
Bill Prakup	Vice President/Treasurer
Tahire Hira	Vice President
Art Lehrer	Director
Dennis Weller	Secretary

**OTHERS PRESENT IN PERSON**

Lyn Haars, Community Association Manager

**I. CALL TO ORDER**

Mr. Bauernfeind called the meeting to order at 9:00 a.m. on the above date in a Go to Webinar virtual setting.

**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 virtually.

**IV. APPROVAL OF MINUTES**

*A motion was made by Mr. Weller to approve the January 19, 2022 Board Meeting Minutes. The motion was seconded by Mr. Prakup and passed unanimously.*

**V. TREASURER REPORT-** Mr. Prakup reported on the December 2021 financials. There was a favorable variance for 2021 in both income and expenses. Guest Suite income as well sales fees exceeded what had been projected. Expenses exceeded in the insurance category but overall expenses were \$31,000 favorable for the year.

*A motion was made by Mr. Lehrer to approve the December 2021 financial reports. The motion was seconded by Mr. Weller and passed unanimously.*

Mr. Prakup also reported on the January 2022 financials. There were some amounts in the individual line amounts in the budget that were reported incorrectly. They have been corrected. Guest suite income for the month of January exceeded projected by \$1200.

*A motion was made by Mrs. Hira to approve the January 2022 financial reports. The Motion was seconded by Mr. Weller and passed unanimously.*

**VI. MANAGER'S REPORT** – Updates and Old Business (See the attached Manager's Report)

**VII. NEW BUSINESS** – there was none

**VIII. PRESIDENTS COMMENTS**

- Mr. Bauernfeind spoke about trickle charging and stated that the documents pertaining to the installation of the trickle charge outlets in the garage would be sent out soon. Trickle charging use costs for non-electrical vehicles will be paid by the Association.

- Mr. Bauernfeind then began a discussion pertaining to EV charging. It was stated that the contract to install EV Level 2 chargers in the service parking lot was being reviewed by the Association attorney. In addition, several other aspects continue to be explored.
  - Rick Hegge – 1102 – requested the Board give approval for a Level 1 EV charger to be installed at his parking space.
  - He also requested that it be investigated to find out how a Level 1 EV charger would impact the overall capacity of the electrical panel.
    - The requests were noted but no action taken at this time.
- Mr. Bauernfeind also discussed the new Ronto building scheduled to be built in The Colony and with the amenities that are scheduled to be included. He would like to draft a letter to be sent to The Colony concerning this. Board members agreed and suggested that other Board of Director members of The Colony high rises be contacted as well.
- Board Member Dennis Weller asked if it would be possible to have the Annual Meeting held both in-person and virtually. Mr. Bauernfeind stated this would be investigated.

#### **IX. UNIT OWNERS QUESTIONS/COMMENTS**

There were no unit owner questions or comments at this time.

#### **X. NEXT BOARD MEETING DATE – Annual Meeting, March 16, 2022, at 9:00AM, virtually for Board members and call in for residents.**

#### **XI. EXECUTIVE SESSION** –The Board reconvened into Executive Sessions at 10:10 a.m. to discuss personnel matters.

#### **XIV. ADJOURNMENT**

*Mrs. Hira made a motion to adjourn at 10:58 a.m. The motion was seconded by Mr. Prakash and passed unanimously.*

Respectfully submitted,

Dennis Weller, Secretary