

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

September 15, 2016

Approved

BOARD MEMBERS IN ATTENDANCE

Harry Boghigian President
James Lamb Vice President

BOARD MEMBERS ATTENDING VIA TELEPHONE

Harry Short Treasurer
George Bauernfeind Secretary
Wayne Fisher Director

BOARD MEMBERS NOT IN ATTENDANCE

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager

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 August 18, 2016 Board Meeting Minutes. The motion was seconded by Mr. Lamb and passed unanimously.

V. TREASURER'S REPORT

- A. **Financials** – Mr. Short reported the financials look excellent. The Operating Fund Surplus after (8) months are \$55,000 positive. Revenues for the first eight (8) months of the year January through September are \$6,000 on plan, YTD we are looking at \$5,000. There are four (4) major categories driving the financials which include insurance, utilities, payroll and administration cost. An electrical analysis was completed because it is a major category in the expenses. It was discovered that the electricity is down 10% due to reduced rates which is driving our performance. Within the next thirty (30) days projects will be prioritized to determine how we anticipate the use of the surplus.

A motion was made by Mr. Lamb to approve the August 2016 financial reports. The motion was seconded by Mr. Bauernfeind and passed unanimously.

VI. UOC/CRC UPDATE

- ❖ A report was presented by Dr. Bisker regarding the Pelican Landing Election. For additional information and a copy of the UOC minutes, please visit www.pelicanlanding.org.

VII. MANAGER'S REPORT

- a) A new Precor treadmill was ordered at a cost of \$7,830 and will be delivered in October.
- b) A new Apple-minicomputer has been installed in the Business Center at a cost of \$558.
- c) Driveway Pavers – After extensive review of the damaged driveway pavers by the contractor's insurance company, a check has been issued in the amount of \$25,855 for the repair of the driveway pavers. Tropical Pavestones will be replacing the pavers. Work will start in October. There will be some logistics involved as the driveway will have to be closed a couple of days. Ms. Haars presented a proposal to the Board for sealing the driveway pavers.

A lengthy discussion followed. It was decided by the Board that the pavers will not be sealed at this time.

- d) Repair of the TXV on the north Aeon unit was completed. However periodically some fuses on this unit are still presenting issues which are affecting the temperature of the service hallways.
- e) Pine straw in beds is scheduled to be installed early December.
- f) The Foxtail Palm in the back of the building will be replaced within the next couple of weeks.
- g) Ms. Haars presented and discussed two (2) summaries to the Board for questions, comments, and or discussion to include the Updated Board of Director's Walk Report & the 2016 Maintenance Projects.

VIII. OLD BUSINESS

- a) Spa - The drilling for the soil testing for the spa has been completed. We anticipate the soil testing report any day. If the soil condition permit, the Board will determine whether to continue as we have or if possible, install the helical piles.
- b) Clear Window Film - A request was made from the previous Board meeting for the approval of installation of clear window film to unit Owner's windows. Naples Film installed a sample on the Social Room window for review by the Board. After discussion by the Board the film was approved.

A motion was made by Mr. Boghigian to accept the presented window film as part of the requirements for requests of clear film by unit owners. The motion was seconded by Mr. Lamb and passed unanimously.

IX. NEW BUSINESS

- a) Use of Pool –Ms. Haars reported that it was brought to her attention that a Florencia resident has provided a FOB and key to a friend who checks their unit. Furthermore, while on property they have been utilizing the buildings amenities particularly, the pool and fitness center on a regular basis. Ms. Haars contacted Steve Falk, association attorney, concerning the issue. After review of the Association Documents, Mr. Falk advised that it was not a clear violation of the docs. Nonetheless, he advised that the Board needed to discuss and address the issue. After discussing, it was determined by the Board that the situation would be addressed by the manager in the following manner. Unless a resident is in residence, a guest not staying in the building (even if on the permanent guest log) is not allowed to use the building amenities.
- b) PLCA/ Florencia Internet Services - Pelican Landing has accepted a proposal for TV and Internet service from Hotwire. If that is the case, we at some point it seems would be paying for CenturyLink internet service as well as the service from Hotwire. It was suggested that the Board request a significantly reduced invoice for TV service only. More information will be sought.

X. BOARD MEETING DATE – Thursday, October 20, 2016 at 9:00AM

ADJOURNMENT

Mr. Boghigian made a motion to adjourn at 10:15 a.m. The motion was seconded by Mr. Short and passed unanimously.

Respectfully submitted,
George Bauernfeind, Secretary