

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

September 26, 2018

Draft

BOARD MEMBERS IN ATTENDANCE

Tahira Hira Vice President

BOARD MEMBERS ATTENDING VIA TELEPHONE

Harry Short President
Bill Prakup Vice President
George Bauernfeind Treasurer
Darrell Cates Secretary

OTHERS PRESENT IN PERSON

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

I. CALL TO ORDER

Mr. Short called the meeting to order at 9:02 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

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.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Cates to approve the May 16, 2018 Board Meeting Minutes. The motion was seconded by Mr. Bauernfeind and passed unanimously.

V. TREASURER'S REPORT

A. **Financials** – Mr. Bauernfeind reported that revenues for the first (8) months of the year January through August are slightly above plan and in excellent condition. No major surprises at this time. Net income came in at approximately \$30,000 which puts us ahead of budget. Expenses are being managed well and on target. The recent investments with Raymond James Investments are at a 3% rate, which is more interest income than budgeted. Due to the extension of the property insurance plan that was received at the first of the year we have some permanent expense savings.

A motion was made by Mr. Short to approve the August 2018 financial reports. The motion was seconded by Mrs. Hira and passed unanimously.

VI. CRC- Mrs. Hira gave a brief CRC update. Mrs. Hira reported on the three (3) main areas of focus of the CRC; hiring of a landscape architect, contracting of a consultant for the Bay Club, and increasing the influence on the financial management of the Colony. She expressed the excellent progress of the leadership. For additional information and a copy of the CRC minutes, please visit www.thecolonyatplfoundation.com.

VII. MANAGER'S REPORT

- Ms. Haars presented a summary of various landscape projects completed during the summer as well as additional work still to be done. The majority of the replacements resulted from Hurricane IRMA.
- The new phone system for the common areas has been installed by Hotwire. A management meeting was held with Scott Roberts, Vice President of Hotwire, to discuss Wi-Fi installation in the common areas scheduled after the initial launch phase. All fees have been waived and Wi-Fi is now installed and up and running.
- A new Polycom system has been purchased for the Board Meetings. Once a video provider has been determined, video conferencing will be available.
- The water backup in unit 204 continues to be discussed with the owner.
- The Social Committee has planned a lobster bake for October. Until recently, the Association was not aware of the cooking process for this type of event. The Social Committee reported that propane was used. Due to the previous restrictions on the use of propane on Florencia property, the Board discussed exception to the rules for Social Committee events. It was determined by The Board that exceptions to the rules only are applicable in case-by-case situations. All insurance requirements must be met. Florencia would be in compliance with the Estero Fire Department regarding the fire code.

A motion was made by Mr. Short to approve the Lobster Bake scheduled in October by the Florencia Social Committee to include the use of propane tanks. The motion was seconded by Mr. Prakap and passed unanimously.

VIII. PRESIDENTS COMMENTS

- Mr. Short discussed the process followed during the summer months of not scheduling monthly Board Meetings. This process helps management keep the building and summer projects moving along.
- Mr. Short expressed how pleased the Board is with the 2018 financial position and that spending is down.
- Mr. Short expressed the importance of completing the Fitness room project staying on schedule and on budget.
- No Major capital projects are scheduled at this time, however, we continue to finalize the landscaping projects as a result of IRMA to be completed no later than December 31st.
- The screens and railings will be the biggest project Florencia has had. Preliminary discussions have already taken place. When the Board reconvenes, discussion to develop a final plan will be held.
- Mr. Short encourages current Board members to embark on discussion for new director recruiting for 2019.

IX. NEXT BOARD MEETING DATE – Wednesday, October 17, 2018 at 9:00AM

XI. ADJOURNMENT

Mr. Short made a motion to adjourn at 9:47 a.m. The motion was seconded by Mrs. Hira and passed unanimously.

Respectfully submitted,

Darrell Cates, Secretary