

**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION**  
**BOARD MEETING MINUTES**  
**February 20, 2019**  
**Approved**

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**BOARD MEMBERS IN ATTENDANCE**

Harry Short	President
George Bauernfeind	Treasurer
Darrell Cates	Secretary
Tahira Hira	Vice President
Bill Prakap	Vice President

**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 9:05 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 January 17, 2019 Board Meeting Minutes. The motion was seconded by Mrs. Hira and passed unanimously.*

**V. TREASURER'S REPORT**

Mr. Bauernfeind reported on the December 31, 2018 financials. Net income for the Operating Fund came in at approximately \$31,600. Contributing factors include guest suite income, lower expenses; landscaping; Insurance, electric, and lanai screen repairs. Mr. Bauernfeind gave a detailed account of the Financial Institutions the Association uses. We are currently working with the new firm Davis & Associates for our bookkeeping and there are no unusual 2019 items to report at this time.

*A motion was made by Mr. Bauernfeind to approve the December 2018 financial reports. The motion was seconded by Mr. Prakap and passed unanimously.*

*A motion was made by Mrs. Hira to approve the Financial Institutions for use by the Association. The motion was seconded by Mr. Prakap and passed unanimously.*

The annual audit will be conducted by Stroemer & Co. and the initial visit is scheduled for Monday, February 25, 2019. Final report should be issued in March.

**VI. CRC REPORT-** Mrs. Hira gave a brief report focused on London Bay plans, management of The Bay Club, turnover committee, CRC director terms, the PLCA, and The Colony Foundation

elections. For additional information and a copy of the CRC minutes, please visit [www.thecolonyatplfoundation.com](http://www.thecolonyatplfoundation.com).

## VII. MANAGER'S REPORT

- Landscaping continues as an ongoing project. The cold temperatures have affected some of the bushes and plantings, but they should recover with the warmer temperatures. Flowers have been reinstalled in the front pots. We are monitoring some trees throughout the property. In addition, some small plantings are being replaced in the common area behind Unit 105.
- The back fountain had a leak which affected some areas in the garage. It has been repaired and now is up and running again.
- The wood stakes supporting the Royal Palm trees in front have been stained a similar color as the trunk of the tree.
- We have had a couple of incidents where the pool has been cooler than normal. When checking the heaters, the temperature has been turned down (not by any Florencia staff member). This has happened on Mondays. The pool company was contacted and instructed not to change the temperature set on the heaters.
- A camera is being installed in the mailroom. With the increase in the number of packages received, the Privacy Officers will be able to monitor activity on the screens at the front desk. Replays from cameras are available to be reviewed by staff.
- Rules, Regulations, and Procedures- Propane: As an addition to our recently distributed Rules and Regulations, there is a previously adopted rule pertaining to propane tanks and bottles which was inadvertently left out of the final regulations. For this to be an addition to the recently adopted Rules & Regulations it must be approved by the Board of Directors.

*It is as follows- Propane or any bottles containing flammable gas are prohibited from being brought onto the property for unit holder, guests, or tenants' use in the Common Elements or in the limited Common Elements balconies and lanais. Barbeque grills are provided in areas designated as safe and appropriate by the Board. The use of propane or any appliance with an open flame is prohibited in the Common Elements or Limited Common Element balconies and lanais.*

***A motion was made by Mr. Prakap to adopt and approve the stated verbiage pertaining to the use of propane tanks and bottles. The motion was seconded by Mrs. Hira and passed unanimously.***

**VIII. BOARD OF DIRECTOR'S ELECTION** – Board Positions – Mr. Short reported that the Annual Meeting is set for March 20th. At the Annual Meeting, the Association membership will be announcing three (3) directors to fill vacancies created by the expiration of three (3) directors' terms. Three (3) candidates forms have been received. No election will be necessary.

## IX. CAPITAL SPENDING 2019- MANAGEMENT OFFICE REMODELING

- Mr. Short reported there are two (2) major capital projects scheduled at this time for 2019; The remodeling of the Management office and the Lanai Cage/Screen Replacement/Building Paint Project.
- Management Office Remodeling- Ms. Haars presented slides reflecting the full scope of work with an estimated cost.
- Mr. Short and Ms. Haars responded to questions from Association Members.

***A motion was made to approve the remodeling of the Management Office to take place during June, July, and August 2019. Cost is not to exceed \$60,000. The final construction***

*plan, including costs, will be reviewed with the Board of Directors prior to commencement of work. The project must be started no later than July 15, 2019. The motion was seconded and passed unanimously.*

**X. LANIA CAGE, SCREEN REPLACEMENT, BUILDING PAINT PROJECT**

A PowerPoint presentation was made by Mr. Marinaro, Mr. Short, and Mr. Prakash focusing on the timing aspect of the project, along with the Board and the Advisory Group's role throughout this Project. In order to proceed with the Project, twelve (12) Motions were presented and discussed in detail for the Board to approve. Mr. Short, Mr. Marinaro, and Mr. Prakash responded to questions from Association Members.

*A motion was made by Mr. Short to approve motions One (1) through Twelve (12) as presented on the Lanai Cage, Screen Replacement, and Building Project slides to assist the Advisory Group moving forward on the project. The motion was seconded by Mr. Prakash and passed unanimously. See attached motions.*

**XI. RESULTS FROM JAN. 17, 2019 WALK/LANDSCAPE/EXTERIOR**– An exterior building walk was done with Lyn Haars, the Board of Directors, and owners. A walk summary was presented to the Board.

**XII. PRESIDENT'S COMMENTS**

- The annual meeting is set for March 20, 2019 in the Social Room and all Unit Holders are urged to attend.
- Requests have been received for the addition of three (3) new fitness equipment machines. As we recognize the desire for additional equipment, the limitation of space in this area does not allow us to add any currently.
- Mr. Short commented on the experience from attending both the CRC & Foundation Meetings.
- We continue to improve the information and visual presented in the Board Meetings.
- The Social Committee will be hosting a wine tasting event this evening in the Social Room. Signup is still available at the front desk.

**XIII. UNIT OWNER QUESTIONS/COMMENTS** – Mr. Short and Ms. Haars responded to questions from Association Members.

**XIV. NEXT BOARD MEETING DATE** – Wednesday, March 20, 2019 at 9:00AM

**XV. COMMON INTERIOR AREAS/GARAGE WALK** – A walk of the building common areas and garage was done with Lyn Haars, the Board of Directors, Association Members. A detailed summary will be prepared by Ms. Haars and presented at the next Board meeting.

**XIV. ADJOURNMENT**

*Mr. Short made a motion to adjourn at 11:50 a.m. The motion was seconded by Mr. Prakash and passed unanimously.*

Respectfully submitted,

Darrell Cates, Secretary