

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

May 20, 2020

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

George Bauernfeind	President
Bill Prakap	Treasurer– via video
Art Lehrer	Director
Tahira Hira	Vice President– via video
Candice Mill	Secretary

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Jamie Kennedy, Administrative Assistant

I. CALL TO ORDER

Mr. Bauernfeind 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

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 Mrs. Mill to approve the April 23, 2020 and May 14, 2020 Emergency Board Meeting Minutes. The motion was seconded by Mr. Lehrer and passed unanimously.

A. TREASURER’S REPORT- Mr. Prakap reported on the April 2020 financials. Income for the first (4) months of the year January through April is below plan. A Contributing factor is guest suite income. All assessments are current. Expenses are higher than plan due to legal fees and some unplanned expenses as a result of the Coronavirus pandemic. A few offsetting categories are due to timing and billing differences. The Balance sheet reflects a cash accumulation in the Raymond James Investment accounts due to some maturing CDs in our programs which will wrap up costs for the major projects. As a result, the leftover cash will be reinvested into two (2) laddered CD’s maturing in June. Replacement Reserves are being evaluated and CD’s are being managed carefully to ensure cash availability for upcoming projects and expenses.

A motion was made by Mr. Lehrer to approve the April 2020 financial reports. The motion was seconded by Mrs. Mill and passed unanimously.

V. MANAGER’S REPORT

A. Updates

Screens/Railings/Painting:

- The Estero inspector passed the 02, 03, 04, and 05 stack lanais. Per the inspector, the 01 and 06 stack lanais each need additional bolts. The Advisory Group will determine how and when these two (2) stacks will be addressed.
- The garage entrance stucco repairs will be painted this week.

- The final dollar amounts for the Project have not totally been submitted. However, we do know that the Project came in under budget.
- A Service Contractor employee addressed a couple of unit concerns. There are two (2) units remaining where work needs to be done on the lanai floor where some damage was done.

Grills:

- The signed contract and deposit check for the purchase of new grills have been sent.

B. Work in Process

Roof Work:

- Following an inspection of the roof by Crowther Roofing, it was recommended to recoat the existing roof at a cost of \$74,500 in October 2020. This coating will prolong the life of the roof and has a 10-year warranty.

A motion was made by Mrs. Hira to approve the proposal from Crowther Roofing to recoat the existing roof in the amount of \$74,500 funded from the Replacement Reserves. The motion was seconded by Mr. Lehrer and passed unanimously.

Aaon Units:

- Don Condee of Condee Cooling located another manufacturer of our Aaon units with a product which he believes will work. In the Reserve Study, the cost estimated to replace an Aaon unit is listed as \$225,000. It was determined that a large crane would be necessary due to the location, access to the units, and the size of units in the space. The cost for a crane is \$160,000. It was considered earlier on to replace both units. However, due to unanticipated cost for a crane, we can continue to repair as necessary.

Guest Suite Painting:

- The painting of the guest suites will be scheduled this summer.

Generator:

- A leak (due to a couple of holes) was discovered coming from the pipes of the outside diesel fuel tank. The holes have been temporarily patched but the pipes need to be replaced. An RFP has been sent to a plumbing company. The outside storage tank is rusted and must be addressed. An industrial company will be contacted to inspect the overall condition and any work that needs to be done.

Coronavirus:

- Ms. Haars presented to the Board a plan outlining the reopening of the amenities. There was a lengthy discussion focusing on the reopening of the guest suites, theatre, and Fitness Center as well as Realtor Open Houses. The Board made the decision to open the amenities on Thursday, May 21. Some restrictions will be put into place specific to each amenity and will be monitored by the Board and if necessary, changes could be made. (Summary attached)
- Considering the research done on the use of ultra-violet lighting to sanitize the guest suites, fitness center, and theatre, the information suggests there is not enough evidence that proves this to be effective on the coronavirus. However, another method used by health care providers to be effective is called "Sniper by Ecolab". A fogger is used to emit a disinfectant spray throughout the space. The cost of this fogger is approximately \$200. The Board agreed to explore this as an option.
- The question was also presented whether to allow construction work on Saturday as part of the reopening of Florencia. It was decided that contractors and vendors can work Monday through Friday until further notice. In addition, they will be required to wear protective mask upon entry to the Florencia property as a precautionary measure.

A motion was made by Mrs. Mill to approve the Reopening Guidelines for amenities presented along with some revisions, effective Thursday, May 21st, 2020. The motion was seconded by Mrs. Tahira and passed unanimously.

- A resident previously suggested redoing the car wash/spigot area. After consideration, the idea was to instead reestablish this area to the pavement alongside the service entrance and run a water line for the hose. The Board agreed to explore this idea and move forward with this plan.

VI. PRESIDENTS COMMENTS

- There will be no June, July and August Board meetings held. The next scheduled meeting will be in September unless there is a need for an emergency meeting. The “Go To Meeting” platform worked well with this meeting and will be considered for future meetings.

VII. UNIT OWNERS QUESTIONS/COMMENTS

Mr. Bauernfeind, Ms. Haars, and the Board of Directors responded to questions from Association Members.

VIII. NEXT BOARD MEETING DATE – Wednesday, September 16, 2020 at 9:00AM, unless an emergency meeting is called.

XIV. ADJOURNMENT

Mr. Lehrer made a motion to adjourn at 9:55 a.m. The motion was seconded by Mrs. Mill and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary