

**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION**  
**BOARD MEETING MINUTES**  
**January 17, 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 9:00 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 Mr. Cates to approve the revised December 12, 2018 Board Meeting Minutes. The motion was seconded by Mr. Prakap and passed unanimously.*

**V. TREASURER'S REPORT**

Mr. Bauernfeind reported that the December 31, 2018 financial reports will be tabled for the next BOD Meeting. Staff is working with the accountant to review year end cutoffs and reconciliations. Mr. Bauernfeind did state that there were no new unusual matters to report.

The annual audit will be conducted by Stroemer & Co. This will be scheduled at the end of this month and the final report should be issued in March.

**VI. MANAGER'S REPORT**

- Davis and Associates (the new bookkeepers) will begin this month. The expenses for bookkeeping will be approximately what we paid with the previous company.
- Notice on the March Annual Meeting will be distributed to all owners on January 18.
- The Screens and Railings Advisory Group continues to discuss the bid packet with consultants, Pat McCoy and Larry West. The bid specifications will be completed, and the pre-bid meeting will be scheduled within the next few weeks. Dave Marinaro gave a brief update on the Screens, Railings, and Paint Project's timeline and key dates.
- Housekeeping ABM employee Odaisy Marrero's last day is January 22<sup>nd</sup> and is expected to be on maternity leave of absence; ABM employee Loida Crespo will fill the position temporarily.

**VII. 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 electing three (3) directors to fill vacancies created by the expiration of directors' terms. The First notice of the annual meeting was sent out January 18th. Any interested candidates must return their forms by Monday, February 4<sup>th</sup>.

**VIII. PRESIDENTS COMMENTS**

- We continue to receive excellent feedback on the building and landscaping.
- The 2018 adopted Rules, Regulations, and Procedures booklets have been distributed to each Unit Owner. This document will assist Unit Owners understanding on how the building is managed.
- The Board discussed the scheduling and reserving of the Social Room and Pool Pavilion for the use of the weekly Thirsty Thursday Event held by the Social Committee. It was determined that only one area (Pavilion or Social Room) will be available to be reserved by the Social Committee and the other available to Unit Holders.
- It was suggested to the President that the Association consider a Christmas/Holiday fund for the Florencia employees for owners to contribute during the holiday season. The Board determined that the Association will not have a fund as this is a personal decision made by individual owners.

**IX. UNIT OWNERS QUESTIONS/COMMENTS**

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

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

**XI. LANDSCAPE/EXTERIOR WALK –** An exterior building walk was done with Lyn Haars, the Board of Directors, and owners. 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 11:05 a.m. The motion was seconded by Mrs. Hira and passed unanimously.*

Respectfully submitted,

Darrell Cates, Secretary