

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

April 21, 2021

Approved

BOARD MEMBERS IN ATTENDANCE AND VIDEO CONFERENCE

George Bauernfeind	President
Tahira Hira	Vice President
Bill Prakap	Treasurer
Art Lehrer	Secretary
Dennis Weller	Director

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. on the above date in a Go-To-Webinar virtual setting.

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 virtually.

IV. APPROVAL OF MINUTES

A motion was made by Mrs. Hira to approve the March 17, 2021, Board Organizational Meeting Minutes. The motion was seconded by Mr. Prakap and passed unanimously.

V. TREASURER'S REPORT- Mr. Prakap reported on the March 2021 financials. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences.

A motion was made by Mrs. Hira to approve the March 2021 financial reports. The motion was seconded by Mr. Lehrer and passed unanimously.

The 2020 annual audit was conducted by Stroemer & Co. and presented with a "clean opinion" to the Board for acceptance. The only adjustment necessary was a tax adjustment.

A motion was made by Mr. Prakap to accept the 2020 Annual Audit reports effective December 31, 2020. The motion was seconded by Mrs. Hira and passed unanimously.

VI. INSURANCE

Mr. Altman and Mr. Fisher, Florencia's owners, reviewed and discussed the proposed insurance program with Brown & Brown to ensure that the proper coverages are in place.

A motion was made by Mr. Weller to approve 2021-2022 proposed insurance coverage upon confirmation of price and deductible for Florencia at the Colony Condominium Association. The motion was seconded by Mrs. Hira and passed unanimously.

VII. NEW BUSINESS

An email had been sent to the Board requesting that the limit on the number of FOBs per residence be increased from 6 per unit to 10. There was no motion from any Board member to address this request. Therefore, the request was not addressed and the current policy of the limit of 6 FOBs per unit remains in effect.

VIII. MANAGER'S REPORT

A. Updates:

- Approval for emergency services has been given to Blue Landscaping in case of a tropical storm/hurricane.

B. In-Process:

- Washintonia Palms: At the suggestion of the landscapers and tree trimmers, the five (5) Washingtonia palms by the cabanas will be removed due to possible damage that could result if the trees were to snap in half during high winds. No replacements will be made. In addition, tree trimming of the required palms throughout the property is being scheduled to be done prior to hurricane season.
- Garage Electrical: A different electrical company will be contacted concerning the outlets in the garage.
- RTUs: Dennis Weller continues to communicate with the RGD engineer about the replacement of the RTUs on the roof.
- Service parking lot sealcoating: Sealcoating of the service parking lot will take place during the summer and the expense will be shared between Treviso and Florencia.

C. New Business:

- Shutter companies: Research is being done to find a 3rd hurricane installation company for the Board to approve as a vendor for Florencia.
- Elevator Update: The Florida Department of Business and Professional Regulation has informed us that there are new elevator safety codes with which Florencia must be in compliance by 12/31/23. In addition, Thyssen Krupp informed us that the elevators must be updated from a 16-bit CPU to a 32 bit CPU as there no longer are any 16 bit CPU boards. A formal proposal will be sent to Florencia with pricing to address both of these issues.

IX. PRESIDENTS COMMENTS

Mr. Bauernfeind spoke briefly about COVID guidelines and stated that all guidelines would be discussed in greater detail at the May Board of Director's meeting.

X. UNIT OWNERS QUESTIONS/COMMENTS

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

XI. NEXT BOARD MEETING DATE – May 19, 2021, virtually at 9:00 a.m.

XIV. ADJOURNMENT

Mr. Prakash made a motion to adjourn at 10:40 a.m. The motion was seconded by Mrs. Hira and passed unanimously.

Respectfully submitted,

Dennis Weller, Secretary