

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

**January 19, 2017**

**Approved**

---

**BOARD MEMBERS IN ATTENDANCE**

Harry Boghigian	President
James Lamb	Vice President
George Bauernfeind	Secretary
Wayne Fisher	Director

**BOARD MEMBERS NOT IN ATTENDANCE**

Harry Short	Treasurer
-------------	-----------

**OTHERS PRESENT IN PERSON**

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

**I. CALL TO ORDER**

Mr. Boghigian 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**

Mr. Boghigian announced that the notice for this meeting was posted in accordance with bylaws and statutory requirements.

**III. VERIFICATION OF A QUORUM**

Mr. Boghigian confirmed that a quorum was present.

**IV. APPROVAL OF MINUTES**

*A motion was made by Mr. Fisher to approve the December 15, 2016 Board Meeting Minutes. The motion was seconded by Mr. Lamb and passed unanimously.*

**V. TREASURER'S REPORT**

**Financials** – No report was given as the Treasurer, Mr. Short, was not in attendance.

**VI. UOC/CRC UPDATE**

Mr. Prakap gave a brief CRC update. For additional information and a copy of the CRC minutes, please visit [www.pelicanlanding.org](http://www.pelicanlanding.org).

**VII. MANAGER'S REPORT**

**A. UPDATES**

- a) Hotwire is currently scheduling surveys with Florencia residents to discuss the individual unit owner's needs and wants.
- b) One owner has not paid Q1 2017 assessment. This is being actively followed up and if not paid by the end of January, Association legal counsel will be contacted.

**B. OLD BUSINESS**

- a) The BOD discussed the 2017 Sudbury Automation proposal to continue service to support the Florencia Office, Business Center and all existing internet capable common areas and guest suites. It was decided that Sudbury continues with services until Hotwire is established and completed.

### **C. NEW BUSINESS**

- a) A meeting is scheduled with the Altaira landscape architect; the Florencia landscape architect, WCI Dwight Thomas, and Ms. Haars to discuss the landscape to be installed between Altaira and Florencia.
- b) PLCA held a meeting introducing a new landscape architect, Michael Spencer, hired by Pelican Landing to present his vision and plan for Phase 1 of PLCA. Phase 1 does not include The Colony. The goal is to revamp and have “The Old Florida Look and Feel”. It is necessary that PLCA establish a Master Plan, establish a budget, and then prioritize. There are two funding sources for this – PLCA and CDD.
- c) Per the Board’s request, the office will be implementing a summary/inspection on a to-be-determined (weekly, monthly, quarterly) basis for inspection of the Florencia Building property. A periodic summary with actions will then be presented to the Board.
- d) Cornell Balancing did an inspection of the four (4) cooling towers and recommended that the steel springs be inspected and replaced. The life expectancy on these springs is normally between 5-7 years and they are now 8 years old. Crowther has inspected and submitted a quote to replace the springs and flex connectors. This quote ranges between \$18K and \$23K contingent on the final decision. Additional quotes are being gathered.
- e) The FOB readers on personal elevator stacks 4 and 5 have failed. They are not consistent in their operation of allowing resident access. We are waiting on the proposal from the vendor.
- f) The Florencia Board meetings are held the 3rd Thursday of each month and currently conflicts with the PLCA Board meetings.

***A motion was made by Mr. Bauernfeind to change the Florencia monthly Board meeting to the 3rd Wednesday of each month. The motion was seconded by Mr. Lamb and passed unanimously.***

**VIII. BOARD MEETING DATE – Wednesday, February 15, 2017 at 9:00AM**

**IX. ADJOURNMENT**

***Mr. Boghigian made a motion to adjourn at 9:50a.m. The motion was seconded by Mr. Lamb and passed unanimously.***

Respectfully submitted,  
George Bauernfeind, Secretary