

**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES – Emergency Meeting**

April 23, 2020

Approved

ASSOCIATION MEMBER ATTENDING VIA TELEPHONE

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

OTHERS PRESENT IN PERSON

Lyn Haars, Community Association Manager
Jamie Kennedy, Administrative Assistant

I. CALL TO ORDER

Mr. Bauernfeind called the emergency meeting to order at 2:00 p.m. in the Florencia at the Colony Social Room at 23850 Via Italia Circle, Bonita Springs, Florida on the above date.

II. VERIFICATION OF A QUORUM

Ms. Haars confirmed that a quorum was present.

III. PURPOSE OF EMERGENCY MEETING

Mr. Bauernfeind announced that due to the Coronavirus epidemic the State of Florida has been put into a State of Emergency status. With the status, the Board is granted emergency powers including the right to meet.

IV. APPROVAL OF MINUTES

A motion was made by Mrs. Mill to approve the April 6, 2020 emergency Board Meeting Minutes. The motion was seconded by Mr. Prakap and passed unanimously.

V. TREASURER'S REPORT

A. Financials- Mr. Prakap reported on the March 31, 2019 financials. There is a new section of the Balance sheet titled Long Term Liabilities, which is the Reserve Funds which was previously carried under the equity section. This was the change which occurred from the new standard format mandating by (FASB). In addition, in the equity section titled "Unrestricted Assets" reflects a reduction of the change in the 2019 net income which will reflect a change in the tax payment. Income for the first (3) months of the year January through March is \$1,900 below plan. Contributing factors include guest suite income and some lower expenses. Overall, expenses are on plan. A few offsetting categories are due to timing and billing differences. There may be some unplanned expenses due to the coronavirus.

A motion was made by Mr. Prakap to approve the March 2019 financial reports. The motion was seconded by Mrs. Hira and passed unanimously.

B. Audit

The Financial Accounting Standard Board (FASB) issued a new standard format mandating that adjustments are made to the condominium financials for recognition of revenues effective in 2019. Stroemer & Co. have applied the new format to Florencia 2019 and 2020 financials. Following the audit Stroemer & Co. will be preparing the Florencia 2019 tax return. Tax expenses are accrued throughout the year and the 2019 estimated expense was \$6K. The actual amount of \$8,057 left a difference of \$2,057 which has been adjusted reducing the net gain for the year by \$17,063.

Mr. Prakap reported that Stroemer & Company, a local CPA firm completed the Audit and a “clean opinion” was received.

A motion was made by Mr. Prakap to accept the 2019 Annual Audit reports effective December 31, 2019. The motion was seconded by Mrs. Hira and passed unanimously.

VI. MANAGER’S REPORT

A. Updates

Screens & Railings:

- The 06 stack lanai cages are in the final stages of being installed. Inspections will then be done. We will later schedule a time to clean, install fans, and move furniture.
- The building painting is close to completion. There is still some stucco work to be done.
- As the project nears completion, a punch list will be reviewed and addressed.
- There is an issue with 406 hurricane shutters where some damage was done by Mullets when the old cage was removed. Repair of the hurricane shutters is being coordinated with High Velocity.

Grills:

- Installation for the new grills are in the process to be scheduled. A deposit check is being sent.

B. Work in Progress

- Roof: Plans to schedule the roof coating to be done in October remains on target.
- Guest Suite Painting: The painting will be postponed until the stay at home order is lifted.
- Insurance: Mr. Altman and Mr. Fisher, Florencia owners, reviewed and discussed the proposed insurance program with Brown & Brown to ensure that the proper coverages are in place. The recommendation was made to purchase Legal Defense Gap insurance coverage which would provide legal defense in the event of a denied claim and or protection where there is a lack of coverage elsewhere.

A motion was made by Mrs. Hira to approve 2020-2021 proposed insurance coverage of Florencia at the Colony Condominium Association and the addition of the Legal Defense Gap Coverage. The motion was seconded by Mrs. Mill and passed unanimously.

- Coronavirus: Ms. Haars presented a summary page of the COVID 19 precautions Florencia has implemented. The Florencia continues to follow the directives of The Colony Foundation. The Colony sent an update on 4/22. Adjustments to Front Desk hours have been made due to staffing. Scheduling modifications are being considered for the administrative assistant as well.

VII. PRESIDENTS COMMENTS

- Mr. Bauernfeind stated that Florencia will continue to abide by the restrictions laid out by the Florida Governor’s office and his task force concerning the Stay-at-home orders. Florida remains under a State of Emergency; therefore, the Florencia Board of Directors will respond as decisions by both the State and The Colony develops.

VIII. UNIT OWNER QUESTIONS/COMMENTS

Mr. Bauernfeind, Ms. Haars, and the Board of Directors responded to questions from Association Members sent via email. Questions regarding reopening access to the building to vendors, friends and family were discussed as well as the reopening of the fitness Center. The decision is to remain closed until further notice from The Colony and the state. A suggestion was made by a resident to improve the car wash area.

IX. NEXT POSSIBLE BOARD MEETING DATE – Wednesday, May 20, 2020 at 9:00a.m.

X. EXECUTIVE SESSION –The Board reconvened into Executive Sessions at 2:40 p.m. to discuss personnel matters. The Board closed the Executive Session at 3:15.

XI. ADJOURNMENT

A motion was made to adjourn at 3:15p.m. The motion was seconded and passed unanimously.

Respectfully submitted,

Candice Mill, Secretary