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

December 20, 2010

APPROVED

BOARD MEMBERS IN ATTENDANCE

Robert Stein, President
Harry Boghigian, Vice President
John Watson, Director

BOARD MEMBER NOT IN ATTENDANCE

Rick Parker, Secretary/Treasurer
Wayne Fisher, Director

OTHERS PRESENT IN PERSON

Sharon Morrison, Florenca Manager
4 Association Members

I. CALL TO ORDER

Mr. Stein called the meeting to order at 9:00 a.m. in the Florenca at the Colony Social Room at 23850 Via Italia Circle Bonita Springs, Florida on the above date.

II. PROOF OF NOTICE OF MEETING

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

III. VERIFICATION OF A QUORUM

Mr. Stein confirmed that a quorum was present.

IV. APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Mr. Boghigian to approve the November 18, 2010 Budget Meeting Minutes as written. The motion was seconded by Mr. Watson and passed unanimously.

A motion was made by Mr. Boghigian to approve the November 18, 2010 Board Meeting Minutes as written. The motion was seconded by Mr. Watson and passed unanimously.

V. PRESIDENT'S REPORT

Mr. Stein did not give a President's Report.

VI. TREASURER'S REPORT

Ms. Morrison reviewed the November 30, 2010 financials.

VII. OLD BUSINESS

Mr. Stein gave an update on the pool deck leaking issue and the engineer's turnover report meetings.

VIII. NEW BUSINESS

The Board reviewed and discussed the proposed changes and additions to the Pet Policy that was presented.

A motion was made by Mr. Watson to approve the Pet Policy with the changes discussed at the Board Meeting. The motion was seconded by Mr. Boghigian and passed unanimously.

The revised Pet Policy will be distributed to all Owners and will be included in the January Newsletter.

The Board reviewed and discussed the proposed changes and additions to the FOB Policy that was presented. The Board agreed to revise some areas of the policy and review it at the next Board Meeting.

A motion was made by Mr. Watson that the maximum number of FOBs that can be issued to any one unit be six. The policy regarding the maximum number of FOBS's will be effective immediately. Those units that have more than six FOB's at the time of this motion will be grandfathered in. The motion was seconded by Mr. Boghigian and passed unanimously.

The Board reviewed and discussed a letter received from Unit Owner #2003 regarding the required underlayment for Unit # 2103. It was determined by the Board to seek a legal opinion before responding to Unit Owner #2003.

The Board discussed recent realtor activity in the building and has agreed that a realtor can request from the Board the option to open a unit to all residents of Florencia for a showing, provided no sign is placed on the property and it would not be open to the public.

Mr. Watson brought it to the attention of the Board that an advertisement for an auction is scheduled for January 15, 2011 for Unit #105. The Manager is to review the Association's documents regarding auctions.

Mr. Stein called for a volunteer to represent Florencia in the United Way Campaign being hosted the Colony. The request for volunteers will also appear in the January Newsletter.

IX. NEXT BOARD MEETING DATE – Thursday January 20, 2010 at 9:00 a.m.

X. ADJOURNMENT

A motion was made by Mr. Watson to adjourn the meeting at 10:45 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

Rick Parker, Secretary