

**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
December 8, 2011**

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**Approved**

**DIRECTORS IN ATTENDANCE**

Rick Parker	President
Harry Boghigian	Vice President
Henry Chiarelli	Secretary/Treasurer
Dave Marinaro	Director

**DIRECTORS PRESENT VIA TELECONFERENCE**

Wayne Fisher	Director
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**OTHERS PRESENT IN PERSON**

Shirley Williams, General Manager  
Association Members

**I. CALL TO ORDER**

Mr. Parker called the meeting to order at 10:00 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. Parker announced that the notice for this meeting was posted in accordance with bylaws and statutory requirements.

**III. VERIFICATION OF A QUORUM**

Mr. Parker confirmed that a quorum was present.

**IV. APPROVAL OF MINUTES**

*A motion was made by Mr. Chiarelli to approve the November 17, 2011 Board Meeting Minutes. The motion was seconded by Mr. Boghigian and passed unanimously.*

**V. TREASURER'S REPORT**

Mr. Chiarelli reviewed and reported on the November 30, 2011 financial reports.

*A motion was made by Mr. Marinaro to approve the November financials. The motion was seconded by Mr. Boghigian and passed unanimously.*

## VI. UOC/CRC UPDATE

- Patrick Jolly of WCI relocated to Jacksonville, FL.
- Alp Ozsay, Regional Director of WCI will report on the conditions of the property next to Florenca.
- Discussion of converting the Estuary to a Bird Sanctuary arose. WCI said that they would respond to this request.
- CDD Irrigation Hook-ups will be addressed at the UOC meeting in January.
- The United Way is encouraging participation in their Campaign.
- Consolidation of Bayside & Baycreek CDD will save 125-140K.
- Beach erosion is delayed in Tallahassee; yet the beach appears to be somewhat replenishing itself.
- A new task force has been established for review of the Tennis Center issues.
- UOC approved new beach chairs, umbrellas and boat motors for the shuttles.
- Two seats are open for the PLCA Board.

## VII. MANAGER'S REPORT

**Water Intrusion** - Manhattan Kraft has contracted Fire Water Service to remediate the Fitness Room and all effected resident units. Fire Water service has evaluated the damage in each unit the remedial work is in progress.

**Shower Arm Refund** - The 1<sup>st</sup> Quarter 2012 Maintenance Assessments will reflect a \$100 credit for each affected decorative shower arm to a maximum of two per unit.

**Fitness Room TV's** - Comcast will be sending a technician to inspect the site prior to installation of the MDTA box; hopefully this issue will be resolved as soon as possible.

**Elevators** - Recent elevator issues and the strategy for resolution were discussed.

## VIII. OLD BUSINESS

**Turnover Update** - Dave Marinaro reported on the status of the remaining items open with WCI/Kraft and the strategy for a resolution.

**Building Paint** - Due to the recent water intrusion into the building several painting contractors highly recommend hiring an engineer to inspect and assess the condition of the building and recommend corrective action.

*Mr. Marinaro made a motion to approve the Karins Engineering proposal in the amount of \$2,296 for inspection of the building. The motion was seconded by Mr. Boghigian and passed unanimously.*

**CDD Irrigation Update** - Bayside Improvement Community Development District policy and fees for irrigation service were reviewed and discussed.

**X. NEXT BOARD MEETING DATE - January 19, 2012 at 9:00AM**

**ADJOURNMENT**

*Mr. Chiarelli made a motion to adjourn at 11:40 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.*

Respectfully submitted,

Henry Chiarelli, Secretary/Treasurer