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**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES  
January 11, 2010**

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**APPROVED**

**BOARD MEMBERS IN ATTENDANCE**

Robert Stein, President  
Harry Boghigian, Vice President  
Rick Parker, Director  
Frank Pensavecchia, Director

**BOARD MEMBER NOT PRESENT**

John Watson, Treasurer and Secretary

**OTHERS PRESENT IN PERSON**

Greg Franks, WCI Representative  
Travis Smith, Kraft Representative  
Sharon Morrison, Florencia Manager  
Rick McLaughlin, Florencia Maintenance Engineer  
4 Association Members

**I. CALL TO ORDER**

Mr. Stein called the 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. PROOF OF NOTICE OF MEETING AND VERIFICATION OF A QUORUM**

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

**III. WCI / KRAFT ENGINEERING STUDY UPDATE & PROGRESS**

Mr. Stein announced this meeting was called for by WCI/KRAFT to discuss the Engineering Study provided to them by the Association from Delta Engineering. This meeting will provide an update on those items and describe the progress on unfinished items. WCI/KRAFT will be going through the report by line item, therefore, Mr. Stein asked members of the Association to hold all questions until the conclusion of the presentation by WCI/KRAFT. Mr. Stein introduced Greg Franks of WCI and Travis Smith of Kraft and gave them the floor.

Mr. Franks of WCI requested the Board of Directors appoint someone to meet with WCI/KRAFT in future meetings as liaison for the Association.

Mr. Franks of WCI described the matrix WCI/KRAFT presented to the Board and how to read it (see Exhibit "A"). Mr. Franks then went through the list by line item.

After Mr. Franks concluded his report, members of the Board brought additional items to the attention of WCI/KRAFT. The meeting was then opened to the floor for questions from Unit Owners.

It was suggested by Mr. Stein that one board member be appointed as the lead representative to meet with WCI/KRAFT in future meetings, but to also have a rotation of a second board member available for the meetings as well. Mr. Stein asked for a volunteer to be the lead representative of the Association to meet with WCI/KRAFT and Mr. Pensavecchia volunteered.

#### **IV. SHOWER ARM REPLACEMENT PROJECT**

There was much discussion between WCI/KRAFT and the Board of Directors regarding the shower arm replacement project and the quality of materials being used. Mr. Stein asked WCI if the Association has any other options regarding the shower arm replacement. Mr. Franks indicated WCI will not be changing its position on the product being provided as a replacement for the defective shower arms.

#### **V. NEXT BOARD MEETING - January 28, 2010 at 9:00 a.m.**

#### **VI. ADJOURNMENT**

*Upon a motion made by Mr. Parker and seconded by Mr. Pensavecchia it was unanimously agreed to adjourn the meeting at 5:10 p.m.*

I, Sharon Morrison, did take and record the minutes of the meeting in the absence of John Watson, the Association Secretary.

*Sharon Morrison*

Sharon Morrison, Manager