
**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
September 20, 2010**

APPROVED

BOARD MEMBERS IN ATTENDANCE

Harry Boghigian, Vice President
Rick Parker, Secretary/Treasurer

**BOARD MEMBERS PRESENT VIA TELECONFERENCING WITH EACH MEMBER
OF THE BOARD ABLE TO HEAR EACH OF THE OTHERS AT ALL TIMES**

Robert Stein, President
Wayne Fisher, Director
John Watson, Director

OTHERS PRESENT IN PERSON

Sharon Morrison, Florenca Manager
2 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. Parker to approve the August 30, 2010 Board Meeting Minutes as written. The motion was seconded by Mr. Boghigian and passed unanimously.

V. PRESIDENT'S REPORT

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

VI. TREASURER'S REPORT

Mr. Parker announced that a check has been received by our attorney regarding the #105 Gull/Homesales delinquency. When the check clears, the attorney will disburse funds. Mr. Parker announced the 2011 budget process is beginning. Mr. Parker reviewed the August, 2010 financial reports.

VII. OLD BUSINESS

Mr. Stein gave an update as to the status of the WCI/Kraft Engineering Turnover issues. A letter will be sent to WCI/Kraft under the President's signature with insertions of recommendations from Delta Engineering. The Board also discussed in length the pool deck leaking issue. A letter to Unit Owners will be sent from the Board updating them on the pool deck.

VIII. NEW BUSINESS

The Board discussed landscape options regarding the Fire Pump Pipes in front of the building.

A motion was made Mr. Boghigian authorizing the expenditure of up to \$1600.00 in landscape materials to conceal the Fire Pump Pipes keeping within the Fire Department regulations. This motion was seconded by Mr. Fisher and passed unanimously.

The Board of Directors selected the dates for the upcoming 2011 Board Meetings.

The Board discussed the addition of a Doggie Station by the Service Entrance Door.

A motion was made by Mr. Boghigian to purchase and install a doggie station by the service entrance door. This motion was seconded by Mr. Parker and passed unanimously.

The Board discussed bicycle issues. A date of October 31st was set by the Board to dispose of any bikes that have not been properly tagged or claimed. The Board discussed purchasing an additional bike rack and installing it between the Storage Room Door and the "06" Lower Lobby Door.

A motion was made by Mr. Parker to purchase and install an additional bike rack. The motion was seconded by Mr. Boghigian and passed unanimously.

IX. NEXT BOARD MEETING DATE – October 22, 2010 at 9:00 a.m.

X. ADJOURNMENT

A motion was made by Mr. Parker to adjourn the meeting at 10:30 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

Rick Parker, Secretary