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

April 16, 2010

APPROVED

BOARD MEMBERS IN ATTENDANCE

Robert Stein, President
Harry Boghigian, Vice President
John Watson, Treasurer and Secretary
Rick Parker, Director
Frank Pensavecchia, Director

OTHERS PRESENT IN PERSON

Sharon Morrison, Florenxia Manager
24 Association Members

I. CALL TO ORDER

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

II. REGISTERING OF PROXIES

Mr. Stein called for any proxies not registered.

III. PROOF OF NOTICE OF MEETING

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

IV. VERIFICATION OF A QUORUM

Mr. Stein confirmed that a quorum was present by proxy and in person.

V. APPROVAL OF PRIOR ANNUAL MEETING MINUTES

A motion was made by Mr. Stein to approve the March 19, 2009 Annual Meeting Minutes as written. Mr. Parker seconded the motion and it passed unanimously.

VI. APPROVAL OF PRIOR SPECIAL MEMBERS' MEETING MINUTES

A motion was made by Mr. Stein to approve the July 20, 2009 Special Members' Meeting Minutes and the Special Members' Meeting Minutes that was reconvened on September 28, 2009 as written. Mr. Parker seconded the motion and it passed unanimously.

VII. REPORTS OF DIRECTORS

Mr. Stein, President reported on the many accomplishments throughout the past year:

- ◇ Turnover from WCI was completed and three Board Members elected
- ◇ Board expanded from 3 members to 5
- ◇ Board replaced one resignation
- ◇ Recruited and hired a new General Manager
- ◇ Passed 3 out of 4 proposed changes to the documents
- ◇ Established the Amenities Rules and Regulations Committee and approved proposed changes
- ◇ Revised the garage parking rules
- ◇ Recovered deficit funding from WCI
- ◇ Completed 2009 within budget
- ◇ Established the 2010 budget with no increase
- ◇ Changed accounting firms
- ◇ Updated our insurance coverage
- ◇ Continued review of energy costs
- ◇ Established procedure for extending existing contracts
- ◇ Established BOD email link on web site
- ◇ Installed new bulletin boards in the lower elevator lobbies
- ◇ Created a newsletter
- ◇ Installed new signs in various area of the building
- ◇ Added additional security cameras
- ◇ Extended the front desk Privacy Officer's hours (The hours are Monday, Tuesday, Wednesday 8:00 a.m. to 8:00 p.m. Thursday, Friday, Saturday 8:00 a.m. to 10:00 p.m. and Sunday 9:00 a.m. to 8:00 p.m.)
- ◇ Complied with new elevator code regarding signs and keys
- ◇ Addressed garage entry/exit issues by trimming the hedge and installing a mirror
- ◇ Expanded bicycle parking
- ◇ Added lighting at the NW garage exit
- ◇ Moved the defibrillator from the Manager's Office to an area outside the Fitness Room for better access
- ◇ Refurbished tables in the Social Room and Guest Suites
- ◇ Worked with Treviso Management in resolving easement issues without incurring legal costs
- ◇ Florencia Members engaging in Monthly Social Events
- ◇ Completed the Engineering Turnover and Reserve Study with a negotiating team established

Mr. Watson, Treasurer reported that the year ended on budget and Florencia's budget for the year 2010-2011 had no increase in assessment fees. Mr. Watson suggested the Board strongly consider proceeding with a vote from the Unit Owners to change from

reporting reserves on a straight line method to a pooled method. Mr. Watson reported there are 11 units for sale in Florenxia ranging in price from \$649,000 to \$1,100,000. Mr. Watson discussed the audit draft received from Stroemer & Company, PA.

A motion to approve the audit draft from Stroemer & Company, PA was made by Mr. Boghigian. The motion was seconded by Mr. Parker and passed unanimously.

VIII. REPORTS OF COMMITTEES

Mr. Pensavecchia, Director and Board Liaison, reported on behalf of the Amenities Rules and Regulations Committee. It is the committee's goal to have their final draft presented to the Board at the March Board Meeting.

IX. UNFINISHED BUSINESS

Mr. Pensavecchia, Director and Mr. Watson, Treasurer both reported on the WCI/Kraft Meeting in relation to the Engineer's Turnover Report

X. NEW BUSINESS

Mr. Stein reported that Mr. Parker's and Mr. Pensavecchia's board terms end at this Board Meeting. The Association did not have an Annual Election of Board Members since the number of candidates did not exceed the number of open positions on the Board. Mr. Parker submitted a written request according to the statutes, to be a candidate for the Board of Directors. The remaining open position will be appointed by the Board.

A motion was made by Mr. Parker to appoint Wayne Fisher #2002 to the Florenxia Board of Directors. The motion was seconded by Mr. Boghigian and passed unanimously.

Mr. Parker and Mr. Fisher will serve for a term of 2 years each.

The Board and Unit Owners recognized Bob Wilmoth #503 and Frank Pensavecchia #1701 for their contributions as Board Members, and for serving on the Manager Search Committee and Amenities Rules and Regulations Committee this past year.

Mr. Stein reported that Florenxia is in need of a representative for the Colony Residence Council (CRC) and for the Unit Owner Committee (UOC) for Pelican Landing. Mr. Stein spoke to George Perry #1202 and he has agreed to a one year commitment as Florenxia's representative for both organizations. Mr. Parker has agreed to be the alternate representative when needed.

A motion was made by Mr. Stein to appoint George Perry as the representative for the Colony Residence Council and the Unit Owner Committee for Pelican Landing with Rick Parker as the alternate. The motion was seconded by Mr. Boghigian and passed unanimously.

The Board discussed the operation of the garage door and whether to leave it open during the day to cut down on potential mechanical failures. It was decided to leave the garage door down during the day and have it operate as normal for security purposes.

The Board discussed the use of the pool table as a buffet table during social committee functions as well as private parties.

Mr. Watson made a motion that no food heating devices or appliances be allowed on the pool table; that the Association will provide folding tables for this purpose and that trivets or hot pads be placed under all hot dishes coming out of the oven. The motion was seconded by Mr. Boghigian and passed unanimously.

The Board answered some general questions from the Unit Owners before adjourning.

XI. ADJOURNMENT

A motion was made by Mr. Parker to adjourn the meeting at 10:40 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

John Watson, Secretary/Treasurer