
**FLORENCIA AT THE COLONY CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
November 18, 2010**

APPROVED

BOARD MEMBERS IN ATTENDANCE

Robert Stein, President
Harry Boghigian, Vice President
Rick Parker, Secretary/Treasurer
Wayne Fisher, Director

BOARD MEMBER NOT IN ATTENDANCE

John Watson, Director

OTHERS PRESENT IN PERSON

Sharon Morrison, Florenxia Manager
4 Association Members

I. CALL TO ORDER

Mr. Stein called the meeting to order at 9:15 a.m. in the Florenxia 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 October 22, 2010 Board Meeting Minutes as written. The motion was seconded by Mr. Fisher and passed unanimously.

V. PRESIDENT'S REPORT

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

VI. TREASURER'S REPORT

Mr. Parker reviewed the October 31, 2010 financials. Mr. Parker discussed engaging Stroemer and Company to audit the Association's financials and to prepare the corporate tax return.

A motion was made by Mr. Parker to engage Stroemer and Company to perform the audit for the Association's balance sheet at December 31, 2010 and the related statements of revenue, expenses and changes in fund balance, and cash flows for the year then ended. The motion was seconded by Mr. Fisher and passed unanimously.

A motion was made by Mr. Parker to engage Stroemer and Company to prepare the U.S. Corporate Tax Return (Form 1120H) for the year ended December 31, 2010. The motion was seconded by Mr. Fisher and passed unanimously.

VII. OLD BUSINESS

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

A motion was made by Mr. Boghigian to grant the Board President the authority to seek legal council when needed regarding the turnover negotiations with WCI/Kraft. The motion was seconded by Mr. Parker and passed unanimously.

VIII. NEW BUSINESS

Unit Owner Ivy Scheinholz presented information and requested permission from the Board to display a box in the Association Mailroom to receive donations to benefit the Village Oaks Elementary School in Immokalee. The permission was granted for the timeframe of December 1, 2010 to January 15, 2011.

The Board discussed the option of the Association taking on the responsibility of cleaning the lanai exterior screens, frames and pickets

A motion was made by Mr. Parker for the Association to clean all Unit Owners lanai exterior screens, frames and pickets twice during a calendar year. The motion was seconded by Mr. Boghigian and passed unanimously.

Mr. Perry gave an update on the Colony Residence Council and the Unit Owner Committee Meetings he recently attended.

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

X. ADJOURNMENT

A motion was made by Mr. Parker to adjourn the meeting at 11:00 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

Rick Parker, Secretary