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

January 28, 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, Florenca Manager
10 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

Mr. Parker suggested the word "easement" be inserted instead of "area" in the subject matter under Old Business regarding the area between Florenca and Treviso in the December 17, 2009 Board Minutes.

A motion was made by Mr. Parker to approve the December 17, 2009 minutes with the wordsmithing as he suggested. The motion was seconded by Mr. Pensavecchia and passed unanimously.

A motion was made by Mr. Parker to approve the January 11, 2010 minutes as written. The motion was seconded by Mr. Boghigian and passed unanimously.

V. TREASURER'S REPORT

Mr. Watson reviewed the December 31, 2009 financial reports. Mr. Watson suggested that at the next Board Organizational Meeting the Board take into account nominating a member of the Board that is a full time resident for the position of Treasurer. Mr. Watson discussed the reserve budget format be changed from the restricting straight line method to the pooling method which would require a vote by a specific percentage of the owners.

VI. AMENITIES POLICY COMMITTEE REPORT

Mr. Pensavecchia, Chairman of the Amenities Policy Committee gave an update on progress the committee has made with the restructuring of the policies for the various amenities. He presented to the Board, a draft of the Amenities Policy and asked the Board to review it and supply their individual critiques of the draft by email to him. He will then forward the information to the other committee members for their review and then the committee will have another meeting to discuss and decide which of the inputs should be included in the final version. Mr. Pensavecchia indicated their goal is to present to the Board, a final draft of the Amenities Policy at the February Board Meeting.

It is suggested from the Committee that the Board form an Ad-Hoc Rules and Regulations Committee to review other areas of the Florencia Rules & Regulations as they found other areas of concern that need to be addressed and would share with this new committee.

VII. MANAGER'S REPORT

The Manager reported the office is preparing for the audit. The manifold on one of the BBQ grills is cracked and will need to be replaced. All bikes in the bike racks were tagged to remind Unit Owners to register their bikes at the front desk and place the bike sticker on their bikes for identification. The Manager reported the pool is running cooler due to a pool heat exchanger which needs to be replaced with some re-piping required. The proposal has been forwarded to Travis at Kraft Construction. Mr. Parker suggested that locks be installed on the front gates for security reasons.

A motion was made by Mr. Watson to install locks on all the front gates and have keyed to the common area key. This motion was seconded by Mr. Parker and passed unanimously.

The Board discussed the proposal that was presented to them from John Moran, with Wachovia Business Banking, at the November 19, 2009 Board Meeting.

A motion was made by Mr. Watson to give the Manager the authority to negotiate a contract with Wachovia regarding credit card processing. Mr. Stein amended the motion to have either Mr. Watson or Mr. Parker work with the Manager to establish a banking package with Wachovia to include the credit card processing option. The amended motion was seconded by Mr. Boghigian and passed unanimously.

VIII. OLD BUSINESS

At the November 19, 2009 Board Meeting, a spokesperson for the Amenities Committee, brought it to the attention of the Board, the bicycle rack inadequacy. The Board at the same meeting moved to purchase two bike racks with the location of the racks being determined by the Board. A Unit Owner is now questioning the Board on one of the bike rack location indicating it not to be a desired area. The Board decided before adjourning today's Board Meeting they would walk the garage and revisit the bike rack locations.

John Watson suggested to the Board they engage Fellers Engineering to do a study at the cost of \$2,800.00 to provide options to maximize energy savings within the parameters of the Fire Safety Code for the rear corridors, stairwells, and garage areas.

A motion was made by Mr. Watson to contract with Fellers Engineering to do a study at the cost of \$2,800.00 plus reimbursable items as outlined in the proposal, to obtain options to maximize energy savings within the parameters of the fire safety code for the rear corridors, stairwells and garage areas. This motion was seconded by Mr. Parker and it passed unanimously.

Mr. Pensavecchia informed the Board that a meeting has been scheduled with WCI and Kraft for Friday, February 12th. Prior to the meeting with WCI and Kraft, Mr. Watson and Mr. Pensavecchia will meet with Delta Engineering to discuss items on the punch list.

The Board discussed the shower arm replacement project indicating that in their last meeting with WCI and Kraft, Greg Franks of WCI was firm and that he will not be changing his position on the product being provided as a replacement for the defective shower arms. The Board feels this is unacceptable and discussed means of communicating with the individual Unit Owners. The Board has decided to draft a letter to WCI and have each Unit Owner sign and submit the letter individually to WCI to meet the criteria set forth by Greg Franks. Mr. Boghigian agreed to draft the letter and circulate to the remainder of the Board for critiquing.

IX. NEW BUSINESS

Ms. Morrison, the Florenca Manager brought to the attention of the Board that a more effective and centralized means of communication to Unit Owners regarding social activities and building information is necessary. Posting of these flyers in the elevators has become un-sitely. She suggested to the Board that bulletin boards be purchased and installed in each of the four lobbies. The Board made the decision that these bulletin boards would be restricted to post social events and building notices only. Only items that apply to all Unit Owners, not individual unit owners, may be posted in these bulletin boards. The bulletin boards are to remain locked and any item for posting is to be brought to the Manager's Office for approval and posting. The bulletin board located in the mailroom will remain the designated bulletin board for Association business.

A motion was made by Mr. Watson to purchase four bulletin boards and have them installed in the four lower garage lobbies for communicating social functions and building information only. This motion was seconded by Mr. Parker and passed unanimously.

The Board discussed lighting the northwest dog walking area.

A motion was made by Mr. Watson to engage Community Electric to install a wall mounted light fixture over the exterior door of the northwest dog walking areas for the quoted price of \$395.00 including material and labor. Mr. Parker seconded the motion and it passed unanimously.

The Board discussed the request from El Coqui Cleaning Service to have the association provide space for them to store their cleaning supplies. They provide cleaning services to several units in the building.

A motion was made by Mr. Watson to provide space in the building to El Coqui Cleaning Service to store their cleaning supplies. The motion failed for lack of a second.

Audio tapes of the Board Meetings are used by the preparer of the minutes who prepares the minutes from personal notes and the tapes. The Board discussed disposing of the audio tape recordings of the Board Meetings after the minutes for those meetings have been approved.

A motion was made by Mr. Watson to dispose of audio tape recordings of the Board Meetings after the minutes have been approved at a duly noticed Board Meeting. This motion was seconded by Mr. Parker and passed unanimously.

The Board took a short recess period at 11:10 a.m.

The Board resumed the meeting at 11:30 a.m. with Mr. Stein, Mr. Boghigian, Mr. Watson, Mr. Pensavecchia and Mr. Parker in attendance fulfilling a quorum.

The Board discussed the Privacy Officer Schedule and the need to increase the payroll expense from the approved 2010 Budget for increased hours of coverage on the front desk.

Mr. Parker made a motion to adopt the Privacy Officer Schedule Option "C" with one change of having the Sunday shift start at 9:00 instead of 8:00. This motion was seconded by Mr. Boghigian with the time change suggested and passed unanimously.

It was further noted by the Board that Schedule Option "C" was approved for coverage hours and budget, but that the shift assignments within in the schedule are the responsibility of the Building Manager.

The Board discussed meeting dates for the 2010 Board of Directors Meetings. These dates will be published on the Florencia at the Colony Website and will be posted on the bulletin board in the mail room according to statutory requirements.

The Board moved the meeting at 11:50 to the lower level garage area. Mr. Stein, Mr. Boghigian, Mr. Watson, Mr. Pensavecchia and Mr. Parker are in attendance fulfilling a quorum.

The Board reviewed the areas to post the bulletin boards and color options.

A motion was made by Mr. Stein to install one bronze bulletin board inside the "02/03" lower lobby and one bronze bulletin board inside the "04/05" lower lobby. This motion was seconded by Mr. Watson and passed unanimously.

A motion was made by Mr. Pensavecchia to install one silver bulletin board outside the "01" lower lobby door and one silver bulletin board outside the "06" lower lobby door. This motion was seconded by Mr. Stein and passed unanimously.

The Board reviewed the areas in the garage to install bike racks.

A motion was made by Mr. Watson to install one single sided bike rack that holds 9 bikes in the area between the two service elevator entrances and west of the handicap parking. This motion was seconded by Mr. Parker and passed unanimously.

A motion was made by Mr. Boghigian to install one three foot double sided bike rack that holds six bikes in the areas south of parking space #94. This motion failed for lack of a second.

A motion was made by Mr. Watson to install one bike rack that holds 9 bikes in the area next to the storage room door on the north side of the building. This motion was seconded by Mr. Parker and passed with a vote of 4 yes and 1 no.

A motion was made by Mr. Boghigian to order one single sided bike rack that holds 9 bikes and install it in the area between the two service elevator entrances and west of the handicap parking. This motion is to include postponing the ordering of the single sided bike rack for the location next to the storage room door on the north side of the building until after the Board can re-evaluate the bike storage issue at a future Board Meeting. This motion was seconded by Mr. Watson and passed unanimously.

X. NEXT BOARD MEETING – Thursday February 25, 2010

XI. ADJOURNMENT

Upon a motion made by Mr. Watson and seconded by Mr. Pensavecchia it was unanimously agreed to adjourn the meeting at 12:15 p.m.

Respectfully submitted,

John Watson, Secretary