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

February 25, 2010

APPROVED

BOARD MEMBERS IN ATTENDANCE

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

BOARD MEMBER NOT IN ATTENDANCE

Harry Boghigian, Vice President

OTHERS PRESENT IN PERSON

Sharon Morrison, Florenca Manager
7 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 January 28, 2010 Board Meeting Minutes as written. The motion was seconded by Mr. Pensavecchia and passed unanimously.

V. TREASURER'S REPORT

Mr. Watson reviewed the January 31, 2010 financial reports.

VI. AMENITIES POLICY COMMITTEE REPORT

Mr. Pensavecchia, Chairman of the Amenities Policy Committee presented to the Board, a final draft of the Amenities Policy. The Board recognized and thanked the committee members Harry Boghigian, Shelia Parker, Frank Pensavecchia, Bob Wilmoth and Hal Wohl. The Board will have a meeting on March 24, 2010 with the proposed Amenities Policy as its agenda. Prior to this meeting, the proposed final draft of the policy will be made available to all unit owners for any input they may have.

VII. MANAGER'S REPORT

The Manager reported the designated smoking area is completed, a new bike rack was installed in the garage, all paper signage in garage has been replaced with permanent aluminum signs, the First Notice of the Annual Meeting was mailed in accordance with statutory requirements and that as of this meeting date, no one has requested to be a candidate, also, a representative from Stroemer, the firm doing the audit, will be here March 16th for the field audit.

VIII. OLD BUSINESS

Mr. Watson and Mr. Pensavecchia reported on the meeting they had with Greg Franks of WCI and Travis Smith of Kraft. Keith Gipe and Steven Mainardi from Delta Engineering, Sharon Morrison, Florencia Manager and Rick McLaughlin, Florencia Maintenance Engineer were also present for this meeting. Mr. Pensavecchia reported the next meeting will be March 26, 2010. Mr. Watson suggested that the proposed letter to Unit Owners regarding the shower arm replacement not be sent at this time. The Board concurred with his suggestion.

Delta Engineering requested from the Board a report of 40-50 units regarding hot water heaters and railings. The Board discussed having one person do a check on the condition of the railings regarding paint peeling or blistering and the use of dis-similar metals on hot water heaters in approximately 40-50 units. Mr. Pensavecchia will then forward the findings to Delta Engineering.

The Manager reported that the Estero Fire Department will not allow the front gates to be locked with keyed or FOB access on both sides. Entrance can be keyed, however the exit must have a panic bar, panic paddle or a manual pull up bar. The Manager will obtain quotes from gate companies to have keyed access and comply with the Estero Fire Department and report to the board.

The Board took a short recess period at 10:50 a.m.

The Board resumed the meeting at 11:10 a.m. with Mr. Stein, Mr. Watson, Mr. Pensavecchia and Mr. Parker in attendance fulfilling a quorum.

IX. NEW BUSINESS

The Board discussed the current rule regarding motorcycles. The Board discussed the wording in the current rules regarding the parking of mopeds. Mr. Watson proposed that vehicles be allowed to park in a parking space provided that it fits within the space defined by the parking stop, white lines on either side and the theoretical line determining the back of the space or 2 feet from the end of the white line. The Board is going to have to determine how to define the "back" of the space. Mr. Parker has agreed to write a proposed revision to this rule and present it to the Board at the next Board Meeting.

A Unit Owner asked the Board for consideration regarding the purchase of a ping pong table and an area for playing. The Board instructed the Manager to define areas in and around the building that would be a suitable location for a ping pong table and report to the Board at a future Board Meeting.

A Unit Owner expressed a concern regarding pool furniture being blown into the pool on the weekend when no maintenance personnel are here. The Board and Manager discussed several options regarding maintenance coverage and will report at a future board meeting.

A Unit Owner expressed a concern with Unit Owners hosing their lanais. The Manager will publish a reminder in the Newsletter on how to clean lanai floors.

The Board discussed bikes being taken onto the pool deck.

Mr. Watson made a motion to adopt a rule that no bikes are allowed on the pool deck which is defined by the areas within the gates. This motion was seconded by Mr. Parker and passed unanimously.

The Board discussed an email received by a Unit Owner requesting to install an electrical outlet at their cost in front of their parking areas to install a triple charger for their cars. The Board has denied this Unit Owners request. Mr. Parker suggested that cars can be equipped with an electrical shutoff switches for a small fee.

The Board discussed the option of purchasing a portable battery charger.

A motion was made by Mr. Pensavecchia to purchase a portable battery charger by the Association and made available to all Unit Owner's for their use. The motion was seconded by Mr. Parker and passed unanimously.

An owner requested that we add HD to the theater. Ms. Morrison will research the cost and capability.

The Board discussed several complaint letters from Unit Owners with regards to sound issues coming from the unit above them. The Board has asked the Manager to publish suggestions in the next newsletter to assist Unit Owners in eliminating some of these sound issues. The Board has agreed to purchase felt pads for furniture legs and have them available in the Manager's Office for Unit Owners to install on their furniture pieces.

The Board discussed the need for trash cans in the garage area by the "01" and "06" entrance doors. It was agreed to purchase one for each door.

Mr. Watson suggested to the Board that an Incident Report be included in the board meeting material. He also suggested that a listing of rental units and sales units be included in some communication to the Unit Owners.

X. NEXT BOARD MEETING – Thursday, March 25, 2010

XI. ADJOURNMENT

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

Respectfully submitted,

John Watson, Secretary