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

May 24, 2010

APPROVED

BOARD MEMBERS IN ATTENDANCE

Robert Stein, President
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**

Wayne Fisher, Director
John Watson, Director

OTHERS PRESENT IN PERSON

Sharon Morrison, Florescia Manager
3 Association Members

I. CALL TO ORDER

Mr. Stein called the meeting to order at 9:00 a.m. in the Florescia 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 March 24, 2010 and March 25, 2010 Board Meeting Minutes and the April 16, 2010 Board Organizational 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 this month.

VI. TREASURER'S REPORT

Mr. Parker reviewed the April 30, 2010 financial reports. Mr. Parker stated that the word regarding "reserve" in the financial reports will now be re-worded as "replacement fund" to be consistent with the industry standard. Mr. Parker recommends that a full reserve study be done every 5 years. Mr. Parker also discussed furthering the continuance of proceeding with changing from the component funding method to the cash flow method for reserves.

A motion was made by Mr. Parker to go to the Unit Owners of Florencia for a vote recommending the Board change from the component funding method to the cash flow method for reserves. This motion was seconded by Mr. Boghigian and passed unanimously.

Mr. Parker requested the Manager create a board calendar which outlines important events such as the insurance cycle, building and grounds walk- rounds, budget cycle, replacement fund review, next reserve study date, audit cycle.

Mr. Parker announced that the audit was mailed to all Unit Owners as required by our documents.

Unit #105 Delinquency Update: The court granted the bank a final judgment, and a foreclosure sale has been scheduled for June 4, 2010.

VII. MANAGER'S REPORT

The Manager reported on a number of items and their status. In particular, on 4/26/10 there was water intrusion from a storm in the "02" tower which affected 6 units. Warranty forms were completed for the Unit Owners and faxed to WCI. A rep from WCI pulled back the carpet, removed the wet padding and called Fire/Water to dry out with fans. On Thursday 5/20 Kraft hired Mann our window washer to repel the building and patch were needed. He took before and after pictures. A request for a copy of those pictures was made to Travis Smith. The padding still needs to be replaced and the carpet stretched back and re-installed in these units. The Manager also reported that Abigail Feliciano's, (Privacy Officer) leave as granted by Florencia will end on June 23rd. A certified letter was sent to her stating what specifics are required for her return to work.

VIII. OLD BUSINESS

Mr. Watson reported on the status of the talks with WCI/Kraft regarding the engineer's turnover updated reported received by Kraft on May 14th. This report was sent to Keith

Gipe at Delta Engineering for his review and feedback. A meeting will be scheduled in June with Florencia and Delta Engineering to discuss strategy.

IX. NEW BUSINESS

The Board discussed the maximum number of Guests that will be permitted per night in one Guest Suite.

A motion was made by Mr. Watson to approve no more than four (4) people, regardless of age, may occupy a guest suite per night. This motion was seconded by Mr. Parker and passed unanimously.

The Board discussed a recommendation from the Amenities Committee that signs be created for the Social Room, Fitness Center, Manager's Office, Theater and Business Center which currently are not identified by a sign. The Board authorized the Manager to proceed with the purchase of the signs at the quoted cost of \$145.00 plus tax for each sign.

The Board discussed the quote presented to them by the Manager for the purchase of a new BBQ grill as a replacement for the grill that parts can no longer be acquired for.

A motion was made by Mr. Watson to authorize the Manager along with the Building and Grounds Board Liaison to determine and purchase one grill maintaining the best retrofit for the current space provided. This motion was seconded by Mr. Parker and passed unanimously.

The Board discussed the several complaints from Unit Owners regarding a contractor cutting tiles on a Unit Owner's lanai during a renovation.

A motion was made by Mr. Parker that all cutting of construction materials, tiles and flooring be done within the Unit Owner's Unit or at the contractors shop. No cutting or fabrication of these materials is permitted on the balconies, lanais or in the service corridors. Please see the Manager for a location for special cutting needs. This motion was seconded by Mr. Watson and passed unanimously.

The Board discussed the social room remote, theater remote and the installation of a protective covering for the equipment.

A motion was made by Mr. Parker to keep the current remote the Association has in the theater and to install a protective covering over the equipment that would limit Unit Owners' access. We will use the old remote from the Social Room as a back-up for the theater remote. This motion was seconded by Mr. Boghigian and passed unanimously.

A motion was made by Mr. Parker to keep the current remote the Association has in the social room and to re-arrange the audio/video equipment in order to lock specific

cabinets that Unit Owners do not need access to and make others available for their use. This motion was seconded by Mr. Boghigian and passed unanimously.

X. NEXT BOARD MEETING

Mr. Stein confirmed the next Board Meeting will be June 24, 2010 at 9:00 a.m.

XI. ADJOURNMENT

A motion was made by Mr. Parker to adjourn the meeting at 11:15 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

Rick Parker, Secretary/Treasurer