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

October 22, 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, 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 September 20, 2010 Board 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.

VI. TREASURER'S REPORT

Mr. Parker gave an update on CRC objectives. Mr. Parker reviewed and discussed the goals and objectives for the 2011 Budget. Mr. Parker reviewed the September 30, 2010 financials.

VII. OLD BUSINESS

Mr. Stein gave an update as to the status of the WCI/Kraft Engineering Turnover issues. A letter will be sent to WCI/Kraft under the President's signature requesting solutions to open items on the turnover report. The Board also discussed in length the pool deck leaking issue. The Board discussed the sound level when the Theater is in use. Privacy Officers are instructed to advise users to turn down the volume when the levels are extensive. The Manager gave an update on the South Tower Hallway Air Conditioning.

VIII. NEW BUSINESS

The Board discussed the cleaning of the lanai screen and frames. The Manager is to get an estimate from the window cleaning contractor for this service and report at the next board meeting. The Board discussed and decided to post all Board Meeting Notices in the Lower Elevator Lobby Bulletin Boards as well as in the Bulletin Board in the Mail Room. The Board confirmed the Bulletin Board in the Mail Room is the designated Bulletin Board for posting of all Association business. It was brought to the attention of the Board the mis-use of the FOB key system. The Board has decided to table this discussion until the next board meeting. The Board discussed movies being donated from Unit Owners and how to make them available.

Mr. Parker made a motion to have all donated movies from Unit Owners placed in a cabinet in the Social Room so that they may be available to all Unit Owners. The motion was seconded by Mr. Boghigian and passed unanimously.

The Board discussed the application fee for seasonal and annual lessee renewals.

Mr. Parker made a motion to waive the application fee for an Annual Lease when it is renewed. The motion was seconded by Mr. Fisher and passed unanimously.

Mr. Parker made a motion not to waive the application fee for a Seasonal Lease when it is renewed. The motion was seconded by Mr. Fisher and passed unanimously.

Mr. Stein requested employees leave the meeting so that a discussion regarding personnel can be discussed.

IX. NEXT BOARD MEETING DATE – Thursday November 18, 2010 at 9:15 a.m.

The 2011 Budget Meeting will precede the Board Meeting at 9:00 a.m. with the Board Meeting immediately following.

X. ADJOURNMENT

A motion was made by Mr. Parker to adjourn the meeting at 10:45 a.m. The motion was seconded by Mr. Boghigian and passed unanimously.

Respectfully submitted,

Rick Parker, Secretary