

Minutes
Florencia at the Colony
Board Meeting
October 26, 2009

Call to order: Meeting was called to order at 9:00AM.

Attendance: Robert Stein, Robert Wilmoth, Rick Parker and Frank Pensavecchia. John Watson was called in to the meeting. Sharon Morrison, the new Florencia Building Manager, and a number of home owners were also present.

Previous Minutes:

Motion: It was moved by Bob Wilmoth and seconded by Rick Parker that the minutes from the 9/28/09 meeting be approved. All in favor. Motion Carried.

Reports of Officers:

- A. **Review September Financial Reports:** John Watson and Shirley Williams reviewed the September financial reports. Several of the recommended format changes were made on the P&L in QB's. John Watson will have a discussion with the accountant regarding additional changes.
- B. **Delinquency Update:** The Unit #105 foreclosure has not been finalized. Unit #1401 has not paid their 4th quarter assessment as of 10/26/09. As of 10/31/09 they will be 30 days delinquent and will be turned over to the attorney for collection and a lien may be placed on their unit. Bob Wilmoth to determine if owner privileges can be suspended for unpaid assessment late fees.

Reports of Committees:

- A. **Update from Amenities Policy Committee:** Harry Bohigian gave an update on the Amenities Policy Committee. The committee has prepared a draft of their recommendations for the board to review.

Motion: The board will review and send the draft out to the owners before the recommendations are finalized.

Note: Shirley will draft a checklist of things to clean-up and turn off in the Social Room, Theatre, and Pool Pavilion.

- B. There was a discussion regarding the cost of credit card capabilities as another form of payment for the amenities.

Note: Shirley will contact our banks to get bids for credit card services.

- C. There was a recommendation from the committee for additional Privacy Officer coverage at the front desk in the evening. Several options will be considered which could provide coverage with existing staff.

Motion: It was moved by Bob Wilmoth and seconded by Rick Parker to explore the use of existing privacy staff to extend evening hours coverage.

- D. The Committee recommended signs be posted at the Pool Pavilion and on or near the door of the Social Room and the Theatre when the amenity is reserved. Additional signage for non-smoking, turning off equipment, ect., were recommended to inform guests unfamiliar with amenities policy.

Motion: It was moved by Rick Parker and seconded by Frank Pensavecchia the additional signs be approved. All in favor. Motion Carried.

Manager's Report:

Old Business:

- A. **Social Room and Guest Suite Tables:** All the table tops have been refinished except the 4 high tops in the Social Room which should be completed by 11/6. The glass has been delivered and placed on the tables.
- B. **Shower Arm Replacement:** There was a discussion on the progress of shower arm replacement and quality of the new fixture.

Motion: It was moved by Bob Wilmoth and seconded by Rick Parker that there will be no more shower arms replaced until Bob Stein, Harry Bohigian, and Rick Parker meet with Greg Franks from WCI to discuss other possible options. All in favor. Motion Carried.

- C. **Additional Security Cameras Proposal:** The pictures showing the approximate placement and viewing angle of the proposed security cameras in the Social Room, Theatre, and Fitness Room were reviewed by the board.

Motion: It was moved by Bob Stein and seconded by Rick Parker to approve the SEL pictures and camera placement for the Fitness Room and the Theatre. All in favor. Motion Carried.

Note: Shirley will talk to SEL about camera capabilities and a wider viewing angle in the Social Room.

Old Business:

- A. **Energy Savings:** John Watson, George Perry, Frank Pensavecchia, and Rick McLaughlin will research additional energy saving options to be discussed at the next meeting. Rick Parker noted that our present cost is \$.095 per kwh.
- B. **Delta Engineering Study:** There was a discussion on the delta engineering report. The board accepted the revised report and authorized payment of the final bill.

Note: Shirley will contact Atty Steve Falk to move forward in the process.

- C. **New Elevator Codes (signs and keys):** There was a discussion regarding the signs and elevator lock boxes.

Motion: It was moved by John Watson and seconded by Bob Wilmoth to purchase the required signs in the metal format for a cost not to exceed \$ 12.00 each. All in favor. Motion Carried

Adjournment: The meeting was adjourned at 12:15PM, on a motion by Bob Wilmoth and seconded by Rick Parker.

Next Board Meeting: Thursday, November 19th at 9:00AM.