

LA SCALA AT THE COLONY CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

APPROVED Minutes of the Annual Members Meeting

A meeting of the Board of Directors of La Scala at The Colony Condominium Association, Inc. was duly noticed and held on Wednesday, April 6, 2016 at 9AM EST at La Scala at The Colony, a condominium at 5051 Pelican Colony Blvd., Bonita Springs, Florida.

BOARD MEMBERS PRESENT

Amy Quaremba
Michael Siegal
Tom Ketteler
VaNita Laurito
Steve Calabrese (absent)

OTHERS PRESENT AT THE REQUEST OF THE BOARD

Joseph Loiacono
Isabella Loiacono

Membership Present

Jerry and Marcy Ade
Marshall and Shirley Besikof
Tom and Carol Ostrander
Ozden Hoodbhoy
David Jarvis
Rose Ann Faber
Ira and Jackie Stepanian
Andrew and Jackie Fentiman
Henry Sampers
Josette Rudow

Chuck Chadwell
Shaun Rooney
Jim Quaremba
Jim Bruneel
Paul Hoefler
Patrick Burke
Jack McDonnell
Tony and Georgie Fernandes
Stan Burson (conference call)

AGENDA

Call to Order: The meeting was called to order at 9:00 am, by Amy Quaremba, President of the Board of Directors.

Roll Call: Roll call was taken and was determined that a quorum of the board members were present. Confirmation of the Annual Board Meeting was duly noticed.

Disposal of the Minutes of the Annual Members Meeting of April 2, 2015

Motion: Michael Siegal made the motion to approve the minutes as presented, seconded by Amy Quaremba, all were in favor with no comments.

Report of Officers:

Presidents Report: Amy announced that she will be stepping down as president and a new president will be elected at the organizational meeting to follow. Amy thanked the membership for their support and gave an overview of her Presidency over the past few years with all the accomplishments of what has transpired during her presidency and recognized past boards and presidents for their work. She also thanked Joseph and Isabella for all their work and efforts to keep La Scala beautiful and thanked the Board.

Other issues she cited was the new fob/gate clicker policy, detailing that the old system is outdated and may fail, therefore a new system will be needed and implemented to improve our security. She requested all unit owners to see Isabella as soon as possible to register the fobs and clickers with specific names on each fob and gate clicker. If this is not done, the fob or gate clicker you have may not work in the fall upon your return.

Amy described the roof repair that is needed. Joseph has estimates of \$35,000 and exploring a few more options for this repair. The board approved this expenditure from the Roof Reserves.

Motion: Amy made the motion to approve the roof repair not to exceed \$35,000, Michael Siegal seconded the motion, all were in favor.

Amy also called for volunteers for the UOC as Amy is stepping off as alternate. Carol Ostrander agreed to continue to represent La Scala and Henry Sampers will serve as the alternate. She explained that it is important to be represented since there are many issues with the turnover from WCI to PLCA.

Motion: Amy made a motion to appoint Carol Ostrander as UOC representative and Henry Sampers as the alternate. Michael Siegal seconded the motion and all were in favor.

Amy will continue to be the representative on the CRC and described the work that is being done on this board.

Motion: Amy made the motion to serve as our CRC representative, Michael Siegal seconded the motion and all were in favor.

Treasurer's Report: Tom Ketteler stated that the budget was on target, there have been no delinquencies, no liabilities. The CD's are 2.1 million and the financials are solid. The 2015 audit was very favorable and if anyone needed a copy they should go the office at which time one will be provided. We are still realizing savings from the LED lighting project and estimate the savings to be about \$13,000 to date.

Shaun Rooney questioned the roof repairs which were approved and it was reiterated that the repairs would be paid from the roof reserve funds. Joseph offered information in regard to the roof repairs, saying that in the past 15 years the total expense for the roof has been \$21,000. After these repairs are completed the Roof Reserves the remaining balance will be approximately \$125,000.

Managers Report: Joseph Loiacono provided a handout of the manager's report and encouraged everyone to review the rules and procedures of the building. He stressed the need for all owners and residents to use licensed and insured contractors, vendors, cleaning companies. If the paperwork is not in order they will not be permitted to work until the proper documentation is submitted to the office. This is for your protection and the entire association. The board reinforces and reiterates the importance of this documentation.

He also reminded the residents to have their visiting guests and their vehicles registered and the time period they will be staying in the building, for security purposes. He advised the residents to review the rules to their guests, such as use of the pool after dusk, towel usage, proper attire in the common areas etc.

Community Issues:

Procedures were previously mention in the managers report in regard to documentation for vendors, guest procedures etc.

Refurbishment Project: VaNita gave a brief account of the progress for the refurbishment, saying she has been in contact with the decorator, Pam Durkin and all the items have been ordered. We are currently waiting for the corner sample strike off of the area carpet. The area across from the front desk will begin in mid to late summer.

Members Forum:

Farewell Party: Amy asked the residents to please respond to the social committee (Jackie Fentiman) for the Farewell Party on Sunday, April 17th and expressed gratitude to the committee for their efforts to create nice events, which have been well attended this season.

Ozden Hoodbhoy expressed concern on the One Way sign in the garage as she has personally almost had an accident with residents going the wrong way. The board directed Joseph to have a new more visible sign made for the directions to be followed when exiting and entering the garage.

Shaun Rooney also stated that he has had near misses, especially with grandchildren around everyone needs to be more careful.

Marshall Besikoff stated to slow down to eliminate a potential accident.

Jackie Stepanian stated that the garage elevator entry could use some sprucing up and refreshed.

Carol and Tom Ostrander asked if anything could be done to make the garage floor look better, since other buildings like Tavira have the floor painted. Joseph explained that the floor was sealed and maintained. Other options that were investigated which is very costly and needs a lot of maintenance, such as a rubber flooring application which has an

estimated cost of \$400,000. Painting the floor also requires a lot of maintenance and loses it nice look when repairs are needed to the floor. Concerns were mentioned by the board in regard to maintenance.

Andrew Fentiman requested a new One Way traffic sign as well as Ozden Hoodbhoy.

Georgie and Tony Fernandes have concerns in regard to the pedestrian door next to the garage door which does not seem to close properly, which brings concerns of safety. The red light illuminates on the panel at the front desk when the door is ajar also for the pool door.

Jack McDonnell asked about other cable options at which time they were informed that the building is wired for DirecTv and to call Axis Satellite for information. It was also explained that the Comcast contract is up in 2017 and it is not known what cable company will be providing cable for Pelican Landing.

Tom Ostrander stated that during season when it is busy and if it is windy the elevators will not work properly, since they are affected by the wind up and down the elevator shaft especially on the 01/02 stack. He asked if the automatic doors could be shut off during those windy days because they will not close and the wind then interferes with the elevator and the doors keep opening. Michael Siegal stated that if he gets all the way in a corner the doors close, then press the elevator button.

Discussions ensued in regard to the elevator issue and it was explained that unit owners who want their front and back unit doors open cause issues with the elevator, since it creates a draft in the shaft and causes the computer to not send the correct message to the doors to close. The doors should not be forced to close by hand. Leaving the unit doors open is a fire hazard and should not be left open for an extended amount of time.

Amy suggested the idea to post a rule of the week in the elevator, it was decided e-mail is best.

Paul Hoefler has a concern about the plastic chain to deter vendor parking in the car wash space. Joseph has tried a cone, and signage, which have not worked. The yellow plastic chain has been effective. Paul does not like the use of the chain to block off the car wash spot and worries about someone tripping.

Ozden requested a new car wash nozzle since the water pressure is not enough; Joseph has purchased many nozzles and thinks the water pressure may be the issue.

Andrew Fentiman thanked Amy for all her dedication and hard work serving as President and we all appreciated her efforts. Amy was presented with a flower arrangement and the membership applauded.

Adjournment: At the conclusion of all discussions, Amy thanked everyone and the meeting was adjourned at 10:35AM and announced that there would a Organizational Meeting immediately following for the board.

Submitted by:

Signature on file

VaNita Laurito, Secretary to the Board

Dated: April 2016