

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 4, 2017 at 9AM EST at La Scala at The Colony, a condominium at 5051 Pelican Colony Blvd., Bonita Springs, Florida.

BOARD MEMBERS PRESENT

Michael Siegal
Tom Ketteler
VaNita Laurito
Mark Kinard
Steve Calabrese

OTHERS PRESENT AT THE REQUEST OF THE BOARD

Joseph Loiacono
Isabella Loiacono

Membership Present

Carol and Tom Ostrander
Amy & Jim Quaremba
Jackie & Jack McDonnell
Jim Bruneel
Jerry & March Ade
Roz Fowler
Jackie & Andrew Fentiman
Georgie Fernandes
Sherry Wehr
Shawn Rooney

Jim Laurito
Cindy Walpole & Chuck Fritsch
Rick Priory
Paul & Peggy Hoefler
Shirley & Marshall Besikof
Roseanne Faber
David & Georgie Jarvis
Bob Lederer
Nancy Calabrese

AGENDA

Call to Order: The meeting was called to order at 9:10 am, by Michael Siegal, President of the Board of Directors. In his opening statement, Michael thanked others who have served on the board and encouraged those who have not served to volunteer.

Roll Call: Roll call was taken and it 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 6, 2016 as presented.

Motion: Michael Siegal made the motion to approve the minutes, seconded by Steve Calabrese, all were in favor with no comments.

Report of Officers:

Presidents Report: a) All assessments have been paid to date, except for one delinquency, which is in the hands of the association attorney and a lien has been put on the unit.

b) Reserve Study – the reserve study showed that an increase for reserves is recommended for the 2018 budget by \$40,000-\$50,000.

c) Unit with noise issue, was investigated and found to be resolved with a report from reputable company who took sound readings.

d) The grand salon was refurbished and completed, this project was adequately reserved and the next project will be the guest suites, which will be done in May, which is also adequately reserved.

c) The back-service hallways project is to remove the existing carpet and install squares or plank carpeting, so that any damaged piece of carpet can be removed easily and replaced. The back-service hallway will be painted and refreshed.

e) A decorating committee will be organized to address refurbishment and decorating projects.

Treasurer's Report: submitted by Tom Ketteler –

1. Audit is complete and auditor has given an unqualified opinion on the Association's financial statements for the year ending December 31, 2016.
2. A copy of the audit report is available in the office.
3. The Association was approximately \$67,000 favorable to the budget.
4. Cash position at year end totaled approximately \$2.6 million split between the operating account of \$344,000 and reserve funds of approximately \$2.4 million.
5. Owner delinquencies – 1 unit is currently delinquent. Management and the Association attorney are working to resolve the delinquency.
6. No outstanding debt other than current accounts payable.
7. The Association is in good financial position going into 2017.

Manager's Report: Exhibit A, a print out of the managers' report was on hand for residents to review, since it is lengthy, Joseph encouraged everyone to review the report.

Joseph went over the procedure for replacement of the RTU 1 and 2 on the roof. The issues are as follows: if a crane is used, a special extension would be needed, since there is not adequate sidewalk to place and anchor the crane. The Bay Club would need to be shut down for about a week to assemble and place the crane in that parking lot if possible, if the units are assembled on the roof, the company will not warranty the units, a helicopter is the only option to get the units to the roof.

The total for replacement of RTU 1 and 2 will be approximately \$245,000 complete with the units, insurance, labor and helicopter. It will take approximately a week to complete with no interruption of service for the units. The best time for this installation project would be in July or August. The reserve funds are adequate for this project which also includes every HVAC unit for the common areas, which have individual units in each room.

Before you leave for the season, check your refrigerator filter; it should be properly installed and should be replaced every 6 months. Turn off the filter switch when you leave. The filter can be purchased on line and can be sent directly to you, on a regular basis, they are very easy to install.

Questions answered were:

RTU's - The warranty is 5 years, a heat exchanger cannot be done, with good maintenance the water towers should last a long time (10 years) the arms may need to be replaced, which was done. When the units are new and the technology is better today than 15 years ago, the units should not be noisy.

Reserve Study – a full reserve study was completed and available upon request. As per the reserve study, it is recommended that an increase in the reserves for 2018 be initiated.

Dryer vents – Clear Choice Inc., have cleaned the dryer vents from the roof down and all the individual unit dryers. Clear Choice, will be contacted to check at the vents again.

Drains - The condensation drains for the HVAC units are flushed periodically in house by maintenance.

Back hallway service area – when the present carpet was installed, the wrong adhesive was applied, which comes to the surface, if there is a leak from the HVAC unit, this chemical reaction occurs and stains the carpet which cannot be removed.

Michael reiterated some community issues:

- a) Rules apply to everyone and your guests.
- b) All guests who stay for a time in the units, must register at the front desk upon arrival, your guests are your responsibility, make them aware of the proper procedures.
- c) Pool towels are to remain at the pool and fitness center, not to be taken.
- d) Bicycles that are not used should be given away or donated, since there is not adequate space in the garage.

- e) Grand Salon and Lobby are complete and look very impressive.
- f) Guest suite project had been discussed at previous board meetings to maintain continuity, which are adequately funded.
- g) Back hallway service area will be refurbished with new carpeting and will be painted to maintain and preserve the value of our property, the funds are adequately reserved for this project.
- h) Unit railings and screens should be done when the building is painted, if unit owners want to replace their screens it is fairly inexpensive. The reserve schedule does not include screens and the re-bronzing of the railings. The cost for the railings will be quite expensive if they are done before the painting is scheduled again in 2023, since complete staging needs to be done.
- i) The driveway lights will remain on longer during the night time hours.
- j) Surplus, if any, from the budget will remain in the operating budget.

VaNita – Guest Suites:

The guest suites will be closed May 1st to paint, remove carpeting, remove wallpaper, do electrical to hang the TV's on the wall. Pam Durkin has provided a decorating board with the design and choices for guest suites, which is in the office if anyone would like to view it. We hope to have the suites completed in a month.

The Board had previously approved the lamps and benches for lobby level and a table for the four chair seating at the Grand Salon window.

Member Forum, Questions in regard to decorating:

A previous board member would like input from the membership and everyone should have an opinion and voice in the procedures. The character of the building should remain; therefore, a decorating committee should be formed. Michael agreed to form a decorating committee with an appropriate level of cost. Another suggestion was to take photos to be sent to the membership to keep them updated, so that they feel included.

Future decorating and refurbishment: a charter will be formed with a committee.

Board Meetings: The office has sent out all notices of board meetings by e-mail and also posts them on the bulletin board in the mailroom. If an e-mail is not delivered it is bounced back, nothing was bounced back in regard to any board meetings. The membership is aware that all the Annual Members Meetings are held in early spring each year.

Other questions:

Flood insurance – we are self-insured at this time, have the wet-land been redefined, since we have a more sensitive administration in D.C.? The Fish and Wildlife has refined the line and our councilwoman will look into this, the building's insurance company will also be asked to investigate this when the building insurance is renewed.

The PLCA voting representatives for La Scala are Carol Ostrander and Henry Sampers as a backup. The PLCA are not asking for representatives at this time, they are trying to get the monthly meetings started again.

Fitness center recumbent bikes are not working properly, some residents want to replace them, which will be discussed by the board.

Adjournment: there being no further questions the meeting was adjourned at 10:25am.

Approved:

Signature on file

Michael Siegal, President to the Board

April 10, 2017

