

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

1000 ARBOR LAKE DRIVE • NAPLES, FL 34110 • (239) 598-2929

MINUTES OF November 16, 2016 THE BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, November 16, 2016. Arbor Trace Condominium Association's Board Members present were L. DePrisco, B. Foote, D. Schmidt and S. Zimmer and J. Alexiou. This constituted a quorum. Staff attending D. Edenfield, N. Hoops, K. Cooney and D. Simpson.

The notice of the meeting had been posted as required by the Association's by-laws and the statutes of the State of Florida.

The Board of Directors approved the minutes of October 19, 2016.

<p style="text-align: center;">Next Meeting Wednesday, December 21, 2016</p>

A. Treasurer Report:

L. DePrisco reported on the variances of the AT October 2016 financials.

L. DePrisco reported that the Finance Committee reviewed and approved the proposed 2017 budget which will reflect a \$4.00 a month increase. The 2017 Budget will be presented to the AT Board of Directors at the December 21, 2016 meeting.

L. DePrisco reported the Finance Committee has two new members; B. Swidler and G. Brown.

B. Committee Reports:

Social Committee – B. Smith reported 39 residents attended the AT Westward Ho party. The next event will be a Winter Wonderland party on January 23, 2017 (details to follow).

Landscape Beautification – M. Foote reported the committee volunteers are continuing to trim the evasive and brown vines along the sidewalk. We remind our Residents to contact anyone on the committee if they have any landscaping issues that require attention.

Building and Grounds Committee – S. Zimmer inquired if anyone noticed a crane at building nine? S. Zimmer stated that the crane operator was practicing to ensure the crane will reach the flat roofs which will be replaced early December. The flowers are in for the season and we are pouring water on them for a good start. The holiday lights are being strung.

C. Property Managers' Report:

N. Hoops reiterated the flat roofs on buildings two and nine will be re-roofed in December starting at building nine. The air conditioners will need to be removed and then reinstalled on new aluminum racks.

N. Hoops reported that the windows that are in your units are the unit owners responsibly. The association is replacing the common area windows in buildings two and nine. Builders Glass will be doing the work and have stated that if the Residents would like a quote to contact N. Hoops for the information.

N. Hoops reminded everyone to call in a work order if they need assistance gathering holiday decorations from their storage units, etc.

N. Hoops reported the front entrance walls and signage has been painted.

N. Hoops reported AT has relocated the irrigation in the easement off Vanderbilt Drive due to the upcoming work on the roadway and sidewalk.

D. TT LLC Report:

S. Basinger reported on projects TT LLC has planned for 2017, which include upgrading the pool and spa to use geo thermal heating as opposed to the propane gas which is expensive. At the same time, the pool tile and pool ladders, etc. will need to be brought up to current code. In addition, a hot water line to the pool shower will be installed.

The common areas and nurses station in Arbor Glen will also be renovated.

E. New Business:

Dog droppings – B. Foote reported that we have an issue with dog droppings not being cleaned up by the unit owners. TP has initiated a DNA testing program on “droppings” found on the TP property. We would like to remind our neighbors to please pick up after their pet.

F. Old Business:

Legal Opinion on transient accommodations – S. Zimmer reported the AT Board received a copy of the Legal Opinion from Attorneys Becker & Poliakoff and made the motion “based on the receipt of this Legal Opinion, the AT Board must declare we maintain our cease and desist to the Yarians, on any advertising for, or the allowing of any transient rentals of any sort, in their condominium unit. Such rentals are prohibited and will be deemed a violation, by the AT Board of Directors. Should any further occupancy occur, this Association would have the right to take appropriate action”, after discussion the motion was passed unanimously.

With no further business, the meeting adjourned at 3:44 pm.

R. Schmidt, Secretary

Dated