

# ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

## MINUTES OF December 21, 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, and S. Zimmer and J. Alexiou. Board Member Absent D. Schmidt. 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 November 21, 2016.

**Next Meeting ANNUAL  
Wednesday, January 18, 2017**

### A. TT LLC Report:

J. Meyers reported TT LLC and TT Realty had a banner year. Things going very well. D. Edenfield reported that TT Realty will be offering \$150,000 to Reverse Mortgage Solutions to purchase unit 9-106. If the sale goes through AT will be made whole. Work must be done on the unit to bring it up to date, as it has been almost six years since someone occupied the unit.

### B. Treasurer Report:

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

### C. Committee Reports:

Social Committee – No report

Landscape Beautification – M. Foote stated the committee has been laying low during the holidays.

Building and Grounds Committee – S. Zimmer reported how nice AT is looking and over the last year a lot of improvements were made, such as new signage. AT and TP landscape committees will be meeting at the first of the year to plan the year. S. Zimmer reported that the new flat roofs look great.

### D. Property Managers' Report:

N. Hoops reiterated the flat roofs on buildings two and nine look great. will be re-roofed in December starting at building nine.

N. Hoops reported the landscaping that was impacted by the roofing project will be replanted. Building nine privet hedge was not salvageable, seven gallon arborcolas will be replacing the privet hedge.

Twelve new one gallon lantanas have been planted in the “butterfly garden”.

N. Hoops thanked everyone on behalf of the entire staff for their generosity.

**E. New Business:**

TT LLC Board of Managers Appointment – A motion was made for S. Basinger to continue on the TT LLC Board to represent AT, which was seconded and approved unanimously.

2017 Budget – A motion was made to approve the AT 2017 budget as recommended by the Finance Committee, which was seconded and approved unanimously.

**F. Old Business:**

None

With no further business, the meeting adjourned at 3:25 pm.

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D. Simpson, Assistant Secretary

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Dated