

# ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

## MINUTES OF MARCH 16, 2016 THE BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, March 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 N. Hoops, D. Edenfield 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 February 17, 2016.

**Next Meeting**  
**Wednesday, April 20, 2016**

### A. Treasurer Report:

L. DePrisco reported the Finance Committee met prior to the Board of Directors meeting and reviewed the budget vs. actual for last two months (Jan and Feb). There were three minor deviations from the budget, the largest being utilities water/sewer. Due to rain, we were under budget on utilities-water/sewer by \$8,338. Ground maintenance/supplies was favorable by \$8,213 due to timing, it will even out as the invoices are paid. The repairs/maintenance expenses were \$6,418 under budget, which will change within the next few months due to pressure cleaning, water and electricity. Year to date we are under budget by \$20,668.

### B. Property Managers' Report:

N. Hoops reported the lake weir structure gate is currently being manufactured. Raccoon traps are set up throughout the property, be mindful of your pets.

### C. Committee Reports:

Arbor Trace Social Committee – B. Smith reported the Social Committee has defined the mission and responsibilities of the newly formed Social Committee. We have assigned representatives of each building as follows:

Building two	E. McAvoy	Villa 600 -	P. Meyers
Villa 300 -	S. Basinger	Villa 700 -	A. Knouse
Villa 400 -	D. Nichols	Villa 800 -	B. Smith
Villa 500 -	P. Jablonski	Building 900 -	H. Martin

The first event was the opening event held on March 3, 2016, 51 people attended the opening reception and most stayed for dinner. The second event will be in June, a box lunch out by the pool (weather permitting), reservations will be necessary.

**D. New Business:**

Tower Trace report – D. Edenfield reported Tower Trace renewed the insurance and saved approximately \$10,000 in premiums over last year. TT has allocated \$25,000 for the clubhouse library and activity room renovations. The library will have new bookcases, carpet and paint. The activity room will be painted, new plantation shutters for all of the windows and new carpet installed.

Tower Trace Annual meeting – B. Foote reported the Tower Trace Annual meeting is this Friday, March 18, 2016 at 10 am at the Tower Pointe Gathering Place.

**E. Old Business:**

B. Foote reminded everyone that the TP fitness center is available to all.

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

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R. Schmidt, Secretary

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Dated