

# ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

**April 21, 2021**

## **BOARD OF DIRECTORS MEETING**

President J. Sims called the meeting to order at 3:00 p.m. on Wednesday, April 21, 2021. Arbor Trace Condominium Association's Board Members present were, N. Davis, B. Lynch, J. Brock, C. Armstrong and J. Sims, this constituted a quorum.

Staff attending N. Hoops, D. Simpson and J. Whitten

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

The minutes of March 17, 2021 were unanimously approved.

**The next Board of Directors meeting will be held Wednesday, May 19, 2021**

### **A. Committee Reports:**

Treasurers Report: C. Armstrong, reported on the March 2021 financials and stated that the financials look good and we are under budget. The insurance premium was \$11,000 over last year, but under \$14,000 of what was budgeted. We are approximately \$30,000 under budget, but that does not consider the things that we have planned and/or have paid for yet. Our biggest concern is the water bill, which was \$6,000 over budget, due to extra watering for our landscaping.

Social Committee – S. Ohanian reported the Social Committee is hosting a lady's luncheon at Noon on Thursday, May 6th in the Colonnade Room. The theme is Spring around the World.

B. Bortz added that a Men's Romeo luncheon will be held at Noon on Thursday, May 13<sup>th</sup> in the Colonnade Room.

Building and Grounds – J. Brock reported the committee has been researching what types of plants will be used to replace those removed. Not all areas will be replanted. But before any additional planting are installed, we will make sure the sprinkler system is adequate and working properly.

J. Sims complimented the Committee for all their work within the AT community and working with TP.

## **B. Property Managers' Report:**

Reported by N. Hoops

The water bill will be higher as we are in the dry season and we have been watering four times a week, plus we just pressure washed the seawall and an area in front of building 9. As we get into the rainy season, hopefully, we can cut back on the watering schedule. The tentative well project is still slowly being investigated.

We do have a long list of plant replacements and we will be meeting with the landscapers later this week to start ordering plants for installation.

We also have a significant amount of concrete work to be done. Replacements and repairs to sidewalks and a enlarging a few bench areas (villas 4 & 5), allowing room for another bench. Creating an additional sidewalk where paths have been worn between villas.

We have arranged to have the mailboxes in front of the villas to be repaired and painted.

We have also signed a proposal to install all new door hardware in the midrise buildings (2 & 9) changing out the old dated "gold" hardware to a brushed nickel. Also, the hardware to the stairwell doors will be changed out to allow better access if the elevator is not operating.

We are working on installing new window air conditioners in the roof access of the midrise buildings (2 & 9) in an effort to condition the air prior to the large air conditioning unit conditioning the air for the entire building common areas.

We have ordered our final inventory of LED bulbs to complete the replacement of non-LED light bulbs in all of the garage/carports.

## **C. TT LLC Report:**

G. Meyers reported TT met this morning. We are happy to report that we are in good financial shape and our real estate sales are exceeding previous years.

G. Meyers reported that new beds are being ordered for AG. Repairs on two clubhouse air conditioning units have were completed.

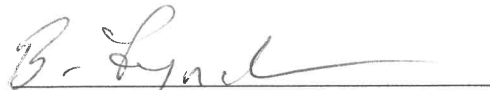
## **D. New Business:**

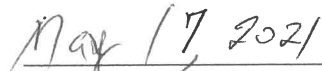
Request to amend the Declaration of Covenants, Conditions, and Restrictions – The Board of Directors was presented two requests to amend the AT Declaration of Covenants, Conditions, and Restrictions to allow enclosed patio areas behind their villas. After much discussion, a motion was made to not re-visit or amend the Declaration of Covenants, Conditions, and Restrictions, which was seconded and approved.

**E. Old Business:**

None

With no further business, the meeting adjourned at 3:55 pm.

  
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B. Lynch, Secretary

  
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Dated