

Tower Pointe Condominium Inc.
Board of Directors Meeting
August 26, 2021
10:00 am

Minutes of a Meeting held on August 26, 2021, of the Board of Directors of Tower Pointe Condominium Association, Inc., Naples, Florida, held at the Top of The Pointe.

I. Call to order

Board President J. Stone called the meeting to order at 10:00 am

II. Establish Quorum

Director Attendees: Jerry Stone, President
Beverly Davisson, Vice President
Gunther Luhrs, Director
Andy McWethy, Director
Marcy O'Meara Skees, Treasurer

Also, Present: Nick Hoops, Condominium Manager
Jennifer Whitten, Videographer

III. Approval of minutes

A motion to approve the minutes of the Board of Directors meeting held on July 29, 2021, was made, seconded, motion carried unanimously.

IV. Treasurers report

Marcy Skees reported on the July 2021 financials:
Note: Rounded to the nearest 1,000

Operating cash	\$224,000
Reserve cash	\$721,000
Year to date revenue	\$812,000
Year to date expenses	\$631,000
Year to date net income	\$181,000
Favorable to budget	\$33,000

V. Finance Committee report

B. Davisson reported year to date expenses are under budget, mainly grounds maintenance (delayed projects). Utilities and shared expenses are under budget, although by the end of the year, the shared expenses will be caught up.

B. Davisson reported the guest suite rentals are above budgeted levels, and at present the reservation income has exceeded budget.

IX. Tower Trace report

No report

X. A.P.M. update

No report

XI. Managers' Report:

N. Hoops reported the drive for elevator 3 (South side) and the water detection system on the 17th floor were both damaged by lightening on July 5. Both will be filed as insurance claims.

N. Hoops reported the dryer vent cleaning/inspection will be conducted on October 25 to October 27 and notices will be forthcoming. Still pending is whether residents will be given the opportunity to have inspection of full vent and flap doors at the same time and at the residents expense. We view this a fire safety issue.

N. Hoops reported the quarterly moisture checks for the common area and individual units are tentatively scheduled for the week of October 18.

As of September 1st the Gathering Place will be closed.

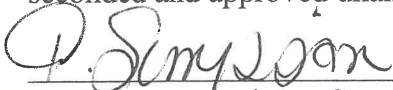
XII. Old business

None

XIII. New business

J. Stone ask for a show of hands from the audience if TP should implement a mandatory mask mandate and if APM provided a COVID booster shot clinic how many would attend, the majority indicated no to the mask mandate and yes to a booster.

A motion was made for the Board to adjourn the meeting for a townhall discussion, the motion was seconded and approved unanimously, the meeting adjourned at 10:28 am.



D. Simpson, Assistant Secretary