

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

MINUTES OF September 21, 2016 THE BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, September 21, 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 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 July 20, 2016.

Next Meeting
Wednesday, October 19, 2016

A. Treasurer Report:

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

L. DePrisco reported the Finance Committee has had several meeting to go over the AT finances and AT is in good financial shape. N. Hoops stated that he is comfortable with the proposed 2017 budget.

B. Committee Reports:

Social Committee – Quiet month nothing to report.

Building and Grounds Committee – S. Zimmer stated that the painting project went well, no overspray. The lake catch basin has helped in controlling the level of the lake water.

S. Zimmer reminded everyone that AT is a condominium community and to be respectful of each other's borders and personal belongings. An example of such disrespect is the disappearance and discarding of personal items (furniture included) which had been placed in the common social rooms on each floor. The Residents of each floor establish what they want in their common areas. Please read your Condominium documents.

S. Zimmer presented to the Board a report indicating the water usage during the "dry season". It is important to realize, new plantings require a lot of water and they should be planted during the "rainy season". A motion was made to rescind the approval of the planting of bougainvillea's, which was seconded and approved unanimously.

The Board of Directors praised S. Zimmer for his input.

Landscape Beautification – M. Foote stated that it has been quiet. The areas discussed to be planted will be done in 2017.

C. Property Managers' Report:

N. Hoops reported the flat roofs on buildings two and nine will be re-roofed in December at the cost of \$125,000. The roofing company honored their bid from 2013. The air conditioners located on the flat roofs will need to be removed and then reinstalled on new aluminum racks. A motion was made to approve the project, which was seconded and unanimously approved.

N. Hoops reported the tile roofs will be power washed in early October.

N. Hoops reported the window washing project will begin on Tuesday, November 1, 2016.

D. TT LLC Report:

D. Yarian reported TT LLC is financially fine. A new sound system has been installed and new hurricane windows and new shutters are being installed in AG.

E. New Business:

Finance Committee – L. DePrisco stated that the Finance Committee is seeking one or two new members.

With no further business, the meeting adjourned at 3:40 pm.

R. Schmidt, Secretary

Dated