

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

October 21, 2020 BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, October 21, 2020. Arbor Trace Condominium Association's Board Members present were, B. Foote, B. Lynch, V. Govoni and C. Armstrong. Absent: M. McKee 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 February 19, 2020 were unanimously approved.

**Next Board of Directors Meeting is
Wednesday, November 18, 2020**

A. Committee Reports:

Treasurers Report: C. Armstrong reported on the variances of the AT September 2020 financials and stated we are under budget. We are working on the 2021 budget, which will reflect the higher insurance rates. We are trying to cut budget as much as possible.

Social Committee – Nothing to report.

Building and Grounds – B. Lynch thanked the Landscape Committee Members, J. Brock, K. Carson, D. Yarian, S. Bortz and N. Davis, who really spent a lot of time working on and discussing landscape issues. Nick has been very helpful as well, the joint landscape committee (AT & TP) worked on various issues and developed lines of communication. The subcommittee committee made recommendations to TT who provided the funds for improvements around the clubhouse. A lot of areas where grass is having trouble growing, we are considering ground cover. We did a test area in front of building 201, where we removed the dead sod and had ground cover installed. If the test area works, we will consider the other dead areas.

B. Arbor Trace History Book:

B. Bortz stated conversations with V. Govoni and B. Foote regarding the historical data of the Arbor Trace Community, lead to a decision to develop an AT history book. Once approvals were had from the various boards, a committee was formed. The committee worked to gather the information by interviewing longtime residents and staff and taking pictures. By mid-February, B. Nielsen wrote the book and the text was proof read by S. Woolaway. We have met with the printer and they are revising the book (based on the remarks from the committee), the second proof should be out shortly, APM and TT will approve the final book as they are they ones who funded the production.

B. Bortz was thanked for his leadership.

C. Property Managers' Report:

Reported by N. Hoops

N. Hoops reported the Annual Meeting and Intent to be Candidate forms will be mailed out next month (November). The 2021 budgets are being worked on. As C. Armstrong stated the insurance goes up every year. We are expecting a report on the water quality of the test well that was just drilled. We would hope to be able to use the water to help subsidize the water for irrigation. The preliminary amounts for the cost of the equipment for the well, is included the 2021 budget. The window washers started today. Mulch will be applied this weekend, then following next month we will be doing our preserve clean outs and installing pine straw.

The lake fountain was pulled and cleaned and is up and working again.

D. TT LLC Report:

J. Meyers reported TT met last week. Any further purchases and projects have been deferred with nothing pending at this time. J. Meyers stated that K. Cooney and his staff did a remarkable job at cost containment.

E. New Business:

None

F. Old Business:

None

With no further business, the meeting adjourned at 3:31 pm.

D. Simpson, Asst. Secretary

Dated