

# ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

**February 19, 2020**

## **BOARD OF DIRECTORS MEETING**

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

Staff attending N. Hoops, D. Simpson and D. Edenfield

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 December 18, 2019 were unanimously approved.

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

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

Treasurers Report: C. Armstrong reported on the variances of the AT January 2020 financials, nothing extraordinary. The Finance Committee met and discussed flood insurance, purchase of a backup water heater and the January financials.

Social Committee – S. Ohanian reported the next event is a lady's luncheon to be held at the end of April (30). More details to follow.

Building and Grounds – B. Lynch reported a separate grounds subcommittee has been formed, they have established committee members and their mission.

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

Reported by N. Hoops

N. Hoops reported the three stage lakes bubbles/aerators have been installed and are on a timer to avoid over oxygenation. The tree trimmers are here and will be here through Friday. Three pallets of sod have been installed, around the circular drive. A half pallet of sod will be used to cover missed areas. Staff is cleaning out the gutters around the villas and carports. N. Hoops stated that he is waiting on actual numbers for the installation of a 4" pipe to reduce the cost of water. N. Hoops requested \$4,790 to purchase an 80-gallon water heater as back up for the mid-rise buildings. A motion was made to approve the cost of \$4,790, which was seconded and passed unanimously.

**C. TT LLC Report:**

S. Basinger reported on various items that were discussed at the TT LLC. meeting, earlier that day; such as a new sales golf cart, the registered Broker of Record for TT Realty is J. Hoops. The Annual meeting of TT/APM will be held on March 25<sup>th</sup> at 10 am at the Gathering Place at TP (announcements to follow). The Residents of Arbor Trace and Tower Pointe have been gathering historical information on the Arbor Trace community and has been funded (\$5,000) by APM and TT.

**D. New Business:**

Request from an Insurance Agent to quote our AT Association Insurance – The Board of Directors was requested to allow the insurance subcommittee to contact our current agent of record, Bouchard Insurance and request they modify their agent of record letter to allow other agencies to quote. After much discussion, B. Foote, B. Bortz and N. Hoops will work together, a motion was made to request Bouchard to select two carriers of which they will remain agent of record on, and release all of the other carriers to the open market, which was seconded and approved unanimously.

N. Hoops reported the rules and regulations regarding shutters clearly state that the shutters must be horizontal, roll up style and must be made of any other product that meets current applicable building codes, which now includes wind abatement screens. A request to modify must be approved.

**E. Old Business:**

None

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

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M. McKee, Secretary

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Dated